

**PLANNING COMMITTEE  
ADDENDUM  
Item A Presentation – Vallance Hall,  
49 Hove Street, Hove**

**2.00PM, WEDNESDAY, 7 JULY 2021**

**COUNCIL CHAMBER, HOVE TOWN HALL**

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# ADDENDUM

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**Vallance Hall,  
49 Hove Street  
BH2019/01180**



**Brighton & Hove  
City Council**

# Application Description

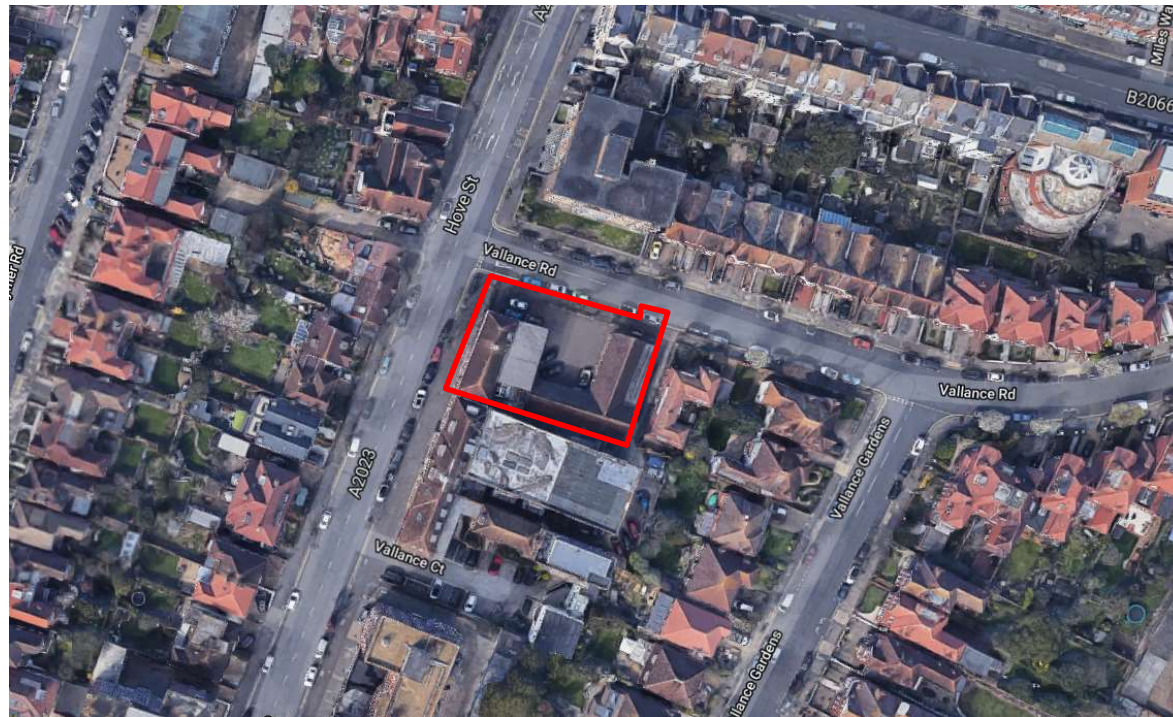
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- Partial demolition of existing courtyard buildings and erection of four storey office building (Use Class B) with lower ground floor levels incorporating underground car park, alterations to existing building and associated works including new vehicular access



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# Aerial photo(s) of site



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# 3D Aerial photo of site

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# Street photo(s) of site



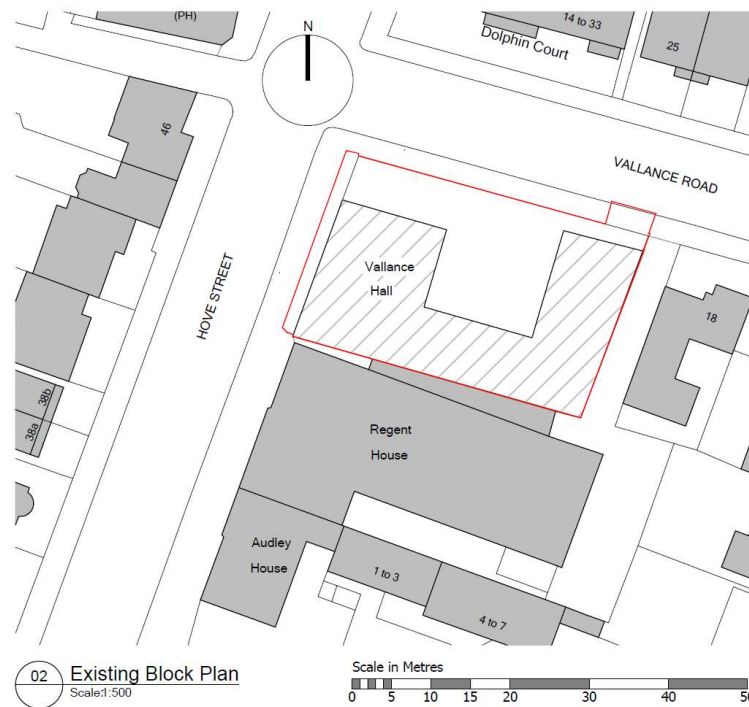
# Other photo(s) of site

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# Existing Block Plan



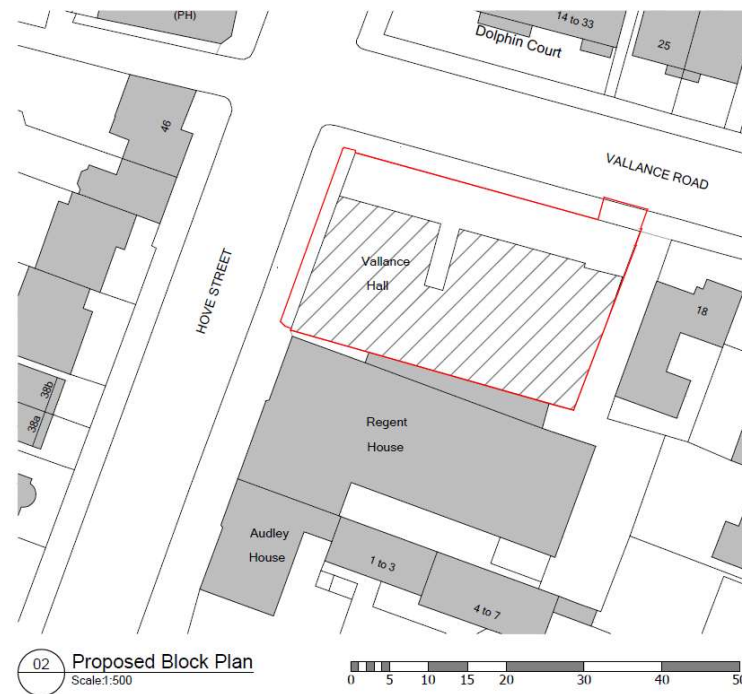
02 Existing Block Plan  
Scale: 1:500

7

001 A



# Proposed Block Plan



8

010 A



# Split of uses/Number of units

- No change in use (Use Class E(g) former B1)
- Additional 2876m<sup>2</sup> office space

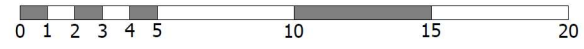


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# Existing Front Elevation



01 Existing North Elevation  
Scale:1:200



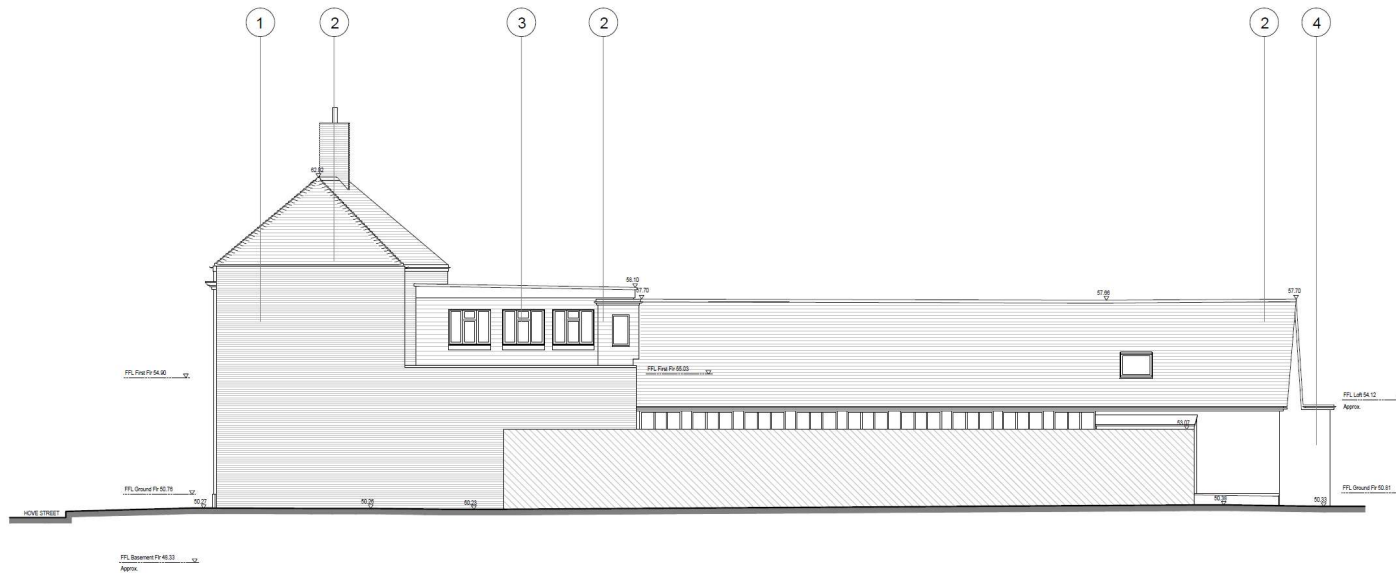
FFL, Basement Flr 43.33  
FFL, First Flr 55.03  
FFL, Loft 54.12  
FFL, Ground Flr 50.78  
FFL, Ground Flr 50.81  
FFL, Ground Flr 50.14  
FFL, First Flr 54.90  
HOVE STREET

10

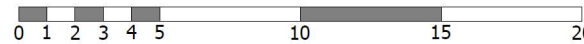
060



# Existing Rear Elevation



02 Existing South Elevation  
Scale:1:200



060





# Proposed Front Elevation



12

YO275 - 2001



# Proposed Rear Elevation

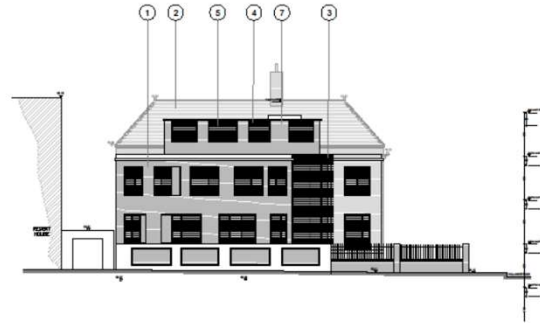


13

YO275 - 2011



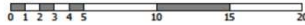
# East Side Elevation



01 Proposed East Elevation  
Scale 1:200

(ALL WINDOWS ON THIS ELEVATION TO BE OBFUSCATE GLAZED TO PREVENT OVERLOOKING)

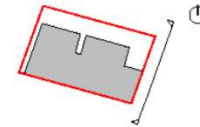
1:200 @ A3  
Scale in Metres



Prepared by Y&A on behalf of BHCC on 16/01/2021. Issued by Y&A on 16/01/2021. All measurements are in millimetres unless otherwise stated.

PROPOSED MATERIALS

- ① RED BRICK TO MATCH EXISTING
- ② RED TILES TO MATCH EXISTING
- ③ TERRACOTTA LOUVER
- ④ CONCRETE CLADDING
- ⑤ ALUMINIUM WINDOWS & CURTAIN WALLING
- ⑥ TIMBER SASH HERITAGE WINDOWS
- ⑦ LIGHT GREY BRICK



Site Boundary

Rev	Date	Description
1	12.01.21	Louvers updated
11	07.12.20	Match updated
12	19.02.21	Window amended to planners comments
13	07.04.21	Layout altered
14	13.02.21	See floor plan description
15	18.08.19	Window amended to planners comments
16	17.01.19	Updated design
17	14.01.19	Updated design
A	06.12.18	Updated sketch

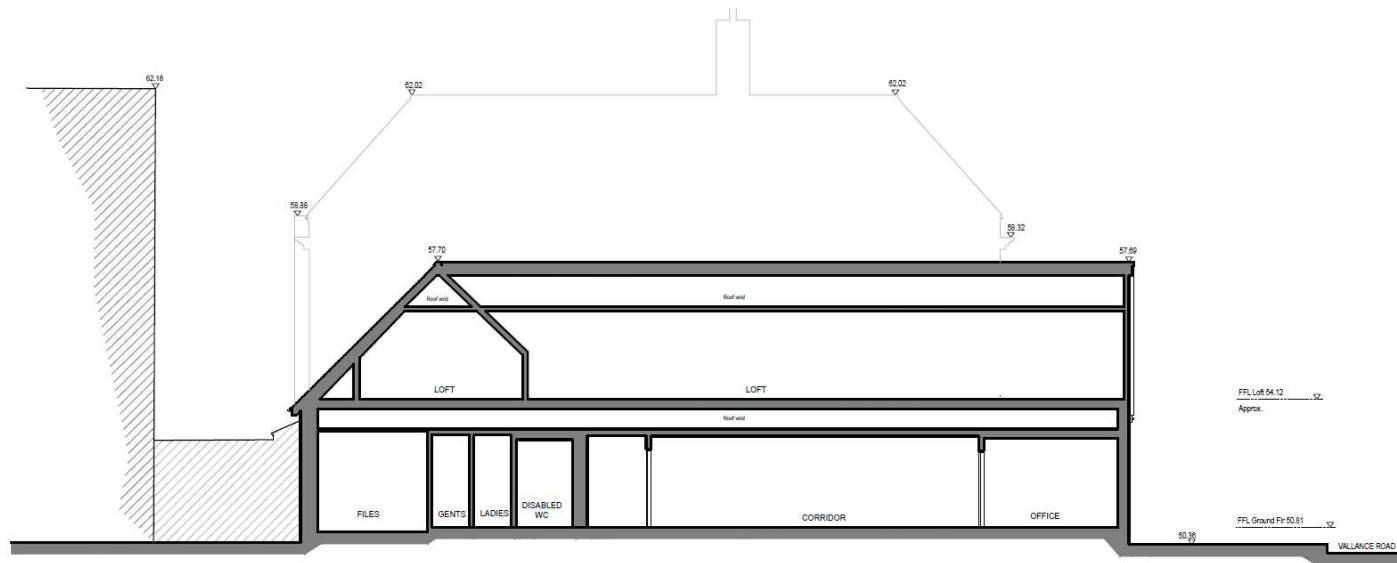
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PROJECT	YG275 Valance Hall
DRAWING NAME	Proposed East Elevation
DWG NUMBER	YG275 - 202
SCALE	1:200 @ A3
DATE	January 2021
REV	1

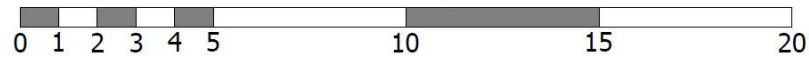


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# Existing Site Section(s)



01 Existing Section DD  
Scale:1:200

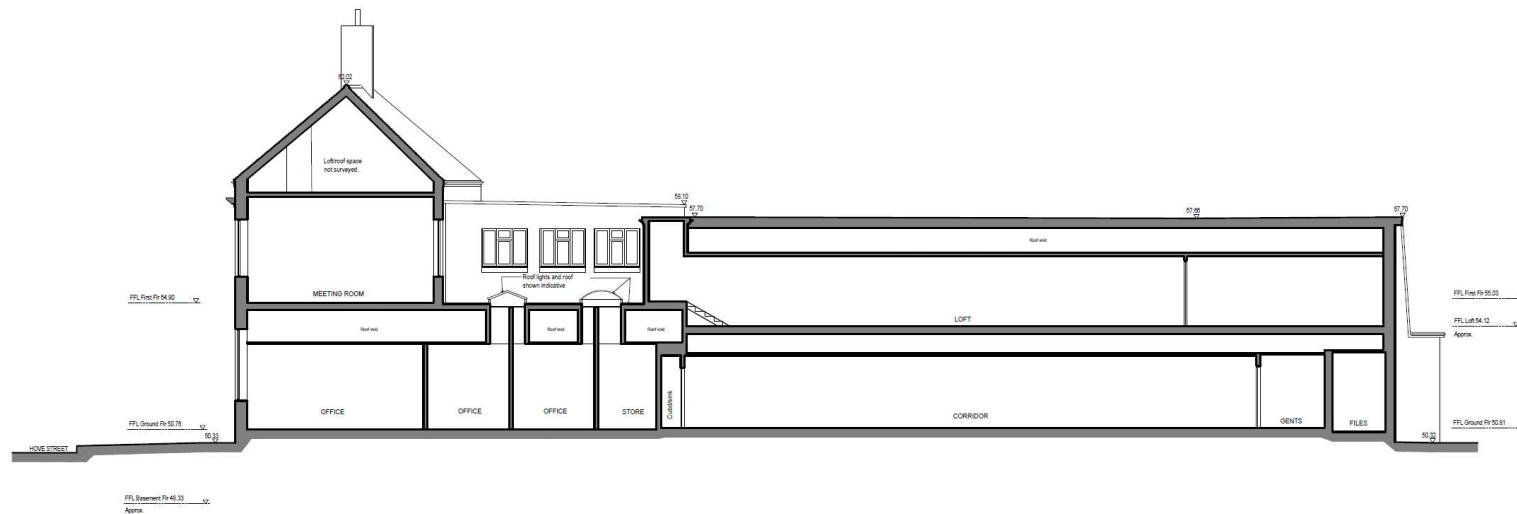


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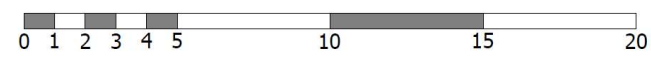
071

15

# Existing Site Section(s)



02 Existing Section EE  
Scale:1:200



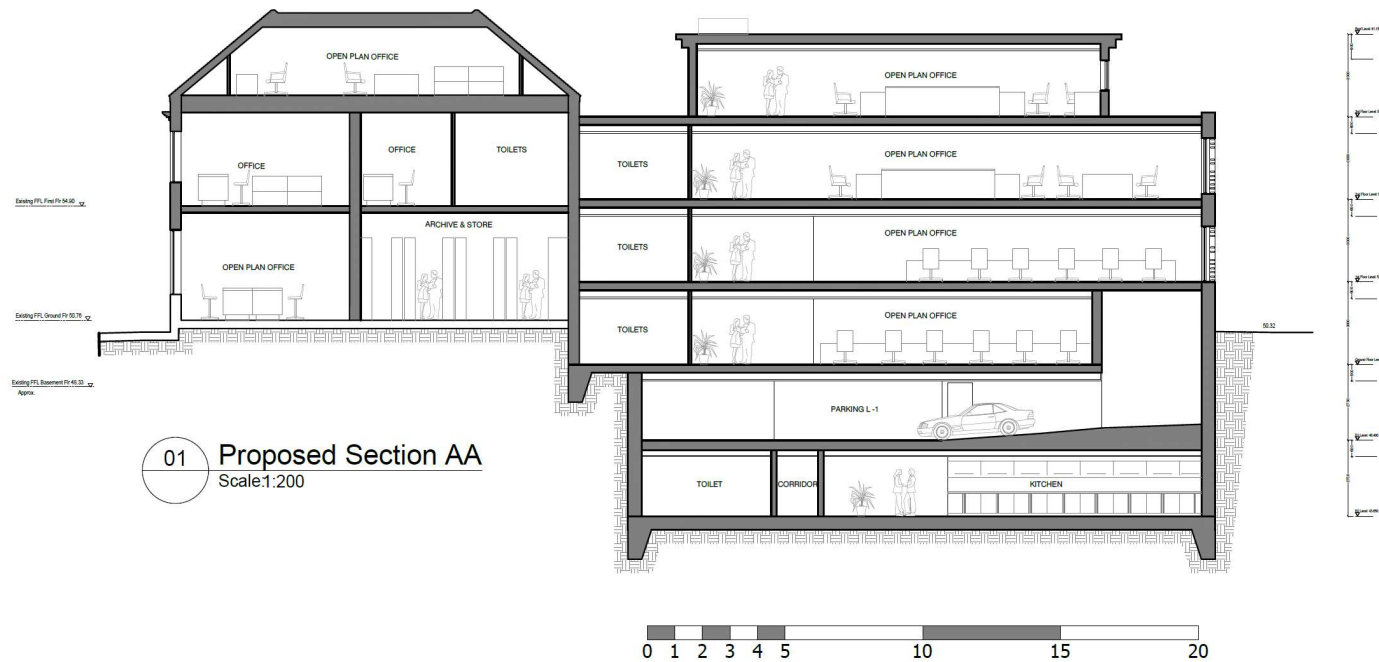
16

071





# Proposed Site Section(s)



17

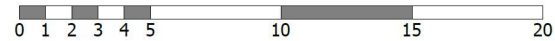
YO275 - 300D



# Proposed Site Section DD



01 Proposed Section DD  
Scale:1:200



# Proposed Visual(s)



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PROJECT YO275  
43 Howe Street, Hove  
BN3 2DN  
DRAWING NAME Vallance Hall Proposed Visual  
SCALE NTR @ A3  
DATE January 2021

**YELLO** Yello Architects Ltd  
Riverside, Trafalgar Place  
Brighton  
BN1 4DU  
T 01273 628 644  
E hoho@yelloarchitects.com  
W yelloarchitects.com  
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# Proposed Visual(s)

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<b>DRAWING NAME:</b> Valence Hall Proposed Visual	<b>SCALE:</b> 1/8" @ A3	<b>T:</b> 01273 805 444
<b>DATE:</b> January 2021		<b>E:</b> helo@yeloarchitects.com
		<b>W:</b> yeloarchitects.com
		<b>Twitter:</b> @yeloarchitects



# Proposed Visual(s)



PROJECT Y0275 Y0275 Yelo Architects Ltd  
49 Howe Street, Hove Epsom, Tringdon Place Brighton Brighton  
BN3 2DN BN1 4JL

DRAWING NAME: Valance Hall Proposed Visual  
SCALE: NTS @ A3  
DATE: January 2021

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# Proposed Visual(s)



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PROJECT YO275  
49 Howe Street, Hove  
BN3 2DN  
DRAWING NAME Valence Hall Proposed Visual  
SCALE NTS @ A3  
DATE January 2021

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# Key Considerations in the Application

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- Principle of developing the site for additional office use (Use Class E(g))
- Impact on the character and appearance of the existing building and the wider locality, including the setting of nearby conservation areas and listed (and locally listed) buildings
- Impact on the amenity of occupiers of nearby properties
- Impact in terms of sustainable travel /highway safety



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# S106 table

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- Financial contribution of £24,840 towards the Local Employment Scheme
- Employment and Training Strategy



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# Conclusion and Planning Balance

- Impact on neighbours is recognised but is not sufficient to outweigh benefit
- Welcomed additional employment space
- Design is appropriate and respects the area

Recommend **Approval**

