

1

**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

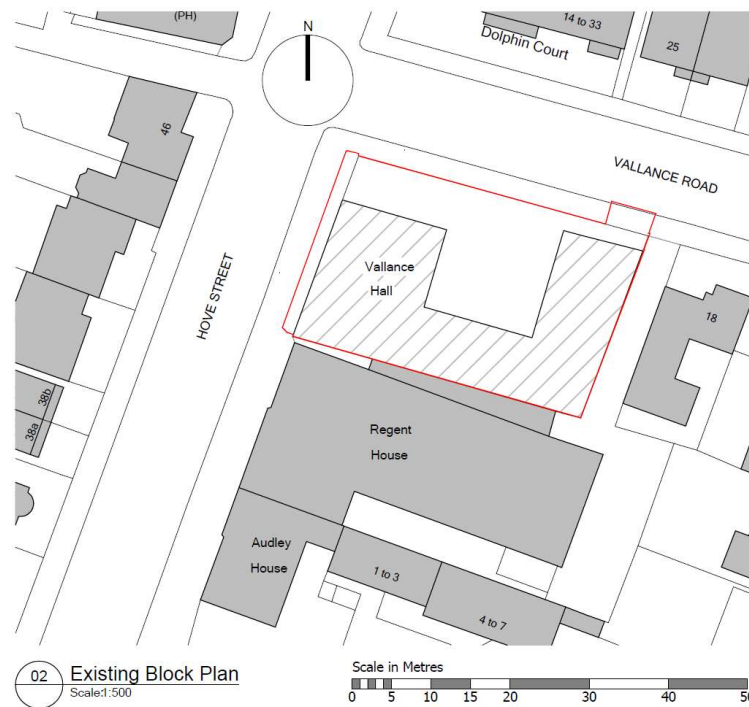


# Other photo(s) of site

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# Existing Block Plan

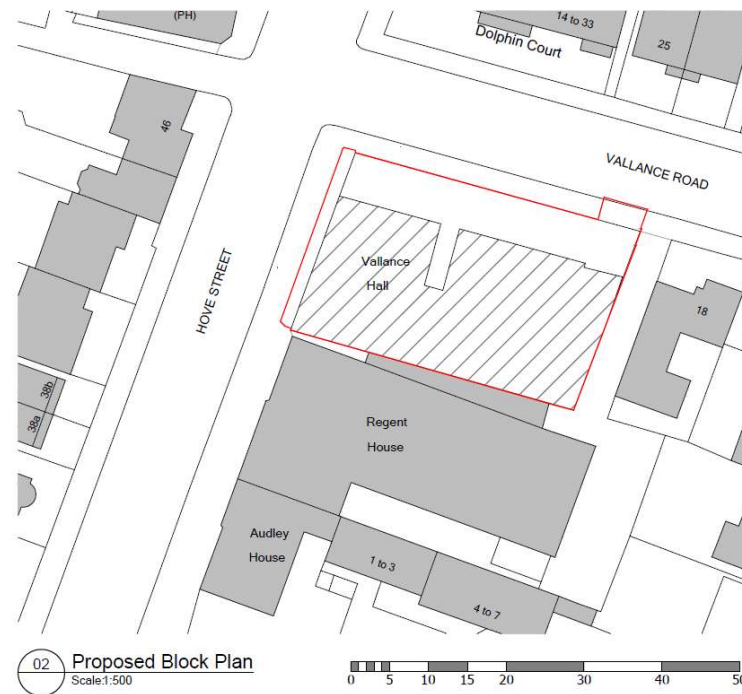


7

001 A



# Proposed Block Plan



02 Proposed Block Plan  
Scale 1:500





# Split of uses/Number of units

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

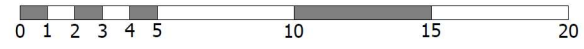


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# Existing Front Elevation



01 Existing North Elevation  
Scale: 1:200



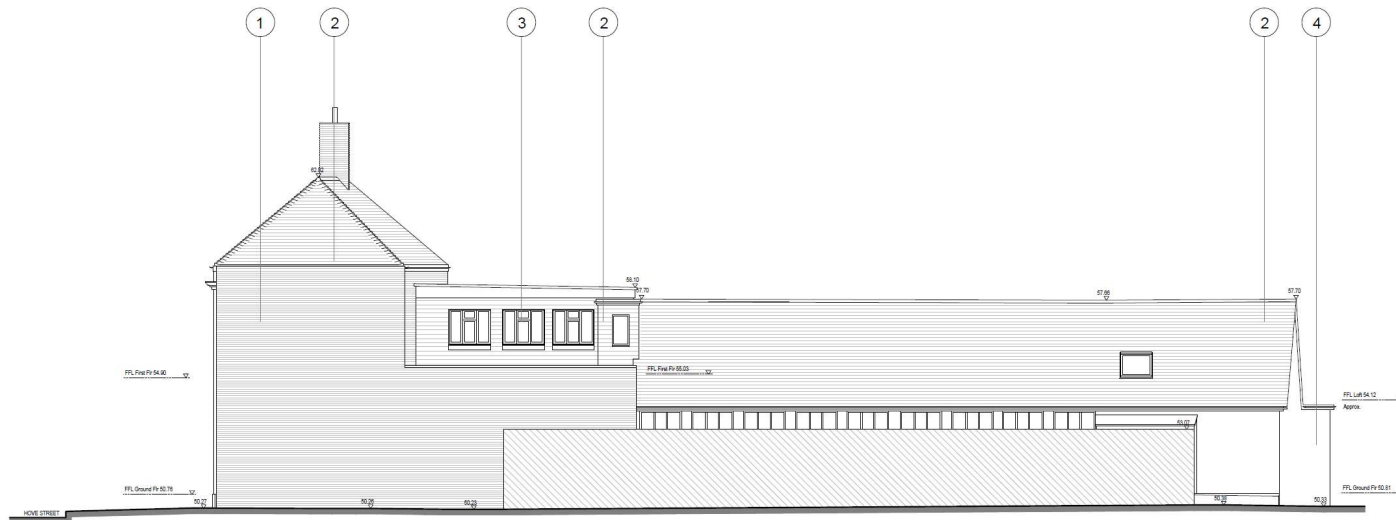
FFL, Basement Flr 43.33 Agree.

10

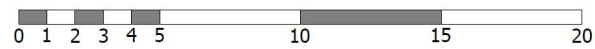
060



# Existing Rear Elevation



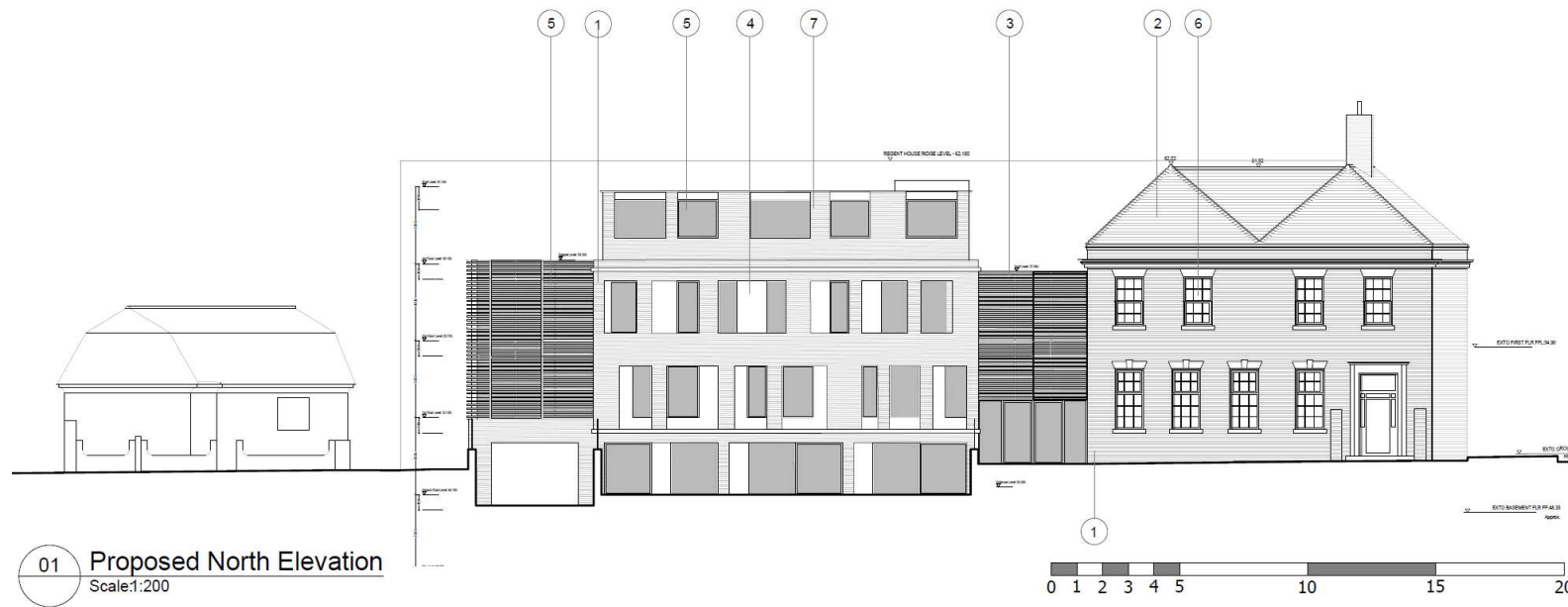
02 Existing South Elevation  
Scale:1:200



060



# Proposed Front Elevation



12

YO275 - 2001



# Proposed Rear Elevation

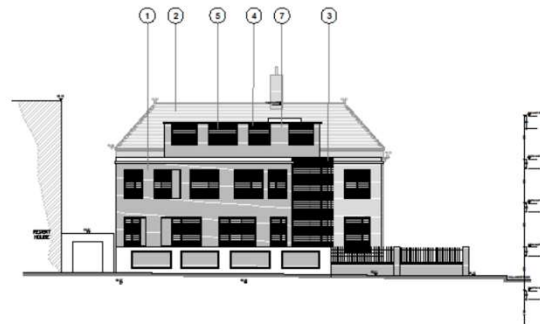


13

YO275 - 2011



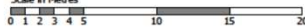
# East Side Elevation



01 Proposed East Elevation  
Scale: 1:200

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

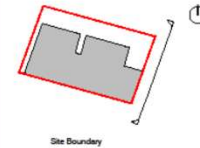
1:200 @ A3  
Scale in Metres



Prepared by: Yelo Architects Ltd. on behalf of the Client.  
All dimensions are approximate. All dimensions are in millimetres.

#### 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



Rev	Date	Description
1	12.01.21	Louvers updated
2	07.12.20	Match updated
3	19.02.20	Notes attached to planlines comments
4	07.04.20	Layout altered
5	13.02.19	Red Brick link removed
6	18.09.18	Notes attached to planlines comments
7	17.01.18	Updated design
8	14.01.18	Updated design
A	04.12.18	Updated sketch

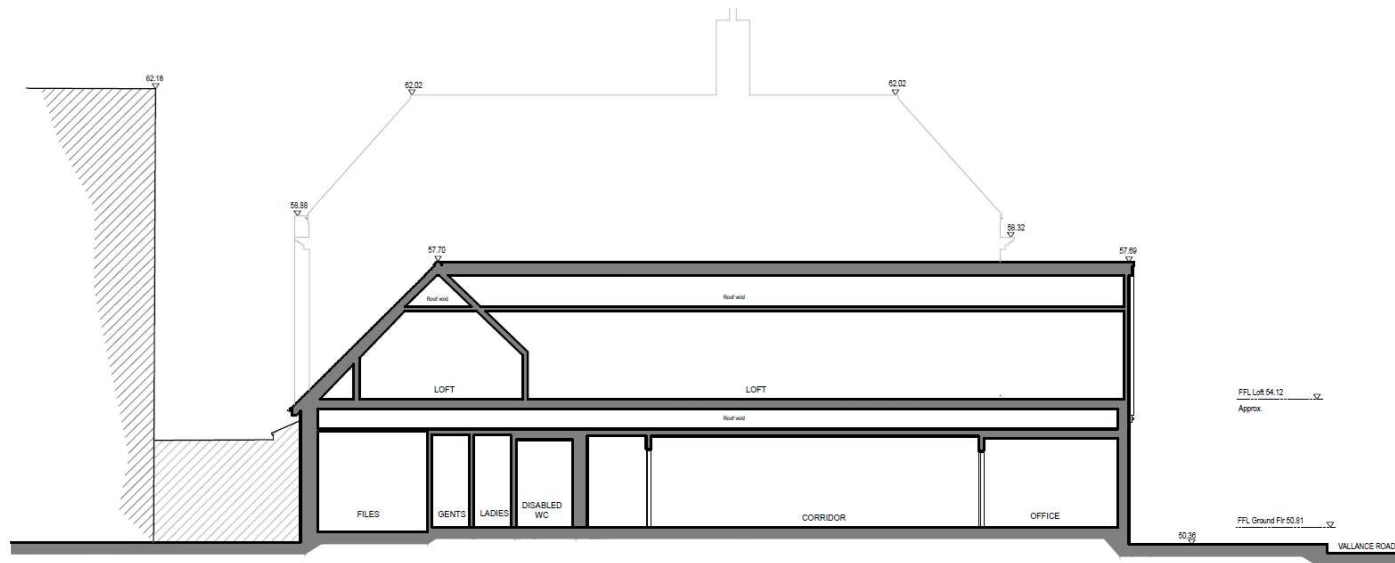
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PROJECT YG275  
Valance Hall

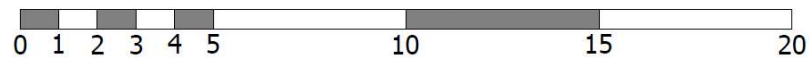
DRAWING NAME Proposed East Elevation  
DWG NUMBER YG275 - 202  
SCALE 1:200 @ A3  
DATE January 2021  
REV 1

Brighton & Hove  
City Council

# Existing Site Section(s)



01 Existing Section DD  
Scale:1:200

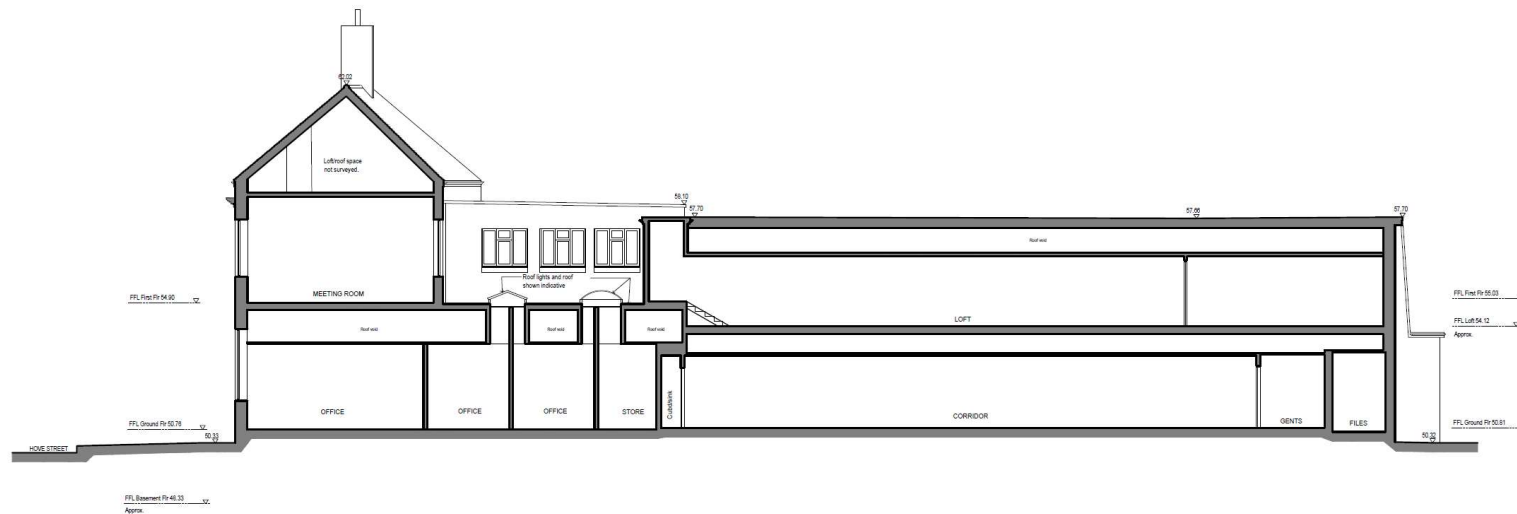


15

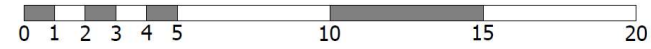
071



# Existing Site Section(s)



02 Existing Section EE  
Scale:1:200



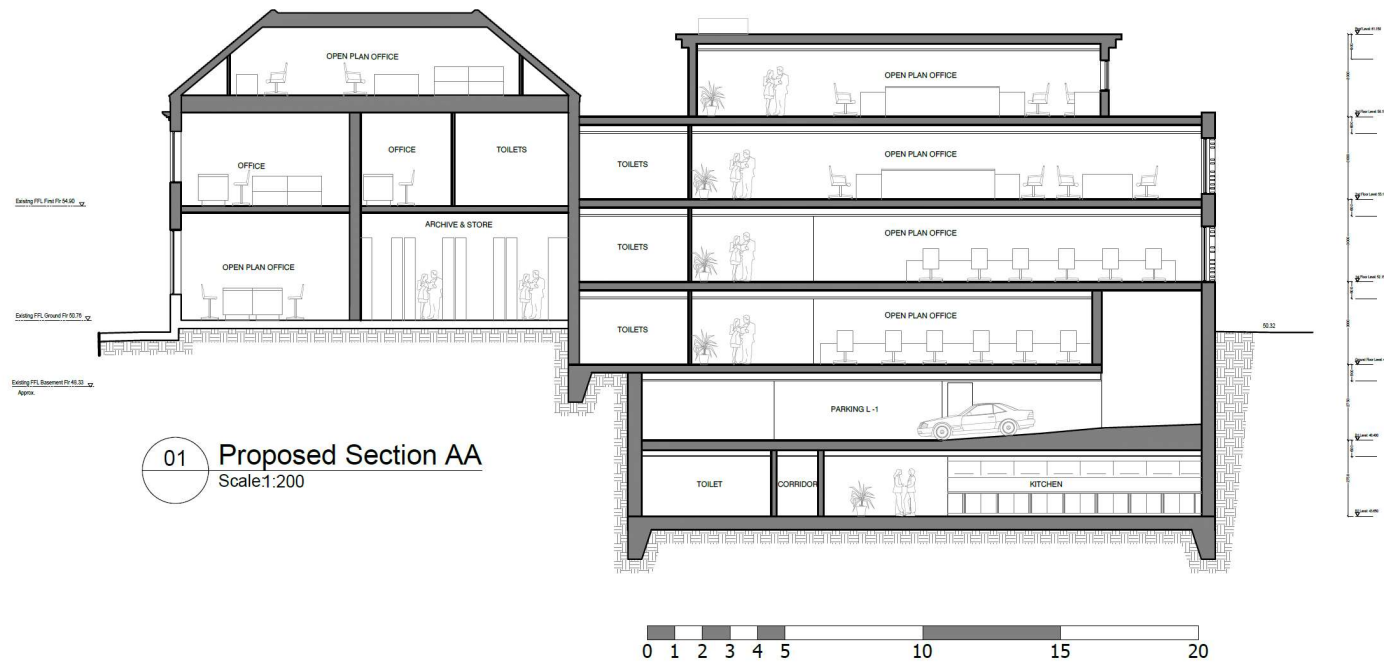
071



16



# Proposed Site Section(s)



17

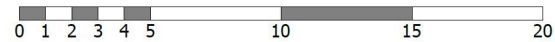
YO275 - 300D



# Proposed Site Section DD



01 Proposed Section DD  
Scale:1:200



YO275 - 303D



# 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

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# Proposed Visual(s)



<small>© 2021 Yelo Architects Ltd. All rights reserved. No part of this document may be reproduced without the prior written consent of Yelo Architects Ltd.</small>	<b>PROJECT</b> Y0275 49 Howe Street, Hove BN3 2DN	<b>YELO</b> Yelo Architects Ltd Esplanade, Trafalgar Place Brighton BN1 4JL
<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)



For all enquiries, please contact the project manager.

PROJECT	Y0275 49 Howe Street, Hove BN3 2DN	<b>VELO</b> Velo Architects Ltd Egmont, Tringdon Place Brighton BN1 4JL
DRAWING NAME	Valance Hall Proposed Visual	T 01273 805 444
SCALE	NTS @ A3	E velo@veloarchitects.com
DATE	January 2021	W veloarchitects.com
		Twitter @veloarchitects



# Proposed Visual(s)



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PROJECT YO275  
43 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**

