

# 27-31 Church Street

**BH2020/02801**



**Brighton & Hove  
City Council**

# Application Description

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- The application seeks permission for the erection of a four storey office block with landscaping to the rear including cycle parking and amenity areas for occupants.

# Planning History

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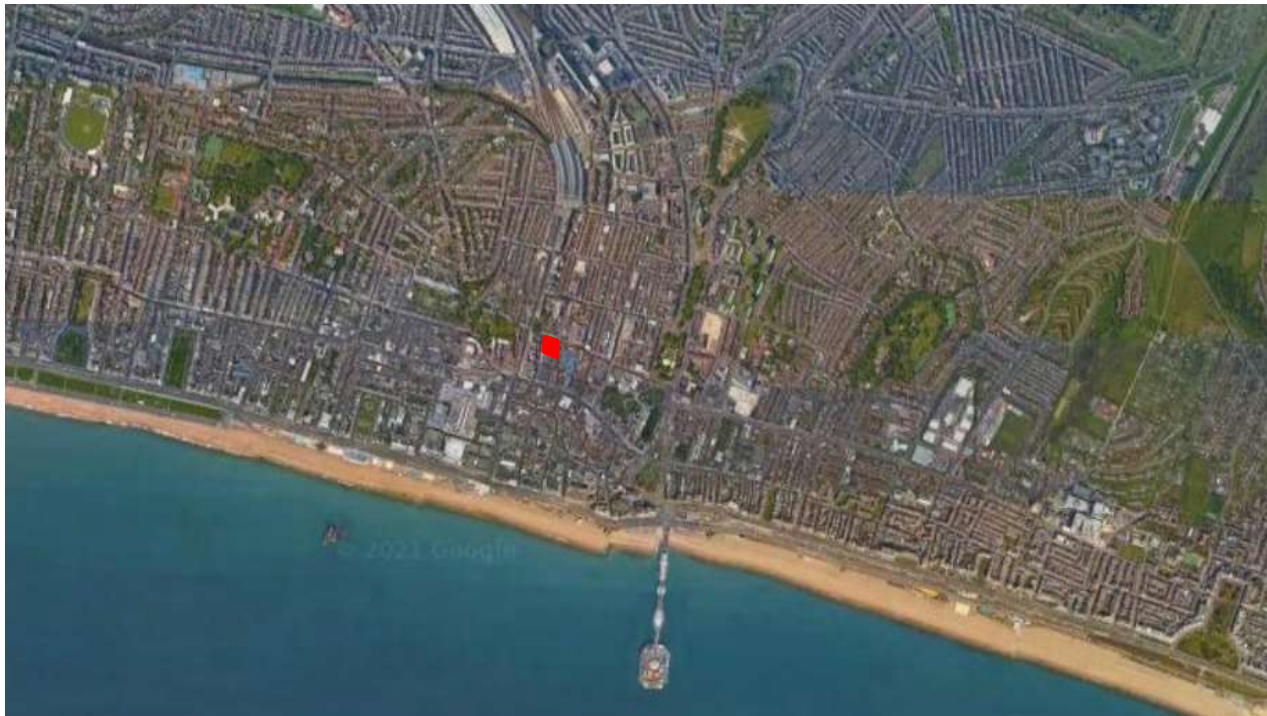
- **93/1046/FP**- Erection of 5 storey building comprising basement car park, A1, A2 or A3 unit (ground) remainder as offices. Amendment to 89/0749 including raising floor levels, elevation changes and general re-arrangements. Approved and commenced.
- **BH2011/02401** - Erection of mixed-use development comprising 9no residential dwellings, retail and offices incorporating basement level parking and associated landscaping. Allowed on appeal and commenced.



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# Map of application site

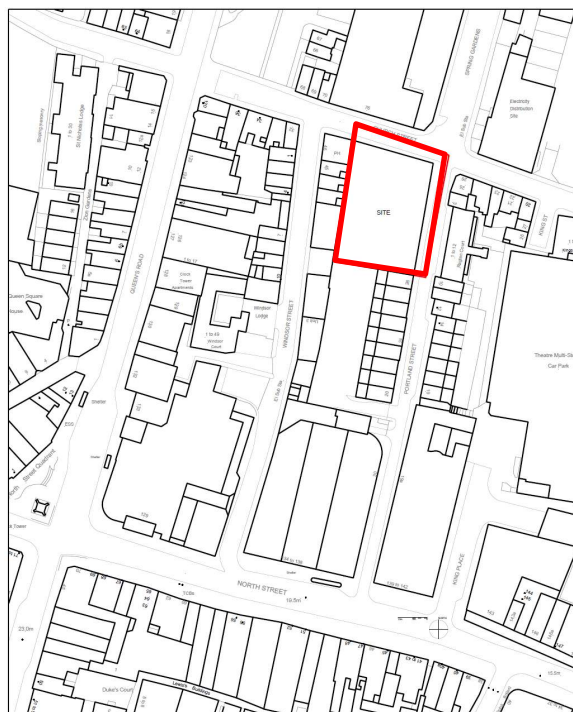
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# Location Plan

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# Aerial photo(s) of site

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# 3D Aerial photo of site

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# Street photo of site

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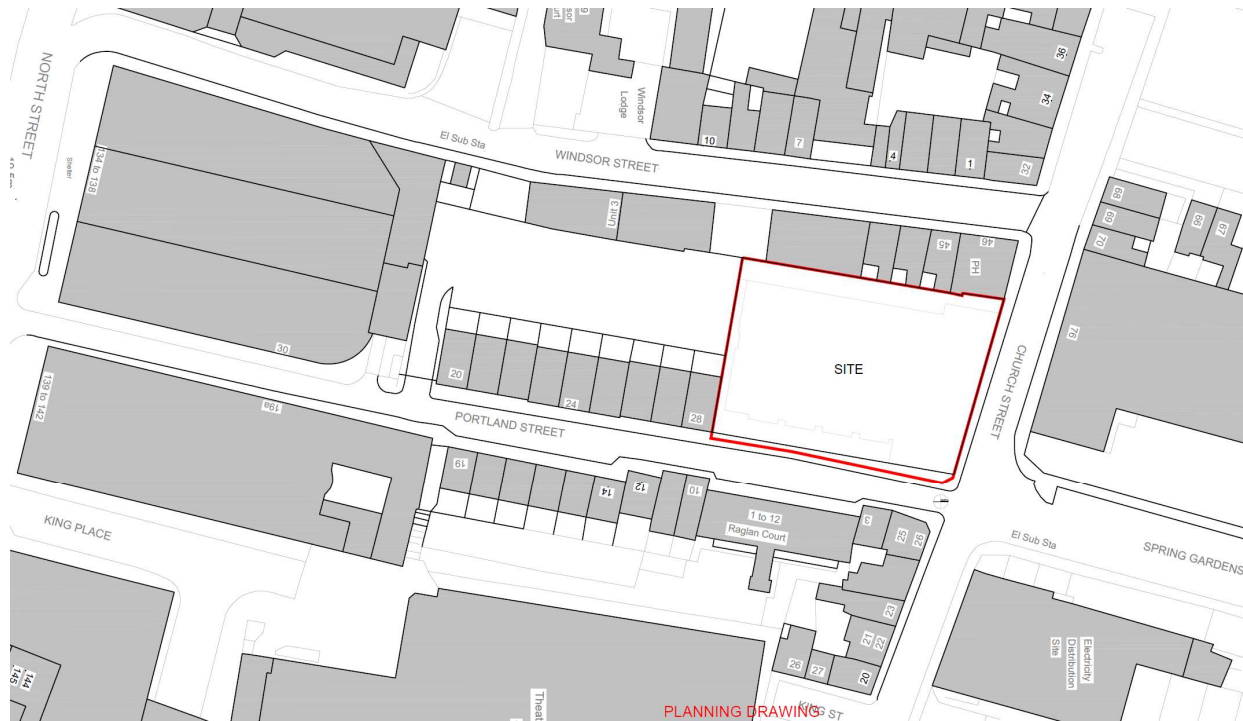


# Other photo of site: East along Portland Street

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# Existing Block Plan

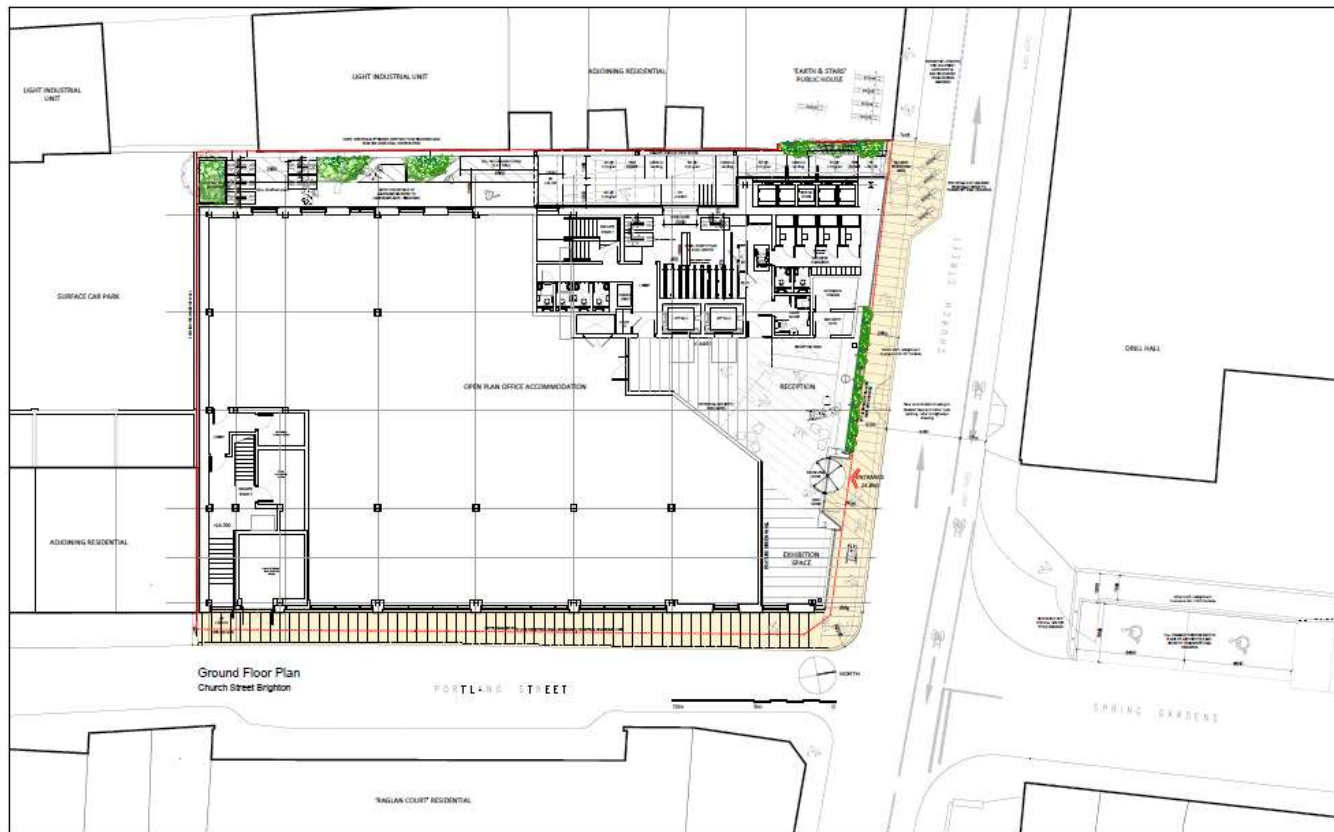


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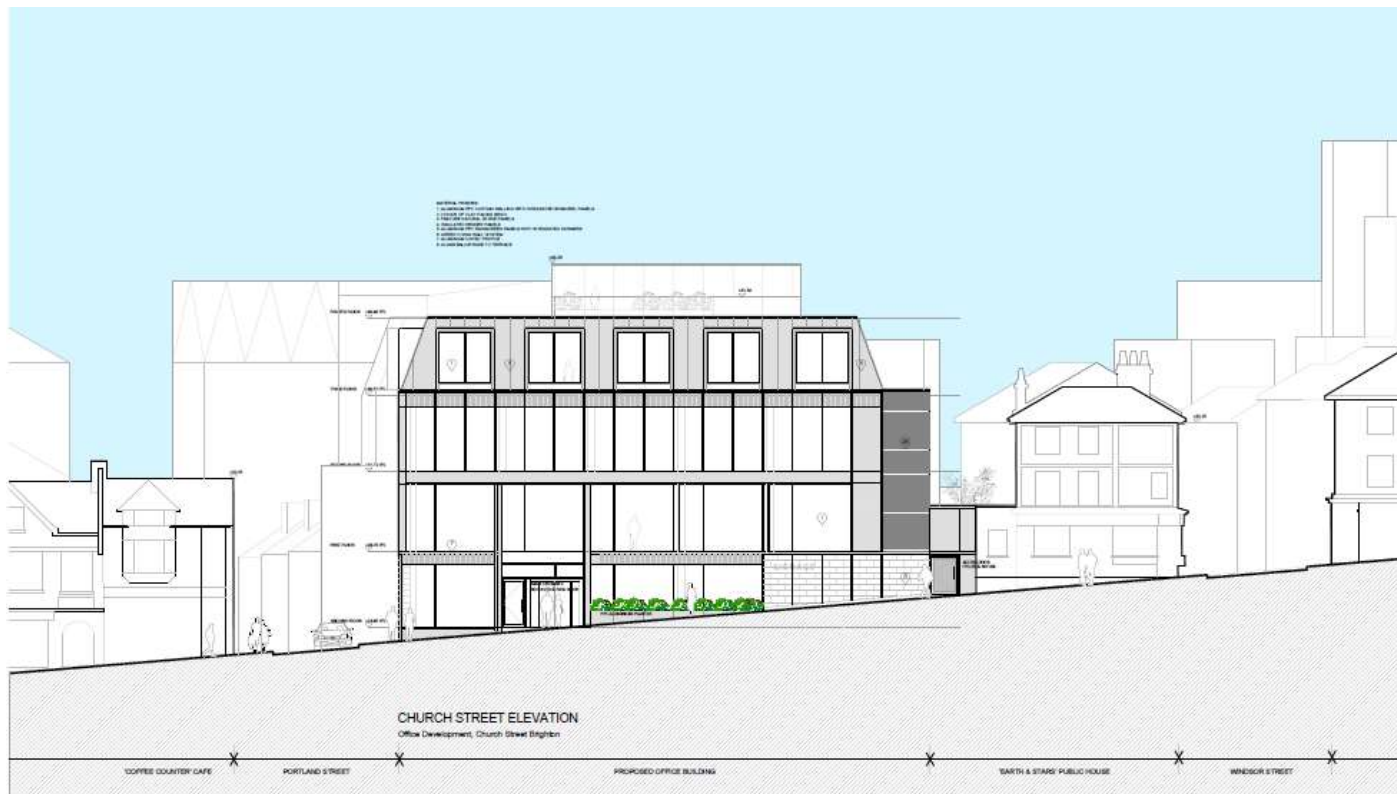
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# Proposed Ground Floor Plan



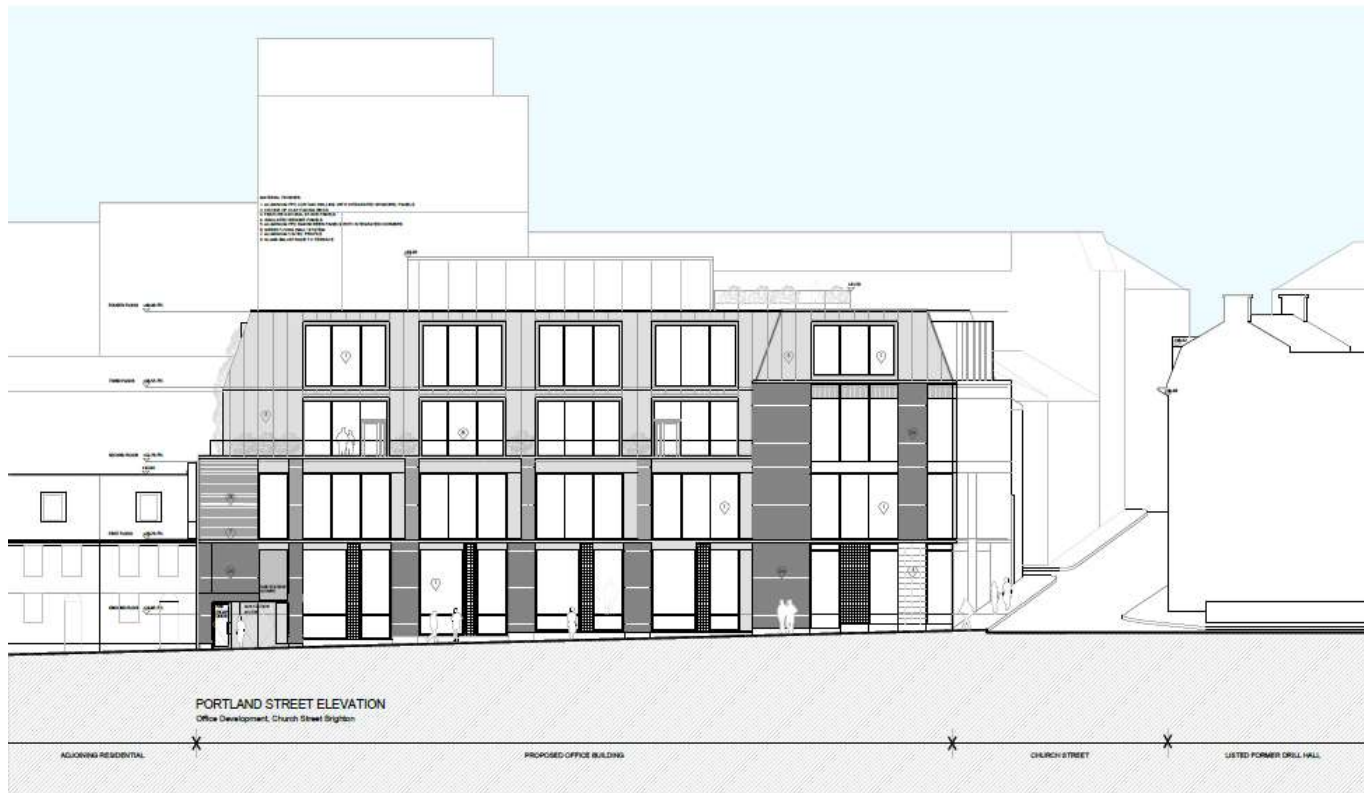
# Proposed North (Church Street) Elevation



20013 DL(PL) 200 REV 02



# Proposed East (Portland Street) Elevation

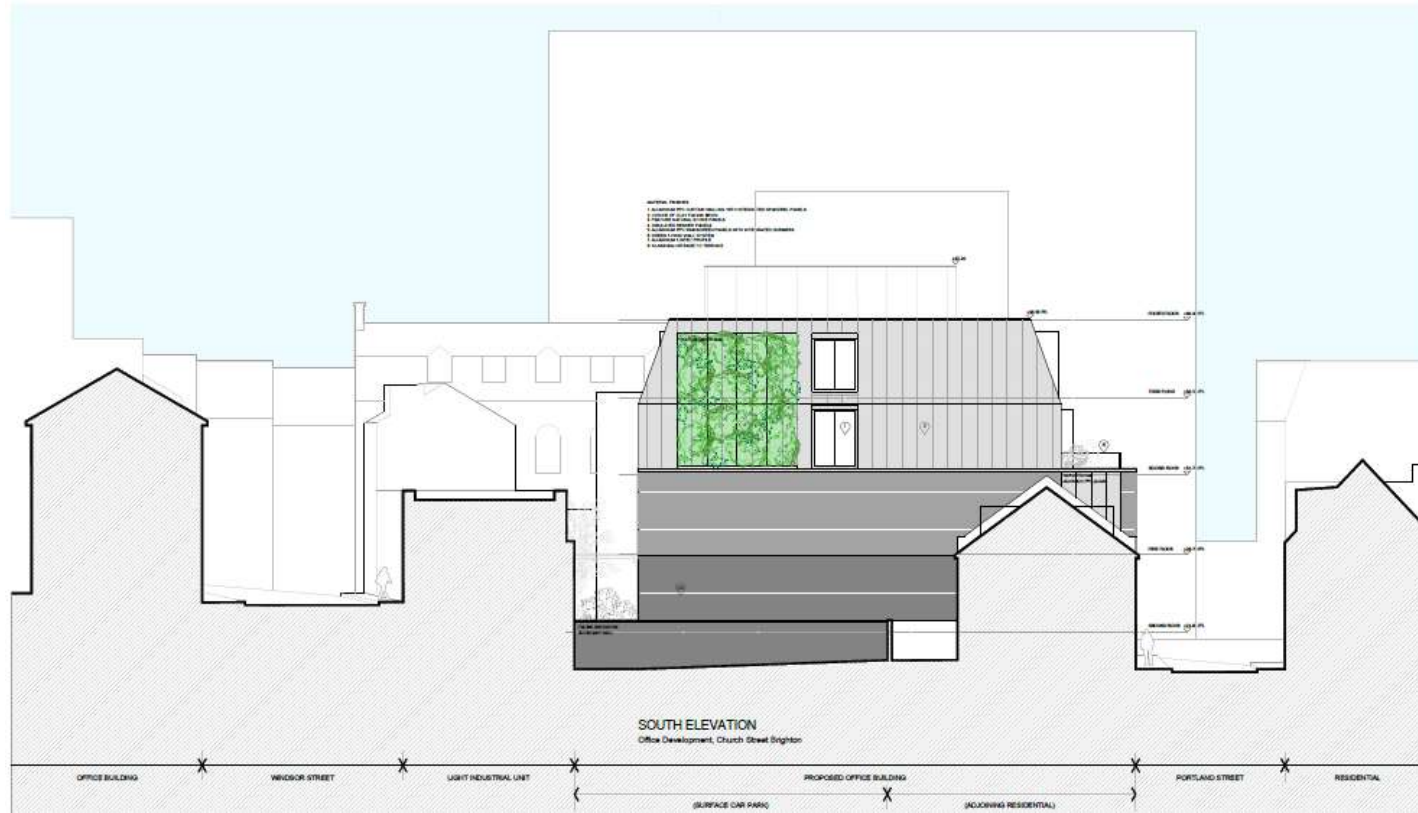


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# Proposed South Side Elevation



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# Proposed West Rear Elevation

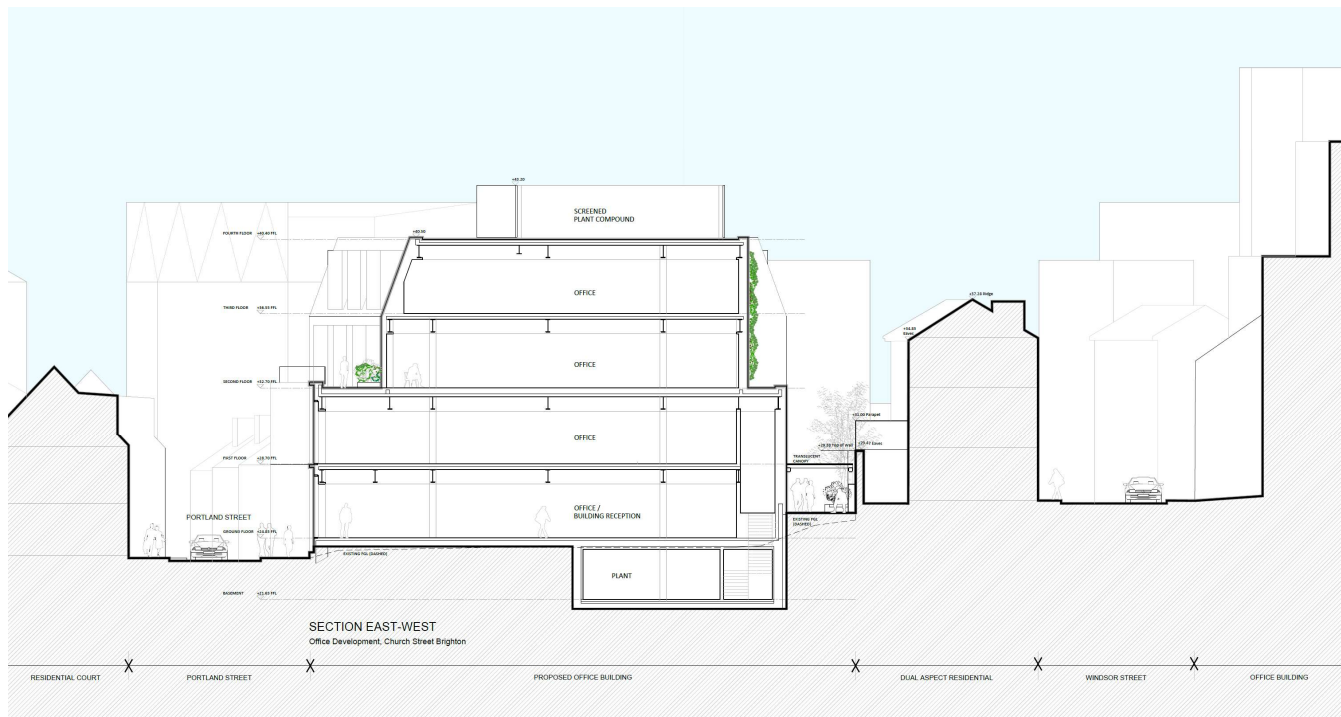


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# Proposed Site Section(s)

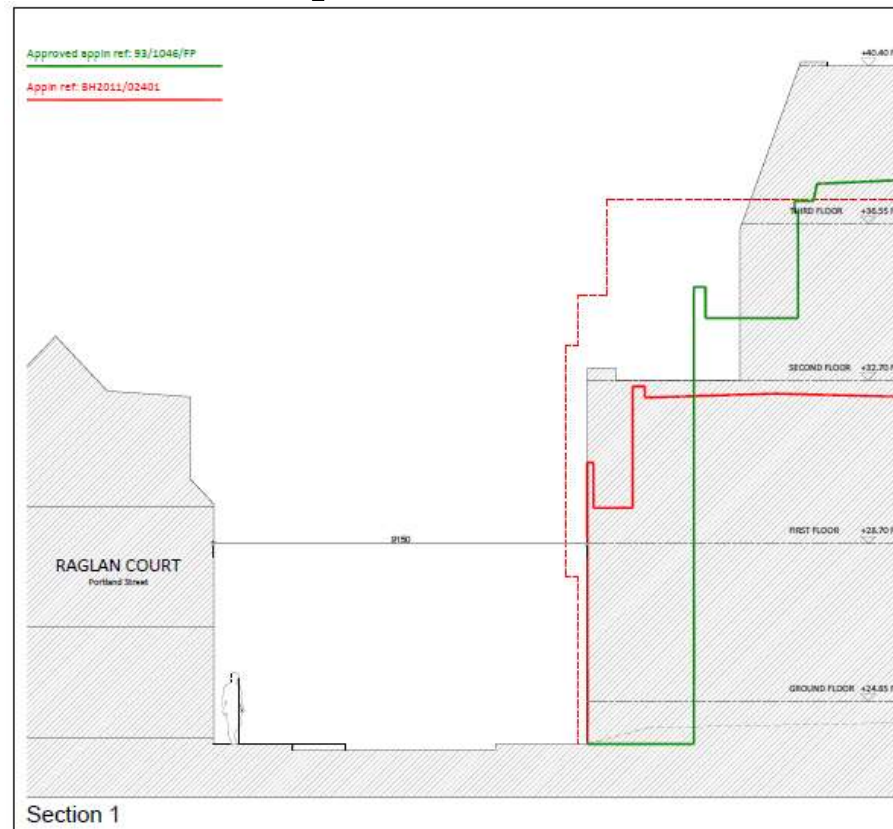


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DL(PL)150-02



# Proposed Site Section vs Extant Permissions (Portland Street)

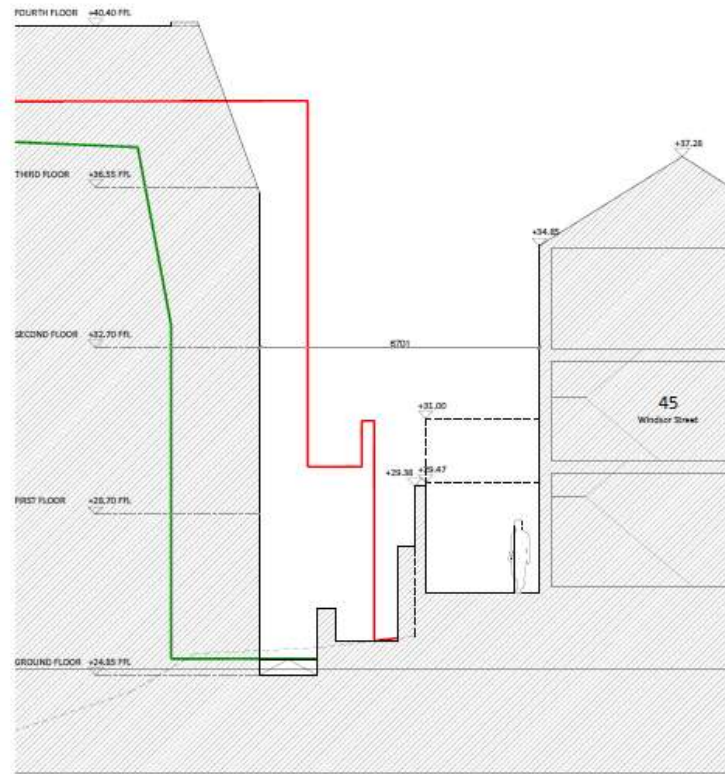


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# Proposed Site Section vs Extant Permissions (Windsor Street)





# Elevations of extant scheme 93/1046/FP



## Visuals of extant scheme BH2011/02401 (Church Street)

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## Visuals of extant scheme BH2011/02401 (Spring Gardens)

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# Proposed Visual From Spring Gardens





# Proposed Visual Church Street



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# Key Considerations in the Application

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- Principle of wholly office development on site.
- Impact on neighbouring amenity
- Sustainable Transport
- Ecology
- Sustainability/Air Quality



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# S106 table

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## Employment:

- Submission of an Employment & Training Strategy
- A financial contribution of £36,250 towards the Local Employment Scheme

## Five Year Travel Plan

### Highways Works

- Widening of footway along the Church Street frontage
- Relocating 1 x motorcycle parking bay (currently on Church St) to accommodate the above
- Introducing 2 x on-street blue badge bays on Spring Gardens
- Associated build-out on Church Street to include 8 no. visitor cycle parking
- Relocating 1 x motorcycle parking bay (currently on Spring Gardens) to accommodate the above
- Widening the footway along the Portland Street frontage
- Removing a redundant vehicle crossover on Portland Street
- Repaving/ surfacing of the footways immediately abutting the site
- Removal of street furniture including existing lighting column at Church Street/ Portland Street junction
- Dropped kerbs and tactile paving Church Street/ Portland Street junction
- Highway structure checks (given proximity to the basement).

### Access Agreements

- Requirement to enter into an appropriate mechanism to ensure that the finalized highway solution on Portland Street can also be used by the public and maintained, the details of which will be agreed between the LPA and the developer.

# Conclusion and Planning Balance

- The proposed development would bring forward the use of a site which has been vacant for a number of years with employment floorspace in a central, sustainable location.
- The development would have an impact on neighbouring residential amenity; however the wider benefits associated redeveloping the site, and the provision of grade A office space are considered to outweigh this harm.
- **Recommendation – Approve.**



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