

# 123-126 Kings Road

BH2021/02932 and BH2021/02909



**Brighton & Hove**  
City Council

# Application Description

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Amalgamation of Granville (nos.123-125) and Cecil (no. 126) hotels to form 1x hotel with 33 bedrooms and new spa. Works include:

- Additional storey
- Mansard plant enclosure
- Various extensions to rear
- Two-storey rear extension to form spa
- New plant enclosures
- Hard landscaping, boundary walls, railings to front
- New shopfront
- Refurbishment works.

# Listed Building Consent

Nos. 125 and 126 are Grade II listed.

The following works also require LBC:

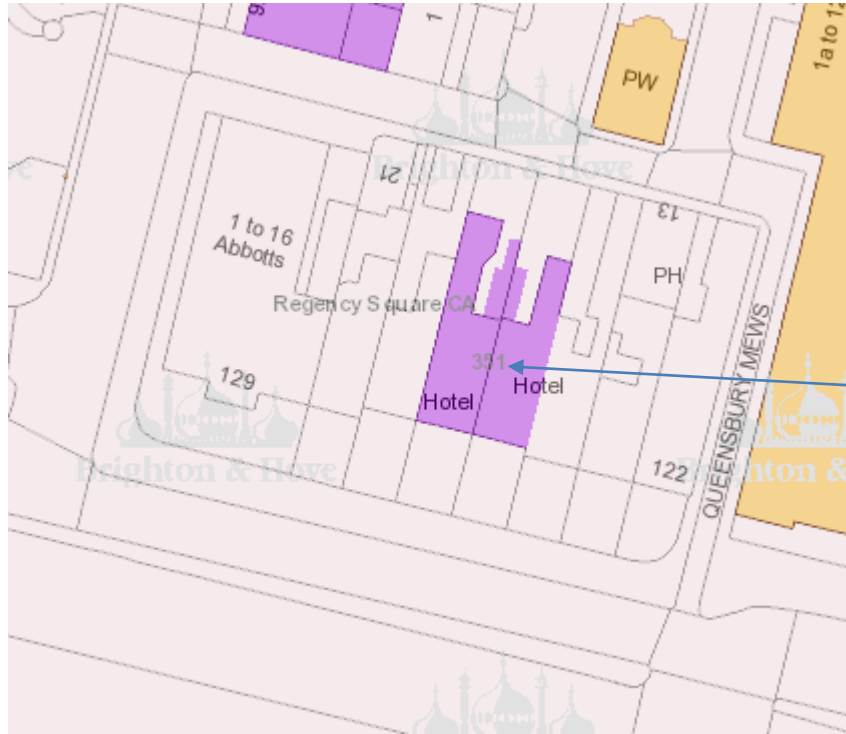
- Two-storey rear extension to form spa
- Hard landscaping, boundary walls, railings to front
- New plant enclosure and winter garden to rear
- Internal alterations to layout.

# Location Plan



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# Listed Buildings



Purple =  
Listed  
Building

# Aerial photo of site



# 3D Aerial photo of site



# Proposed Block Plan

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# Photos of site - front



# Photos of site - Rear

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# Proposed Front Elevation



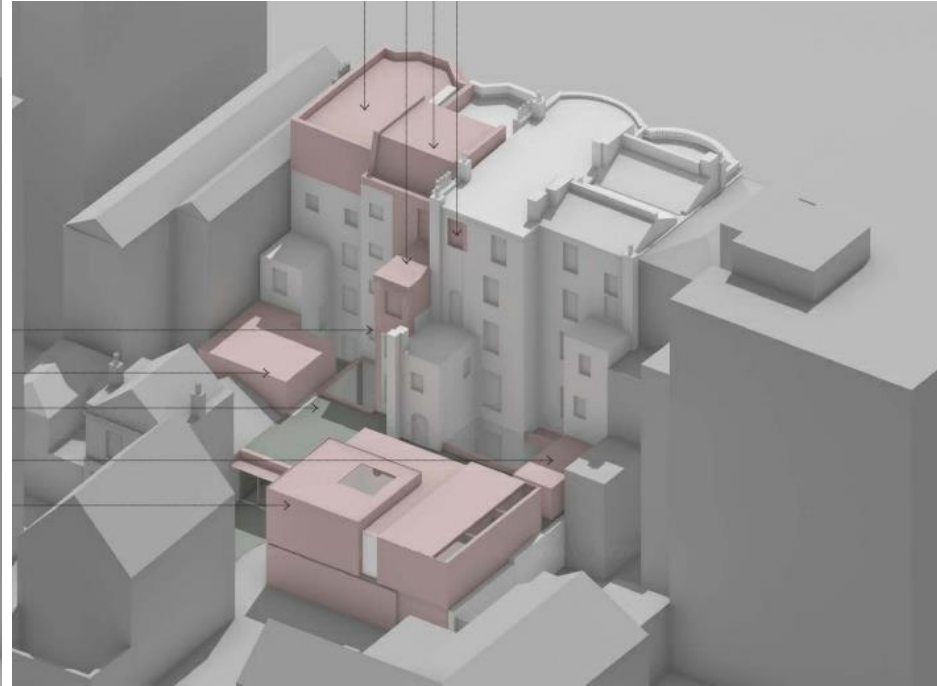
11

# Proposed Rear Elevation



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# Proposed Development:



13

ID

# Proposed Visuals – Spa



# Proposed Visuals/ Materials - Spa



15

ID

# Key Considerations

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- Principle of amalgamation of hotels
- Design and appearance
- Heritage / listed building issues
- Neighbour Amenity
- Highways Issues



# Conclusion and Planning Balance

- Provision of high-end boutique hotel with improved offer including spa
- Overall benefit of scheme outweighs some loss of historic fabric
- Highways and neighbour amenity impacts considered acceptable
- Inclusive design includes accessible toilets, level access, passenger lift extended to all floors, corridor widths to accommodate wheelchair users.

