



2 Bartholomews, 4th Floor

DESIGN & ACCESS AND HERITAGE STATEMENT

2 Bartholomews, 4th Floor, BN1 1HG

14/11/2023

Description

Change of use to portion of existing commercial space to create 4No. 1 bed flats. Retention of fire escape route. Retention of 95m² of commercial space as office and minor alterations to office area including new glazed doors, one dormer window made larger into a door, and the creation of a small roof terrace serving the office only and with screening to the east elevation, glass balustrade to the south. External changes broadly not visible from surroundings.

Introduction

The 4th floor has a historic consent (PD) for change of use to residential and this was actually made extant by way of works commencing. However, the client subsequently decided to let the entire space as offices and feels for a new 'change of use' it would be desirable to make a new planning application to seek a refreshed approval for this. The existing office area as a whole has been marketed for over a year and it has been deemed that there is insufficient demand for this size / type of office in this location and alterations are required. The creation of 4No. dwellings by way of change of use to some of the office area will contribute to housing provision in the city. The retention of a smaller portion of office space will be a more attractive offering for commercial tenants, especially with the possible inclusion of a rooftop terrace.

Existing Building

The 4th floor of 2 Bartholomew's sits in the middle of a built-up urban block, over East St arcade, and the entire volume appears to have been developed, connected and extended organically over time. From the north, east and south the 4th floor areas appear part of the roof scape of the overall. From the west the building presents a traditional bay fronted elevation above the commercial premises of 21 Market St. There is a 5th floor above the west side portion of the building and the service core (stairs and lift) extend up to 5th floor level.

The building is of mixed use, with some residential use. The existing floor in question is currently commercial use and is much under-utilised. From the 4th floor level there are substantial flat roof areas that are generally only accessible for maintenance or for plant. Other than the west elevation the site has low levels of visibility from the surroundings and does not present significant overlooking.

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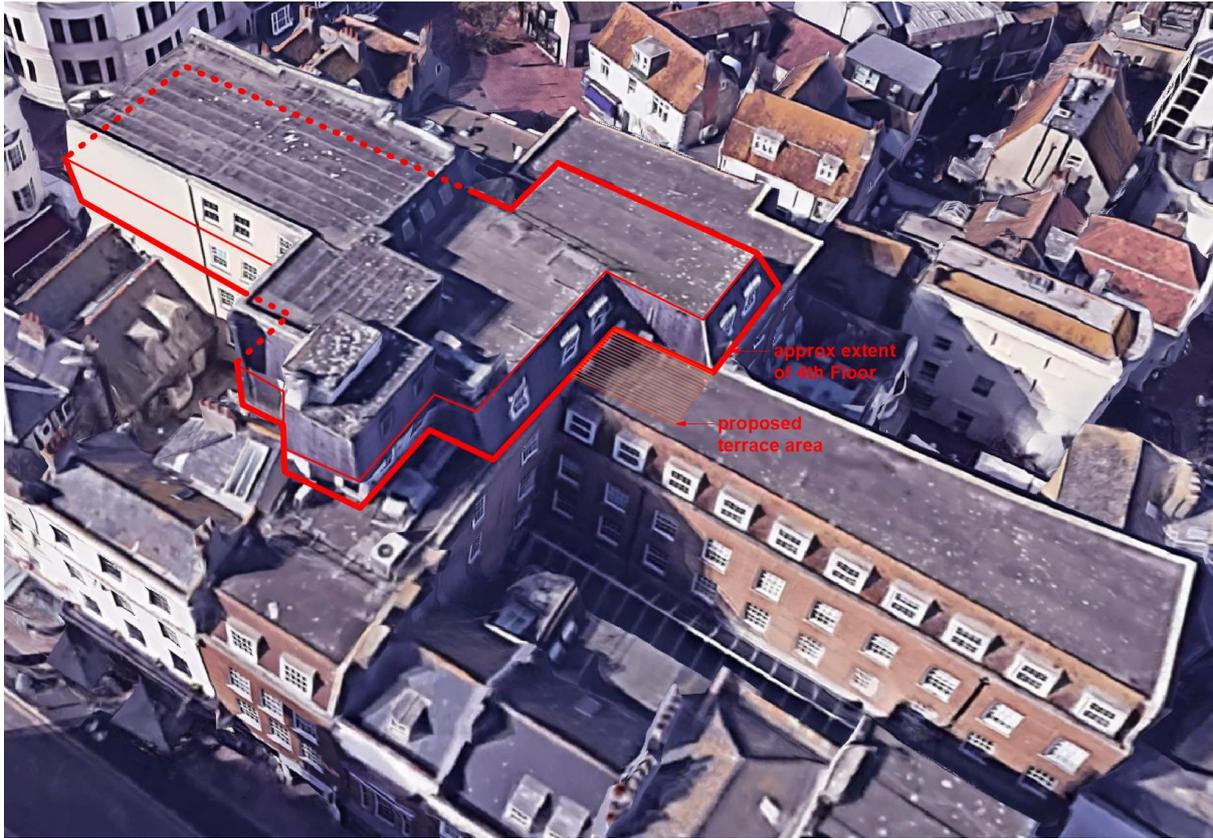
t: 01273 964051

e: studio@sticklandwright.co.uk

Company No. 11222477 (England and Wales)

VAT No. 293 1439 91

Registered Office: 1, 6 Vernon Terrace, BN1 3JG



Aerial image from south east showing extent of 4th floor areas

Proposals

The proposals include:

- Change of use to commercial areas to create 4 No. 1 bed flats in west portion of floorplan (no related external changes). All in accordance with technical housing space standards.
- Internal rearrangement and reduction of floor area of commercial premises to form a new office of approx. 95m². New glazed door and one dormer made larger for external access.
- New small roof terrace area to serve office, tucked away, screened to east with glass balustrade to south elevation, set back (no significant overlooking / impact on amenity).

The minor external changes will not have significant visual impact from the surrounding areas. Please refer to associated drawings for further detail

Marketing Appraisal

Please refer to document '21.08.2023 Fourth Floor Marketing Report' (Oakley) for further detail.

Planning History

Of most significance similar alterations were considered permitted development with prior approval application reference:

- **BH2014/00154 Description: Prior approval for change of use from offices (B1) to residential (C3) to form 6no flats.**

Since this time the Article 4. directive have come into effect for this location.

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Relevant Planning Policy

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One:

- SS1 Presumption in Favour of Sustainable Development
- SA2 Central Brighton
- CP1 Housing Delivery
- CP2 Sustainable economic development
- CP12 Urban design
- CP14 Housing Density
- CP15 Heritage

Brighton & Hove City Plan Part Two:

- DM1 Housing Quality, Choice and Mix
- DM20 Protection of Amenity
- DM21 Extensions and alterations
- DM26 Conservation Areas

Design Considerations

Access:

- Access into the building is via 2 Bartholomews as a shared entrance, at 4th floor level there are separate entrances for the residential and commercial parts. No other changes to access.

Amenity:

- High standards of amenity will be achieved, it is not possible to provide external spaces for the proposed flats. Robust acoustic design will ensure that there is no noise impact between units.
- There is no significantly increased impact on amenity on surrounding buildings.

Refuse Strategy:

- Bin storage (refuse and recycling) will be provided in the basement as indicated and collections in accordance with refuse strategy for whole building.

Transport and Bicycle storage:

- City centre location provides excellent access to public transport
- Dedicated bicycle storage is provided in basement

Drainage:

- All new drainage will connect to existing drainage in the building.

Sustainability:

- Fabric improvements and energy efficiency measures will be carried out to the change of use parts of the building and the applicant will consider improvements to the commercial parts to improve marketability and in accordance with recommendations and regulations.
- Forming 4 new dwellings by renovation has a far lower embodied carbon than new-build.

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HERITAGE STATEMENT

History of the Area

The Old Town Conservation Area was first designated in 1973 and extended in 1977. The conservation area lies in the heart of Brighton. It is defined by West Street, North Street and East Street and, to the south, by King's Road and the beach down to the low water mark. The boundary broadly follows the medieval extent of Brighton, then known as Brighthelmstone.

The area retains a residential population, served by a primary school and places of worship, as well as hotels, restaurants and cafés. While the use of larger entertainment venues has declined, the area retains both traditional public houses and more recently introduced bars and nightclubs that reflect a vibrant economy. The market street area is particularly important for its commercial offering.

In addition to catering for local residents and visitors, the Old Town also forms a part of Brighton's modern city centre, with civic and religious buildings serving the wider city community. The 'outer streets' are an integral part of the city centre's commercial area, while the 'lanes' are now distinctive as an area of independent and 'high end' shops, cafes and restaurants, which benefit from the attractive surroundings of small-scale Victorian and Edwardian shop units.

History of the Site

East Street Arcade and the associated development above was built in 1961 on the site of former warehouses known as Wardens Building's. No architectural features remain from prior to that time. It is not listed or locally listed as a heritage asset. However, impact on the Old Town Conservation Area and the Archaeological Notification Area are relevant to the proposed development.

Whilst the Old Town is regarded as being archaeologically sensitive, the buildings on the application site are relatively modern. Any historical findings are therefore likely to have been removed in the early 1960s. On this basis, and the fact that the proposed refurbishment involves only minor changes to the existing building at 4th floor level, the proposals are not deemed to have a significant impact on the archaeological importance of the area.

Conclusions

The proposals seek to create new dwellings in an otherwise under-utilised space. Recently this change of use was considered permitted development. Retention and renovation of a portion of office space shows the applicants willingness to preserve commercial use in the city-centre where viable. The addition of the roof terrace will assist with the viability of retaining the portion of commercial use. The limited external alterations are largely not visible from the surroundings and have negligible impact upon the amenity of the neighbouring buildings. Therefore, it is presented that the proposals are a positive development for the locality and we believe should be granted planning approval.

Stickland Wright
14th November 2023

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