



# Design & Access Statement

62 Albion Hill, Brighton

February  
**2024**



Section 1:

# The State of the Existing Building

## The State of the Existing Building: *Introduction*

The building at 62 Albion Hill requires urgent repair, as indicated by reports from the structural engineers, building assessments, and feedback from senior building control officials at Brighton & Hove Council. Our primary focus is to bring the building back into use. Our approach prioritises architectural merit and historical integrity whilst aiming to create a space that serves the community in alignment with its designation as an Asset of Community Value (ACV).

### Key Structural Issues: *Overview*

#### **Widespread Structural Degradation**

*Every component of the building's fabric is marred by deterioration and necessitates substantial upgrading or Replacement. Structural defects in the walls, floors, roof, doors, windows, and lintels are pervasive.*

#### **Pronounced Timber Damage**

*Numerous reports detail extensive insect attack and wet rot fungi in the timbers, which necessitate removal. All timber elements, including lintels, floor timbers, and joinery items, are deemed unsalvageable.*

#### **Roof and Chimney Perils**

*Multiple issues with roof, including sagging, distortion, leakages, and ineffective, perished sarking felt. Substantial damage to the chimney, including cracked rendering and a precariously loose chimney pot, postures a significant risk.*

#### **Potentially Hazardous Conditions**

*An overt threat of falling debris due to corrosion and expansive forces in structural elements. A bathroom on the first floor is on the brink of collapse. Aberrant construction methods and materials were observed, diminishing structural integrity.*

#### **Bungaroosh Construction Challenges**

*Walls, constructed using bungaroosh, a notably friable material, crumble when interfered with and fail to amalgamate with new materials. Issues with waterproofing and insulation also make them functionally obsolescent.*

#### **Wood-rot Mould and Damp Prevalence**

*The establishment of live mould spores deep within the wall, irreparable via conventional methods and potent health hazard. Severe infestation of wood-boring insects in floor joists, which is beyond remedy.*

### Supporting Reports

Evidence of these findings are provided in the following reports, which are appended to this Design & Access Statement.

[Annex A: Building Survey - Leo Horsfield Surveying](#)

[Annex B: Structural Survey - Couch Consulting Engineers](#)

[Annex C: Building Condition Report - Allport Installations Ltd.](#)

[Annex D: Roof Condition & Survey - Adelaide's Roofice & Property Maintenance Ltd.](#)

[Annex E: Statement from Mike Sansom MRICS, Senior Building Control Surveyor, Brighton & Hove City Council](#)

[Annex F: Survey Report - Rentokil](#)

[Annex G: Council Tax Ruling - Property Valuation Tribunal](#)

[Annex H: Detailed Report of Tile Condition](#)

## Building Safety

Ensuring the safety and functionality of the building is essential prior to its reoccupation. The property Valuation Tribunal has mandated the necessity of significant reconstruction efforts before the property can be deemed habitable.

*"The panel reached the conclusion that the building would require major reconstruction works before the appeal property could be occupied. As set out in Bunyan v Patel, a property that required major reconstruction works before it could be occupied "may be incapable of beneficial occupation". The panel held that the major reconstruction works required went beyond the Wilson "reasonable amount" test, and this led to the conclusion that the appeal property was incapable of beneficial occupation."*

[- Annex G: Property Valuation Tribunal - Council Tax Ruling](#)



### Rear Extension

A key area of structural concern is the building's rear extension. This view is shared by the Senior Building Control Surveyor, Brighton & Hove City Council:

*"The rear extension part where an acro prop has been provided this is showing signs of deterioration and I would agree that this is an area of the building that should be addressed."*

*"Any delay in making repairs in the medium to longer term may result in the building representing as a potential Dangerous structure."*

[- Annex E: Statement from Mike Sansom MRICS, Senior Building Control Surveyor, Brighton & Hove City Council](#)

## Severe Rusting & Corrosion

*There is evidence of severe rust and corrosion to weight-bearing beams throughout the property.*

*"All structural steels, particularly the RSJ beams to the rear extension, are experiencing severe corrosion. These elements, crucial for the building's support, are embedded within the structural fabric and have deteriorated to a point where replacement is unavoidable. Localized demolition will be necessary to excavate and replace these failing steels.*

*Similarly, the RSA steel lintels embedded within the building's fabric are severely corroded. This has compromised their structural integrity, necessitating their removal and replacement. The process will involve the removal of some of the decorative tiled cladding on the building's façade, this needs to be undertaken to ensure the ongoing safety and stability of the structure."*



## State of the Building: *Conclusion*

The building is currently in a state of serious disrepair and is derelict. Addressing this critical situation demands a thorough and comprehensive program of repair work to restore the structure and to bring the building back into use.

This is a view that is supported by **Annex B-2: Summary of Findings - Couch Consulting Engineers:**

*"Based on the findings of my structural assessment, it is clear that the building requires extensive repairs and partial rebuilding to address the myriad of structural issues identified. The scope of work encompasses the replacement of critical structural elements, including steel beams, lintels, timber components, and the complete overhaul of the building's external envelope, plumbing, and electrical systems. These interventions are essential to restore the building's structural integrity, ensure safety, and make it suitable for habitation.*

*As a result of the extensive nature of the repairs required the property has been removed from the Local Authority register for community charge due to it being deemed as Uninhabitable. The necessity of these works stems not from a need to address its significant structural failures. It is my professional opinion that the proposed repairs and rebuilding efforts are critical to preserving the building's integrity and ensuring its long-term viability."*

[Annex B-2: Summary of Findings - Couch Consulting Engineers.](#)

### Moving Forward:

This proposal outlines a strategy to address the structural decline of the building. It outlines particular issues related to the tiled exterior while also recognising and honouring the enforcement notice from Brighton & Hove City Council and the building's designation as an Asset of Community Value. The document integrates input gathered from the council during the pre-application stage, taking into account their feedback and addressing any concerns raised about previous proposals.



Section 2:

# Limitations

## The Tiled Facade: *Limitations*

We acknowledge the Council Issued Enforcement notice, which calls for the reinstatement of glazed ceramic tiles to the facade of the building. We confirm our intention to comply with the enforcement notice and hope that planning officers will take into consideration a newly designed tiled facade using replica tiles which are the same size, shape, colour and finish as the originals. In this section of the Design & Access statement, we aim to transparently outline the challenges we face in regard to the existing tiles.

### Key Points:

#### 1. Further Tile Removal Required:

While we fully understand the requirement to reinstate tiles, it's imperative to conduct further tile removal to facilitate essential structural repairs. These necessary actions have been approved by the local authority.

#### 2. The Extent of the Damage:

Anticipated repairs will inevitably exacerbate the already extensive damage to the facade, as elaborated on page 7 of this document. Following essential works, only a minimal number of original tiles will remain affixed to the building. For this reason, attention should turn to a replacement tiled facade.

#### 3. Pre-existing Damage:

Upon acquisition of the building in 2022, the condition of the tiles was notably poor. Expansion of corroded lintels has caused the tiles covering these lintels to fracture and crack significantly.

Damage attributable to previous owners includes installation of wooden paneling, signage, and broadband, resulting in sections of tiles being chipped away, cut with an angle grinder, or affixed with nails. Previous repair attempts involved the removal of large tile sections, subsequently patched over with plaster without replacement.

Over the years, natural wear and tear has further weathered and chipped the tiles adorning the facade.



[Annex H: Detailed Report of Tile Condition](#)

### An Evolving Problem:

The degradation of the tiles presents an ongoing issue as the steel structures underneath continue to expand, risking further cracking if left unattended.

Replacing the tiled facade without addressing the underlying issue will exacerbate the problem, leading to damage to neighboring tiles as well.

At this stage, our primary focus is to reinstate the tiled facade in a sympathetic way, whilst also considering viable future use of the building. Our approach aims to ensure that the restoration work ensures that the building is fit for purpose.

## Tile Damage: Visualisation of Current Damage



Damage from Tile Removal



Pre-existing Tile Damage



Damage Overlap

Drawings represent the building in its current state: tiles highlighted in yellow represent tiles with existing damage, prior to tile removal in 2022. Tiles highlighted in pink represent tiles damaged or removed in 2022. Orange tiles represent overlap of existing damage and in tile removal.

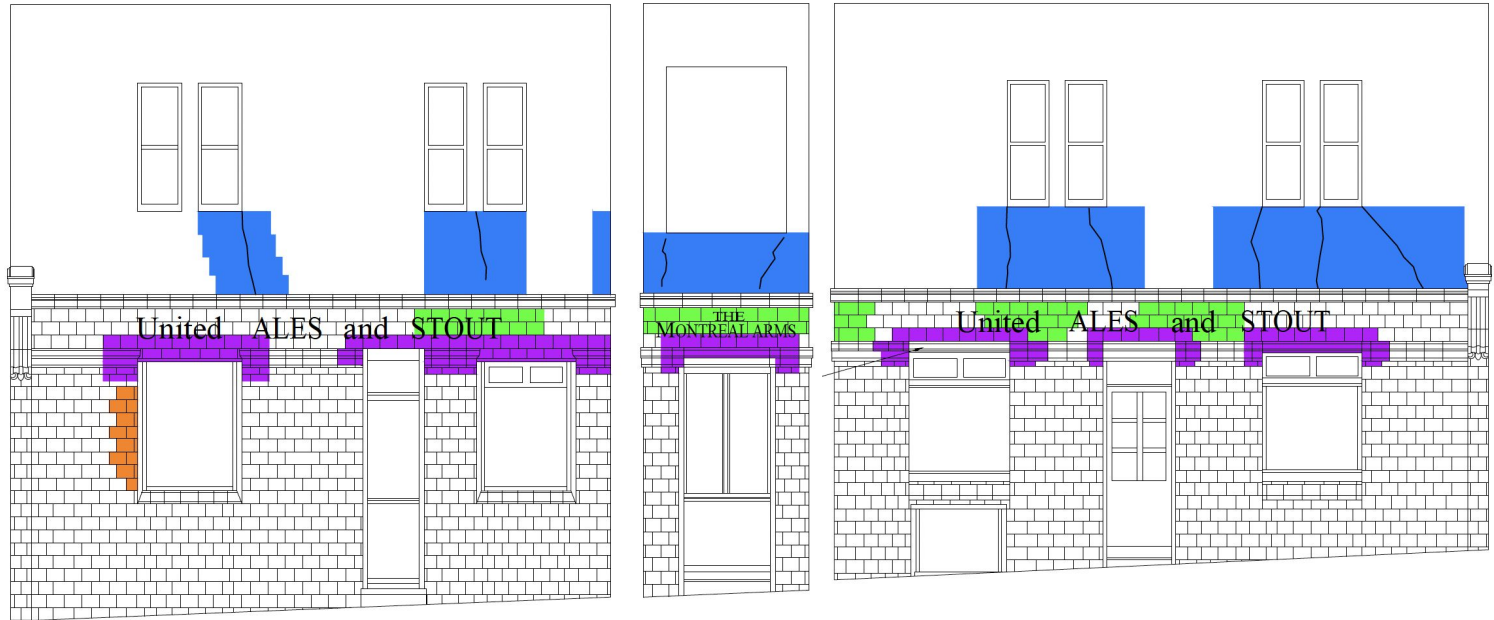



## Tile Damage: Visualisation of Required Works


To replace the seven lintels across all window and door openings, it is necessary to remove additional tiles.


The local authority has granted permission to remove the tiles necessary for conducting repairs, as outlined in the enforcement notice:


"Cease the removal of the glazed ceramic tiles from the façade of the building on the Land, except the minimum amount required to be removed to repair the lintels"



 Tiles from this area to be removed to allow for temporary propping (as required) including tile to soffit of opening. Removal of existing corroded steel angle lintel. Forming new square and level bearing and installation of new galvanised or stainless steel lintel. Re-build stonework locally prior to reinstatement of render and tiles.

 Remove tiles from this area including reveal to remove any embedded steel causing cracking to the reveal face. Re-render and reinstate tiling.

 Remove tiles and substrate render from this area to allow stitch repair to vertical cracks. Allow min. 2No. Heli bar stitches, to extend 600mm either side of crack. Reinstater render and tiles post repair.

 Stonework and render stitch crack repair

## Tile Damage: *Conclusion*

The visual representations on pages 8 and 9 illustrate the extensive existing and predicted damage to the tiled facade. After the essential repair work is finished, only small sections of the original tiles will remain.

### Moving Forward:

#### Patch Repair:

Given the extent of the damage, the majority of tiles will require replacement. Opting for a "patch repair" approach would result in very few original tiles remaining and could lead to the neglect of further structural repairs. Additionally, the outcome of such a patch repair would be unsightly. Despite our efforts to source replica tiles, disparities in glaze and finish due to age differences would be inevitable.

#### Improved Frontage:

This proposal introduces an entirely new tiled frontage, using replica tiles of the same size, shape, color, and finish. The new facade pays homage to the heritage of the building, maintains a traditional appearance, and is designed with architectural merit. A redesign of the tiled facade enables us to alter the window and door apertures, making the commercial portion of the building more suited to future use.

We acknowledge the property's local listing and Brighton & Hove City Council's directive regarding tile replacement. However, due to the necessary works and extensive damage to the current tiled facade, the focus must now shift to an entirely new facade. We feel that by replicating the green tiled facade on the upper portion of the building, instead of at ground level, the entire facade of the building is considered. Currently, the upper portion of the building's facade is unsightly.

It is noteworthy that the building is not located in a conservation area nor is it grade-listed; therefore, the existing tiled frontage is simply a material consideration during the planning stage. Therefore, we respectfully urge the council and local community to consider an alternative tiled facade design, which will enable the building to be suitable for a wider range of future uses.

## Maintaining Heritage: *Moving Forward*

Our approach to addressing the tile issue is pragmatic yet sensitive to heritage considerations. We have endeavoured to find a solution that balances preservation with practicality, focusing on what will truly enhance the building and benefit the community.

### A Full Replacement of the Tiled Facade

At this stage, we believe the most sensible way to do justice to the building and ensure that the newly instated tiles stand the test of time is to undertake a full replacement of the facade. This view has been thoroughly considered and discussed with heritage specialists.

#### Heritage Report: *Findings*

A comprehensive Heritage Report has been produced by Heritage Corp - detailing the historical context of the building at 62 Albion Hill, the history and ongoing condition of tiled facade, and the ongoing preservation of similar heritage buildings in the local area.

##### Key Points:

**1. The existing tiled facade has unfortunately been deteriorating for some time:**

*"The generally unkempt and deteriorating condition of the property is obvious. This, as evidenced by streetview images from previous years, has been the case for some time prior to survey works carried out recently. What is more, professional surveys have identified a number of key safety concerns regarding the condition of the current building."*

**2. Previous repairs and modifications have been unsympathetic & damaging - have devalued the historical significance:**

*"Although it features an attractive frontage, it is rather conventional for its type displaying limited individuality of design and quality of craftsmanship. Much of the property's significance has been eroded by its deteriorating condition and unsympathetic alterations since it was first built. These include the loss of historic glazing and doors, the addition of poor quality extensions, a polycarbonate shelter, and visual clutter created by modern cabling, ducts, uPVC downpipes, guttering, and a satellite dish. Whilst the architectural interest and significance of the building is primarily expressed through its principal elevation at ground floor level, the value of the tiled frontage is relatively low due to its poor state of preservation."*

**3. Local heritage is not lost, there are other better-kept examples locally:**

*"It is noted this design is not particularly rare within Brighton, and many examples of a higher quality and better state of preservation exist."*

- [Annex 1: Heritage Report - HeritageCorp](#)

## Section 3:

# Proposed Design

We have listened to feedback from the council during the pre-application process, taking into account comments and concerns raised over previous suggestions.

[Annex B-2: Summary of Findings - Couch Consulting Engineers](#)

## Our Key Objectives:

1. To reinstate traditional architectural features
2. To reclad and revamp the building's exterior
3. To remove all poorly constructed extensions
4. To reconstruct sections of the structure that have deteriorated
5. To bring the building in line with modern building standards

## Proposed Design: *Overview*

### Key features:

**Updated Facade:** The facade will be adapted to pay homage to the building's heritage, whilst ensuring longevity. This will involve repositioning the green tiles to higher levels, safeguarding them against street-level wear and tear, as observed in the previous facade. This adjustment will also improve sightlines and capitalise on sunlight reflections on the glazed surfaces.

**Dark Green Render:** A dark green render on the lower portion will nod to the existing frontage. This choice not only maintains continuity with the building's heritage but also offers a resilient surface capable of withstanding wear and tear.

**Heritage Preservation:** Elements such as bands of color from the previous design, column features, and decorative end corbels (created using casts of the originals) will be retained to honor the building's heritage.

**Sympathetic Design:** Cornices at the top of the building have been designed to complement those of neighboring structures, ensuring architectural coherence within the neighbouring property.



*We will work to maintain as many parts of the existing structure as possible, whilst being mindful of the challenges with regard to structural integrity and safety outlined in this document.*

# Architectural Changes

This document presents the architectural enhancements proposed in our planning application. The proposed design introduces additional architectural features poised to redefine the building's architectural and functional appeal. By integrating innovative facade treatments, larger window openings, and heritage-style glazing, the proposed building extends its reverence for historical detail while fostering a versatile commercial environment. These enhancements are designed to seamlessly blend the building's historical essence with the demands of modern utility, marking it as a landmark proposal deserving of approval.

## Facade Transformation with Ceramic Tiles

A distinguishing feature of this application is the innovative reconfiguration of the ceramic tiles on the facade. This strategic redesign not only addresses the existing damage but also leverages the opportunity to craft a facade that honours the building's heritage while enhancing its utility for future commercial endeavours. The reimagined tile arrangement, inspired by the building's original colour bands, offers a flexible aesthetic capable of accommodating a diverse range of commercial uses.

## Incorporation of Original Design Elements

The proposal includes the meticulous replication of existing large ceramic corbels, integrating them into the new facade. This gesture of preserving and reincorporating original design elements underscores a deep commitment to celebrating the building's historical architecture while steering it towards a future-ready adaptation.

## Introduction of Larger Window Openings

In a bid to augment the building's functionality and aesthetic appeal, our application introduces larger window openings. This design choice is aimed at maximising natural daylight within the building, creating a more inviting and versatile space conducive to a variety of business needs.

## Heritage-Style Leaded Glazing

Complementing the enlarged window openings, the application proposes the use of heritage-style leaded glazing. This feature not only enhances the building's aesthetic value but also aligns with the architectural heritage of the structure, offering a nod to tradition coupled with modern performance.

## Refinement of Building Footprint

The application proposes a thoughtful adjustment to the building's footprint, aimed not at expansion but at refinement. The current state of the property, especially at the rear, presents a disorganized collection of modern extensions that detract from the original architectural intent. Our proposal seeks to address this by streamlining these additions, ensuring they complement the original structure's design and aesthetics, thus enhancing the overall visual coherence of the property.

## Roofline Transformation

A significant aspect of the proposed architectural enhancements includes a subtle yet impactful modification to the roofline. By slightly raising the ridgeline, the proposal aims to eliminate the unsightly tapering present at the boundary firewall. This minor adjustment ensures a consistent and aesthetically pleasing roofline, respecting the building's heritage while improving its external appearance.

## Alignment with Adjacent Structures

In a bid to achieve visual harmony within the streetscape, the proposed changes include aligning the building with the adjoining property at number 63. This alignment not only enhances the building's aesthetic appeal but also contributes to a more cohesive architectural narrative along the street, fostering a sense of unity and belonging within the community.

## Expansion of Outbuilding Rear Wing

The proposal envisions a slight expansion of the outbuilding rear wing, offering a more functional commercial space. This thoughtful enhancement is designed to meet contemporary commercial needs while maintaining the architectural essence of the property.

## Courtyard Reconfiguration

A key feature of the proposed architectural changes is the reconfiguration of the courtyard area. The redesign aims to create a more practical and aesthetically pleasing outdoor space, incorporating private access to the flat, efficient areas for refuse, recycling, and bicycle storage. This transformation also includes the removal of an unattractive, poorly constructed modern lean-to, further purifying the property's architectural expression.

## Conclusion

This application emerges as a visionary scheme that respects the architectural lineage of the site while boldly addressing the demands of contemporary commercial functionality. Through its careful consideration of facade treatment, window design, and the integration of heritage elements, this application stands as a testament to innovative architectural thought. The proposal not only seeks to rejuvenate the building but also to establish it as a cornerstone of the streetscape, a 'child of the former Montreal arms' that becomes a landmark in its own right. Endorsing this application would not only revitalise a key architectural asset but also enrich the urban fabric with a building that is both a nod to the past and a beacon for the future.

## Roofline Transformation



*Existing Roofline*

The existing roofline exhibits an unappealing tapering effect at the boundary firewall - creating an uneven, asymmetrical silhouette.



*Proposed Design*

The proposed design features a subtly elevated ridgeline, aiming for coherence with the neighbouring property



February  
2024

*Street View: Visualisation of proposed building from Albion Hill*





### Cornices

The design also includes traditional cast cornices, soffits and trimming details, typical of the surrounding architecture.

### Tiled Facade

Replica Emerald Green tiles to be produced by Craven Dunhill, using historically accurate production techniques. The design emulates the striped layout from the former facade as a homage to the original design.



### Corbels

Replica corbels, cast from the originals in order to preserve key building heritage features

### Leaded Heritage Glassing

Leading Heritage Glassing in windows, improving upon the modern replacements presently installed in the building.

## Key Features



## Tiled Facade:

We plan to re-clad the exterior facade in ceramic tiles on the facade to match the originals, however reconfigure them into a new design that honors the building's heritage.

The current tiled facade imposes limitations on the building's future use, because it will forever appear to be a pub. Rather than replicating the existing facade, we intend to reconfigure the facade design whilst maintaining the colored banding (utilizing three shades of green). This approach not only respects the building's heritage but also enhances its versatility and functionality, particularly regarding window and door apertures.



**CRAVEN DUNNILL  
JACKFIELD**

### Working with Craven Dunnill Jackfield:

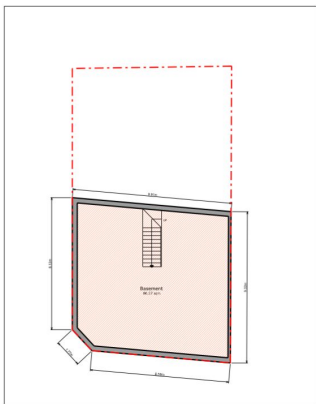
Craven Dunnill Jackfield's facilities and colour matching service ensures that new tiles will be sympathetically designed to reflect the tiles from the previous fontage.

Their team of glaze experts have considerable knowledge and experience in delivering to specific colour requirements. With a long history in delivering the colour required, they have the skills to control different glaze base chemistries.

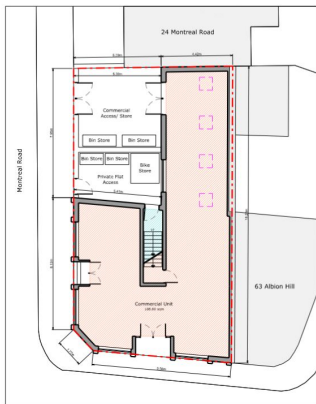
Craven Dunnill Jackfield's expertise in product matching is simply unrivalled. With production facilities set up to cater for specialist restoration projects, including colour matched glazes, moulded fittings and cappings. The company take great pride in the faithful manufacture of period style tiles.



Replica tiles will match originals in size, colour and finish. They will be all glazed by hand, in true Victorian size and colour, with a 'crazing' glaze.



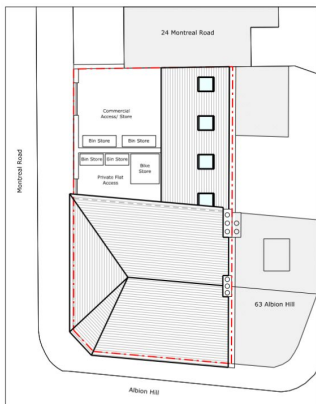
Basement Plan



Ground Floor Plan



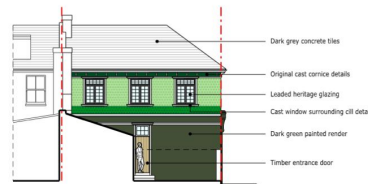
First Floor Plan



Roof Plan



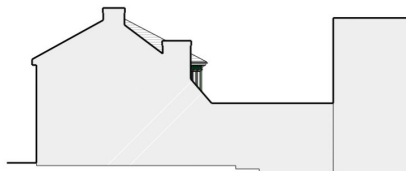
Front Elevation (South)



Rear Elevation (North)



Side Elevation (West)



Side Elevation (East)

## Building Composition

The structure comprises a commercial unit on the ground floor and a residential unit on the first floor, consistent with the previous building layout.

The ground floor unit offers versatility, suitable for a cafe, bakery, or potential re-establishment as a Public House.

The design of the rear extension improves upon the existing structure with a similar pitched roof, featuring a private entrance for deliveries, ample bin storage, and the possibility of serving as a smoking area if the building functions as a Public House.

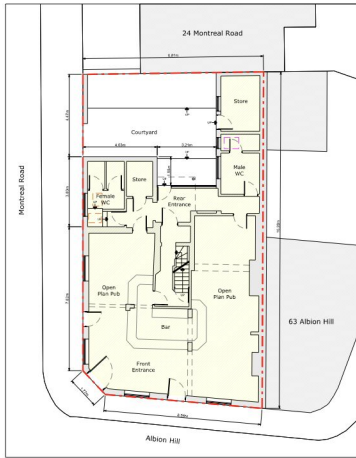
The building is intentionally designed to be adaptable, accommodating various purposes. While this application designates the first floor as a Residential Dwelling, it could alternatively serve as a co-working space, leveraging the private rear entrance to offer secure 24/7 access.

We are of the opinion that this utilization would not only enhance the building's functionality but also contribute positively to the community, aligning with the ACV ruling. The applicant is open to discussing this potential option with the council if deemed preferable.

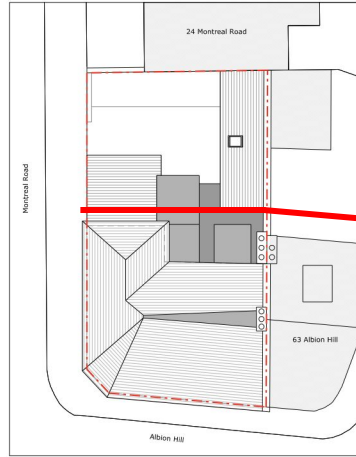
The architectural design has been carefully considered, ensuring adherence to modern building standards during the renovation process.

## Alignment with Adjacent Structures

In a bid to achieve visual harmony within the streetscape, the proposed changes include aligning the building with the adjoining property at number 63. This decision aims to contribute to a more cohesive architectural narrative along the street.



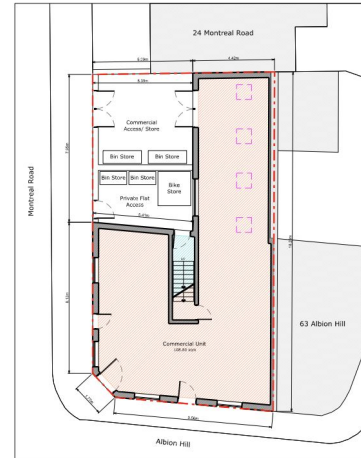
Ground Floor Plan



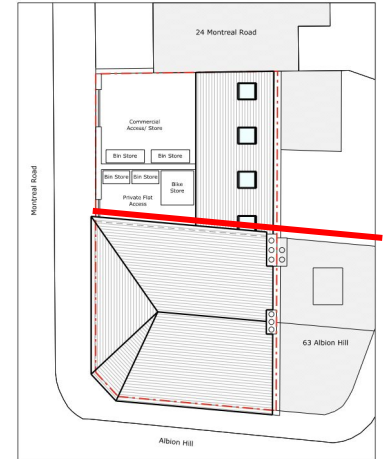
Roof Plan

*Existing Floorplan*

 Red line highlights line of property back wall



Ground Floor Plan



Roof Plan

*Proposed Design*

## Rear View: *The View from Montreal Road*



*Current view from Montreal Road*



*Proposed Design*

The back extension will be reconstructed in a similar fashion to current structure, featuring a pitched roof and including a private door for deliveries and access, along with bin storage. The redesign of the rear is intended to create a more cohesive aesthetic compared to the current mishmash of poorly executed modern extensions added over time.

## Heritage Report: *Response to Proposed Design*

Recognising the significance of the building's history, we have engaged with heritage experts to ensure that our proposed design respects and aligns with its historical importance.

### Quote from Heritage Report:

*"The significance of the locally listed building is ascribed largely to the architectural and historic interest of its tiled frontage. Although its value is recognised, the decaying state of the property necessitates major repairs and the rebuilding of the structure is considered the only viable solution to bring it back into safe use.*

*The proposed changes offer a heritage benefit in restoring the tiled frontage to a pristine condition, which will be reinstated within new high-quality development. Alternative proposals provide a nod to the former building in the employment of traditional elements, whilst avoiding pastiche or inappropriate historicism, and will not affect the ability to appreciate the landmark quality of the site."*

[Annex I: Heritage Report - HeritageCorp](#)



### Acknowledgement:

We recognise the importance of retaining a green tiled frontage on the property and honoring the heritage of the site. It is essential for us to implement changes that not only endure the test of time but also bring genuine benefits to the local community.



Section 4:

# The Business Element

## The Business Element: *Creating a space that will facilitate a Commercially Viable Business*

The key objective of the proposed design is to further the social wellbeing and/or interests of the local community, as stipulated by the listing of the building as an Asset of Community Value (ACV). We are attentive to the potential effects of this development on the surrounding area and have carefully assessed various factors relevant to the community's concerns.

Supporting details for the assertion that a pub is not a commercially viable option include:

### 1. Historical Challenges

The pub's past and its lack of success, as outlined in the Viability Report.

*"The layout of the site, diminished trade and trade potential, abundance of local competition and, perhaps more importantly, the vast increase in operating costs would, in our opinion, suggest that an alternative use for the site would be more viable in the future."*

[- Annex K: Business Viability Report - Patrick Walker FAVLP, A W GORE & CO LTD](#)

### 2. Complaints from the Local Community:

Extensive records of community grievances during the pub's operation are documented in a supplementary evidence dossier, available in the appendices.

[- Annex L: Montreal Arms: Records of Community Complaints relating to the Former Public House](#)

## Moving Forward:

There are a number of alternative businesses that could be more suitable for this space - ideas in consideration include a café, bakery, or co-working space. These ventures are deemed more appropriate for the local community and would address past concerns regarding late-night noise disturbances raised by residents.





Building Use: Cafe - Artist's Impression



*The ground floor of the building could be put to use as an artisan cafe or bakery - with potential for an integrated co-working space.*

## Building Use: Artist's Impression



*The ground floor of the building could be put to use as an artisan cafe or bakery - with potential for an integrated co-working space.*



Section 5:

# Impact to Neighbourhood

## Impact to Neighbourhood

The key objective of the proposed design is to further the social wellbeing and/or interests of the local community, as stipulated by the listing of the building as an Asset of Community Value (ACV). We are attentive to the potential effects of this development on the surrounding area and have carefully assessed various factors relevant to the community's concerns.

1. **Parking:**

The existing parking provision is deemed sufficient and will remain unchanged.

2. **Bin Storage / Recycling:**

The design includes ample space for bin and recycling storage.

3. **Noise Mitigation:**

The redesigned building offers versatility for various community purposes, such as a café or coworking space. Notably, none of the likely use options involve becoming nighttime venues and an alcohol licence will not be sort. Transitioning away from a pub will notably reduce noise levels and antisocial behaviour, making a significant difference for neighboring community.

4. **Community Focus:**

The proposed building design has been carefully considered to add benefit to the neighbourhood. The commercial aspect of the building has been redesigned to accommodate a diverse range of future community uses.

5. **Improved Street Scene:**

The proposed design showcases genuine architectural merit, aspiring to create a landmark building. Its prominent corner position is poised to enhance the street scene, elevating the surrounding area.



**Supporting Documents:** *All supporting documents can be accessed by clicking the links below.*

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[Annex I: Heritage Report - HeritageCorp](#)

[Annex J: Proposed Works: Further Tile Removal](#)

[Annex K: Business Viability Report - Patrick Walker FAVLP, A W GORE & CO LTD](#)

[Annex L: Comments from general public in regard to proposals to reopen the property as a pub](#)

[Annex M: Architectural Drawings](#)