

Blackman Street Site (land adjacent to Britannia House) Cheapside, Brighton

Key facts

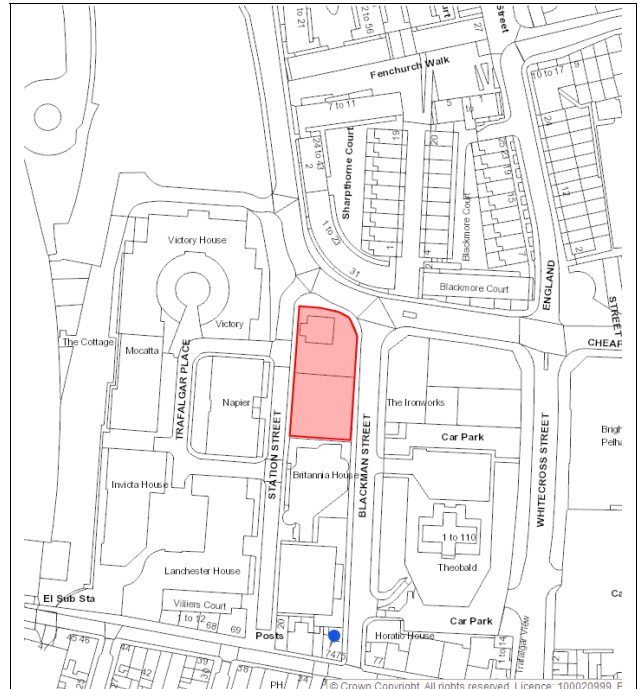
- Total area – 0.11 Ha
- Location – Central Brighton
- Ownership - Motoring and Leisure Services Limited (CMSA)

The Site

This vacant, cleared site lies within central Brighton between the vibrant North Laine area and the recently regenerated area known as the New England Quarter. Located on the south west corner of Cheapside and fronting both Station Street and Blackman Street, the site is surrounded by office and residential uses.

Access

The site benefits from very close proximity to Brighton Mainline Station which provides fast, regular and direct access to Gatwick Airport (taking 30 minutes) and central London (under an hour) as well as offering a range of direct south coast train services to Ashford and Portsmouth. The site lies near to the London Road (A23), a [sustainable transport corridor and bus priority route](#).



Redevelopment Opportunities

The site is suitable for an employment-led mixed use redevelopment which could include an element of residential use, as well as active ground floor uses such as café or ancillary retail. New development can benefit from the regeneration occurring around the surrounding area including exciting projects on London Road, City College and the [Brighton Station Gateway](#).

The New England Quarter immediately to the north of this site is nearing completion, with work in progress on a nearby public plaza with stairs and a lift allowing access from the Cheapside/Fleet Street ground levels up to Brighton Station.

Currently allocated for [office uses](#), the site falls within the New England Quarter and London Road Development Area (DA4) as defined in the [Submission City Plan](#). This wider development area is proposed as a business quarter, intended to accommodate a significant volume of the city's future employment floorspace needs.

The site is included in the Pelham Street Development Zone of the [London Road Masterplan](#) (2009) which contains specific urban design priorities and guidance for an improved environment and public realm in this area.

Main Planning Information

- A mixed use redevelopment is sought here, which should provide 2,000 sq m of office floor space with opportunity for ancillary residential uses
- The wider area is intended to form part of a new business quarter delivering 20,000 sq m of new office floor space
- There are heritage designations in the wider vicinity – Brighton Station including train sheds (Grade II* Listed) and the West Hill, North Laine and Valley Gardens Conservation Areas
- At ground floor level, active frontages and an improved public realm would be important aspects in achieving the objectives of the London Road Masterplan to provide a vibrant, safe and successful urban environment



Further Planning Information

- [London Road Central Masterplan 2009 – Supplementary Planning Document \(SPD10\)](#)
- [Brighton & Hove Local Plan 2005 - Local Plan Map](#); [Policies EM2 \(Sites identified for high-tech and office uses\)](#); [QD19 \(Greenways\)](#); [SU2 \(energy, water and materials efficiency\)](#); [TR1 \(travel demand\)](#); [TR5 \(sustainable transport corridors and bus priority routes\)](#); [HE3 & HE6](#) – (Development within or affecting the settings of conservation areas & listed buildings respectively)
- [Submission City Plan Part 1 2013](#) – see policies DA4 (New England Quarter and London Road Area), CP1 (Housing Delivery), CP3 (Employment Land)
- [Tall Buildings \(2004\) - Supplementary Planning Guidance \(SPGBH 15\)](#)
- [Sustainable Building Design SPD 08](#)
- [LDF Background Studies](#) – including Urban Design - Site Capacity Assessments
- [Developer Contributions Technical Guidance](#)

The above list of documents and policies demonstrate the summary planning position for this site only; it is not necessarily a comprehensive list.

This is one of a series of notes that have been prepared to provide a summary of planning policy and other issues of relevance to the development of strategically important sites in Brighton & Hove. It is not, however, a formal planning policy document and the information it contains does not fetter the discretion of the council as Local Planning Authority.

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