

Planning Committee Meeting

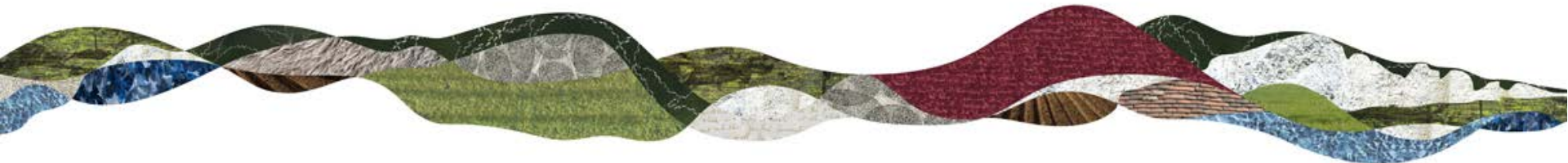
9 March 2017

Agenda Item 12

SDNP/16/05602/FUL & SDNP/16/05603/LIS

Stanmer House, Stanmer Park, Brighton

Proposed internal alterations and refurbishment to implement an additional new use class C1 (hotels) to an existing mixed use building incorporating use classes D2 (assembly and leisure), A3 (restaurants and cafes), A4 (drinking establishment) and ancillary use

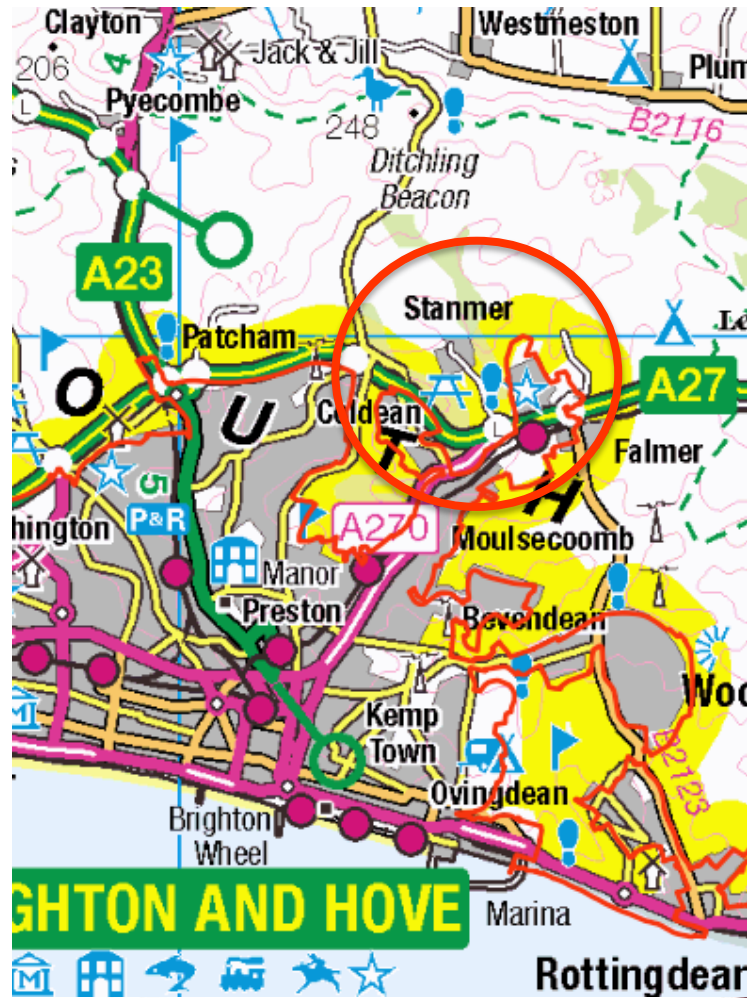


Cumulative impacts

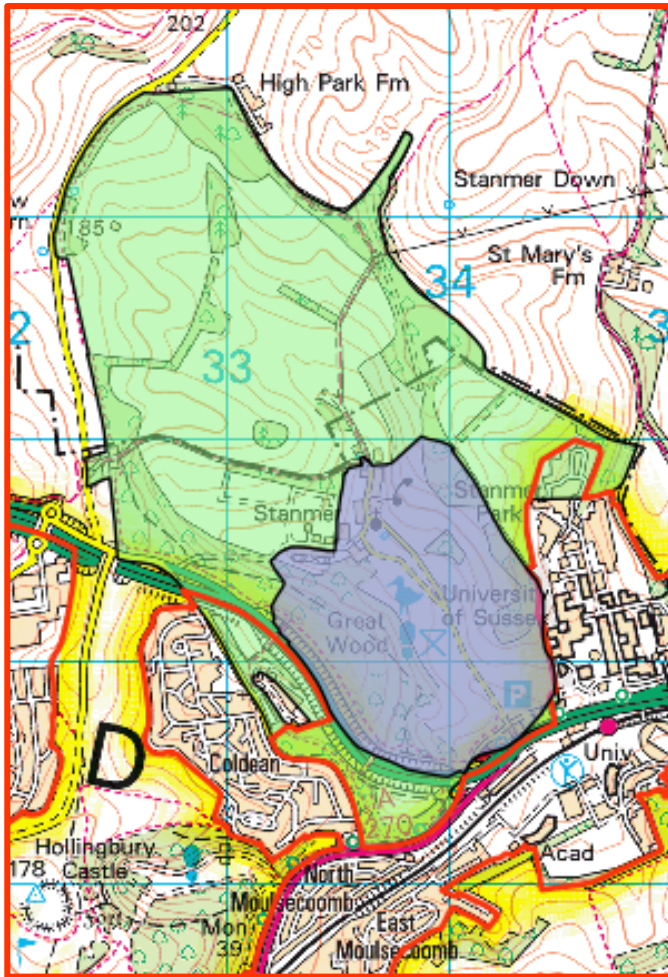
- Marquee –SDNP/16/05558/FUL (**Agenda item 11**)
- Stanmer Park Masterplan including provision of new car parks -SDNP/16/03927/FUL & SDNP/16/03928/LIS (**December committee**)



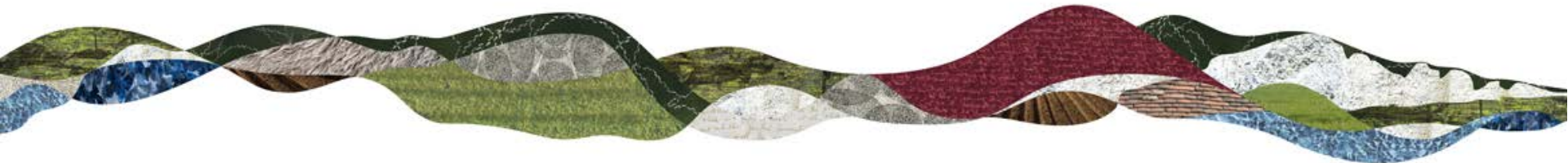
Site location



Setting/constraints



- Grade II Registered Park & Garden
- Conservation Area
- Listed Buildings (II, II* I)
- Public Rights of Way & Open access land
- Residential properties



Stanmer House

Grade I Listed

Stable dwellings

Courtyard dwellings

10 car parking spaces

Stanmer House

Fountain garden

Car park, 18 spaces (temporary Aug 2019)

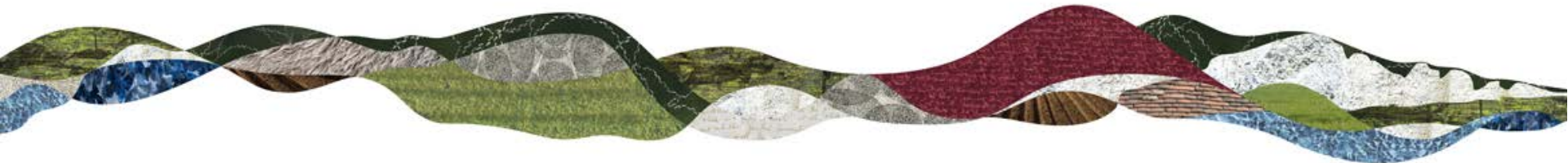


Stanmer House



Existing use of building

- Mixed use building
- **Basement** = storage and electrics
- **Ground floor** = A3/A4 café and restaurant
- **First floor** = D2 function space (mainly weddings) and staff office
- **Second floor** = large vacant. IT office and some rooms used as staff accommodation



Basement



Ground Floor



Entrance foyer



Lady Anne Room



Middle restaurant room



Henry Pelham Room



Library bar



Central staircase

First Floor



First floor landing



Marlborough Room



Amelia Room



Churchill Room



King George IV Room

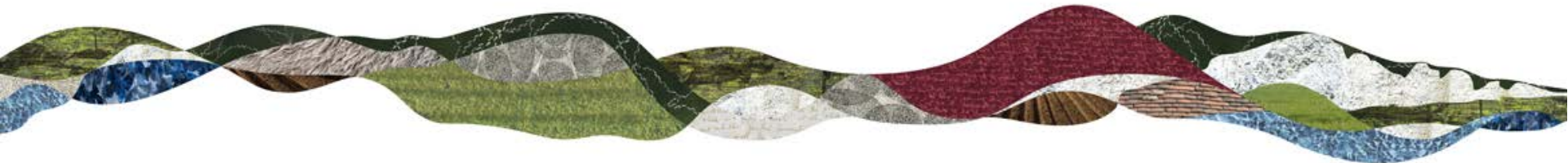


Regency Room

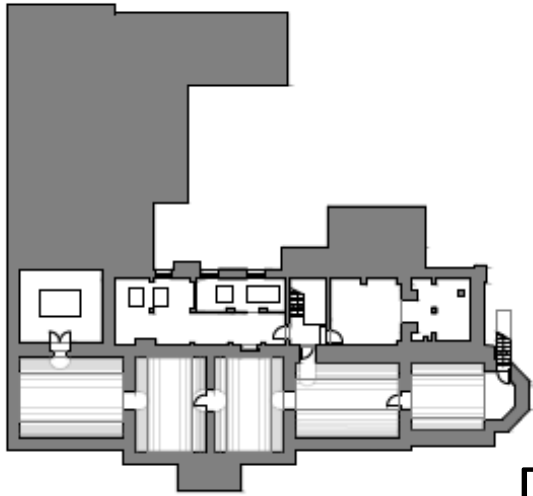


Proposal

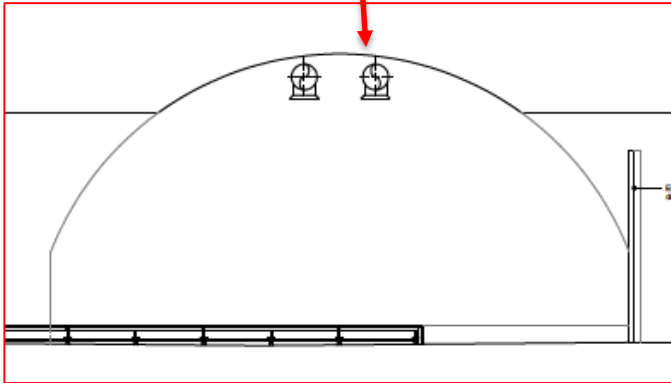
- Change of use to introduce new uses
- **Basement**= Introduction of bar (A4 area) and dance floor. Raised floor installed and new opening created.
- **Ground floor**= Largely unchanged. Café (A3) area to become a bar (A4). Door blocked up.
- **First floor**= Replacement of function rooms with 6 hotel bedrooms. 2 function rooms retained for weddings and private functions.
- **Second floor** = Change of use to create 16 hotel bedrooms.



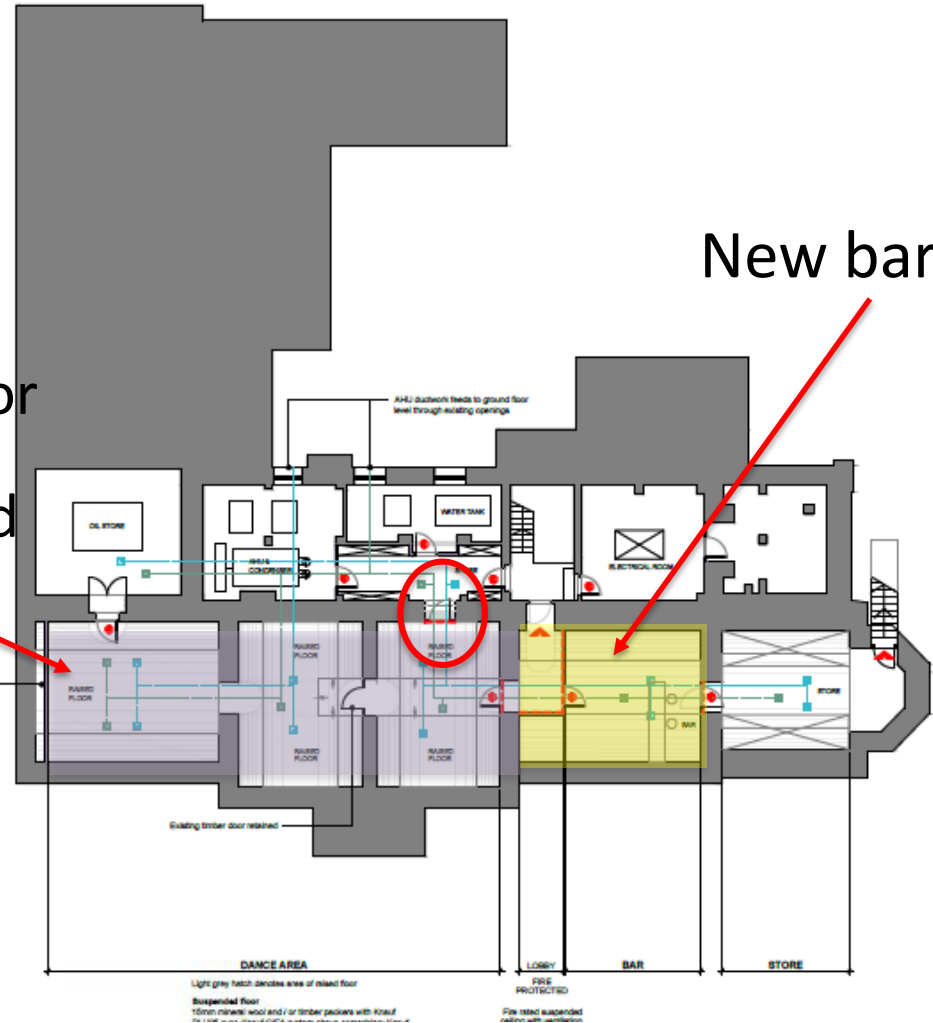
Basement



Air supply and
extract ducts

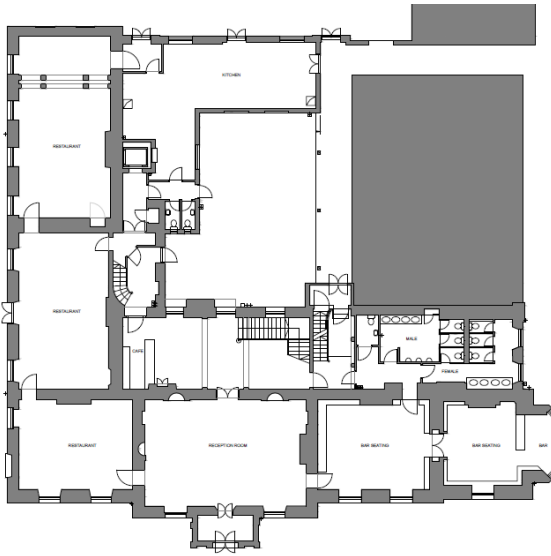


Dance floor
area with
suspended
floor



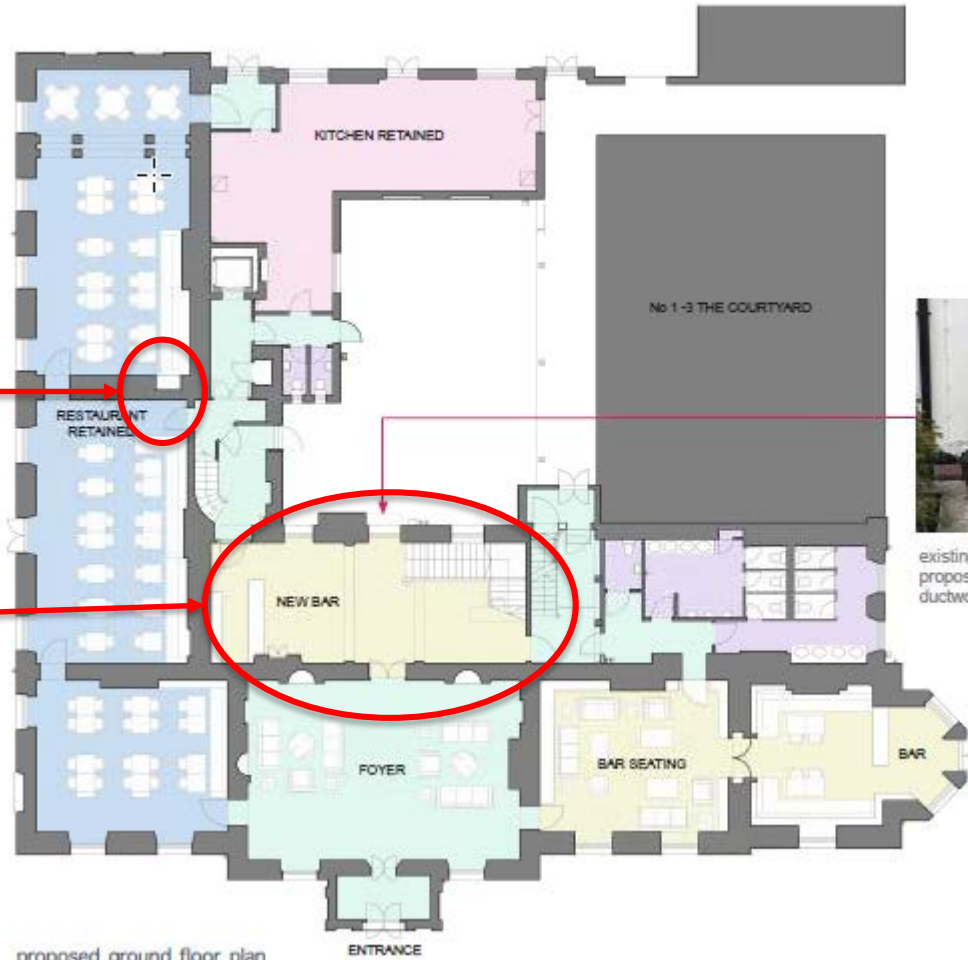
New bar area

Ground floor



Door blocked

Change from
C3 café use to
A4 bar use



existing low level structures to house proposed AHU supply / extract ductwork

proposed ground floor plan

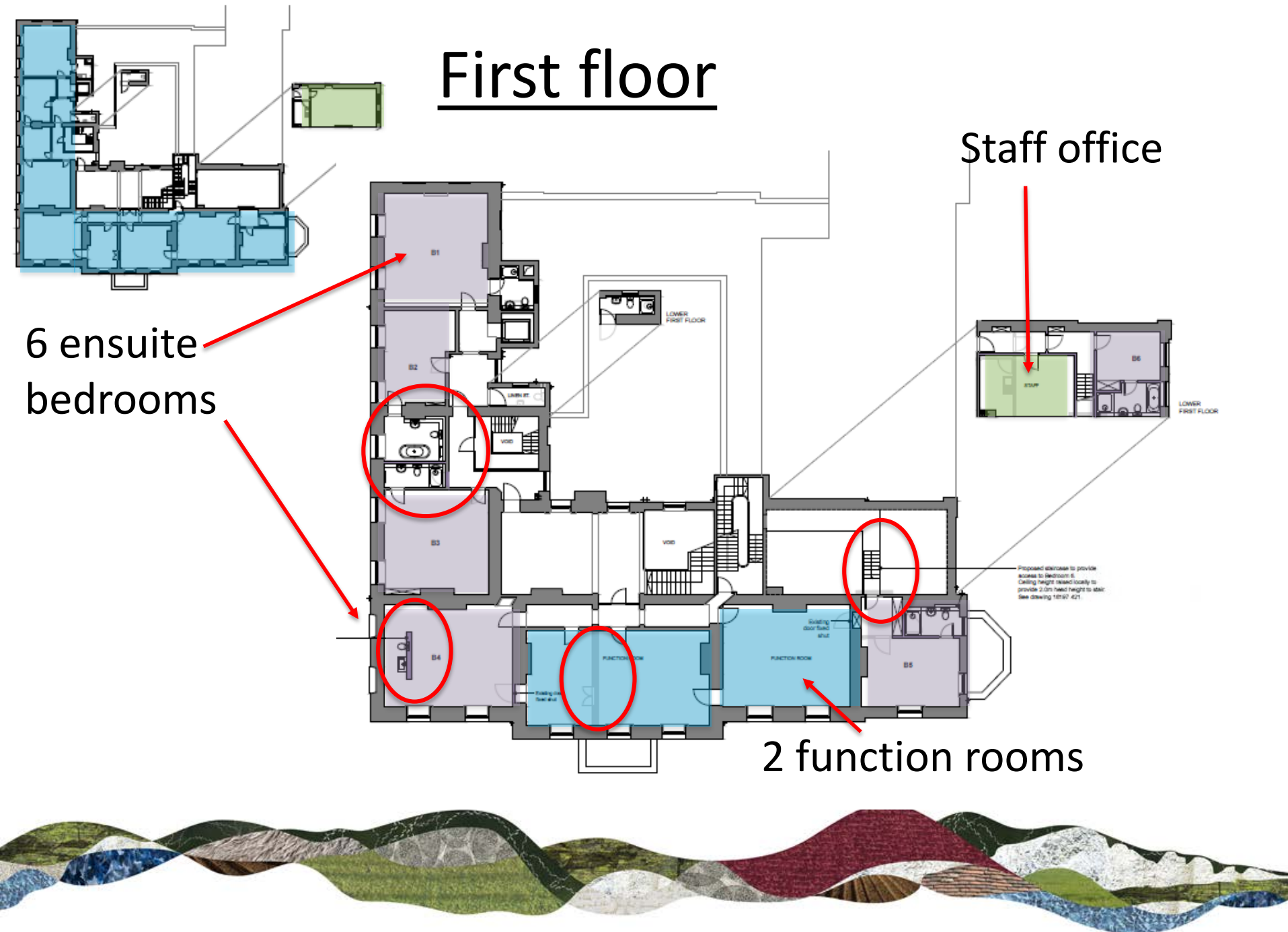
kitchen, retained

First floor

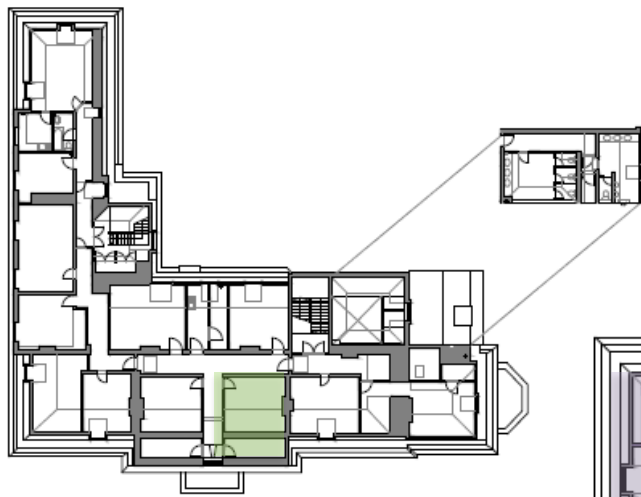
Staff office

6 ensuite
bedrooms

2 function rooms

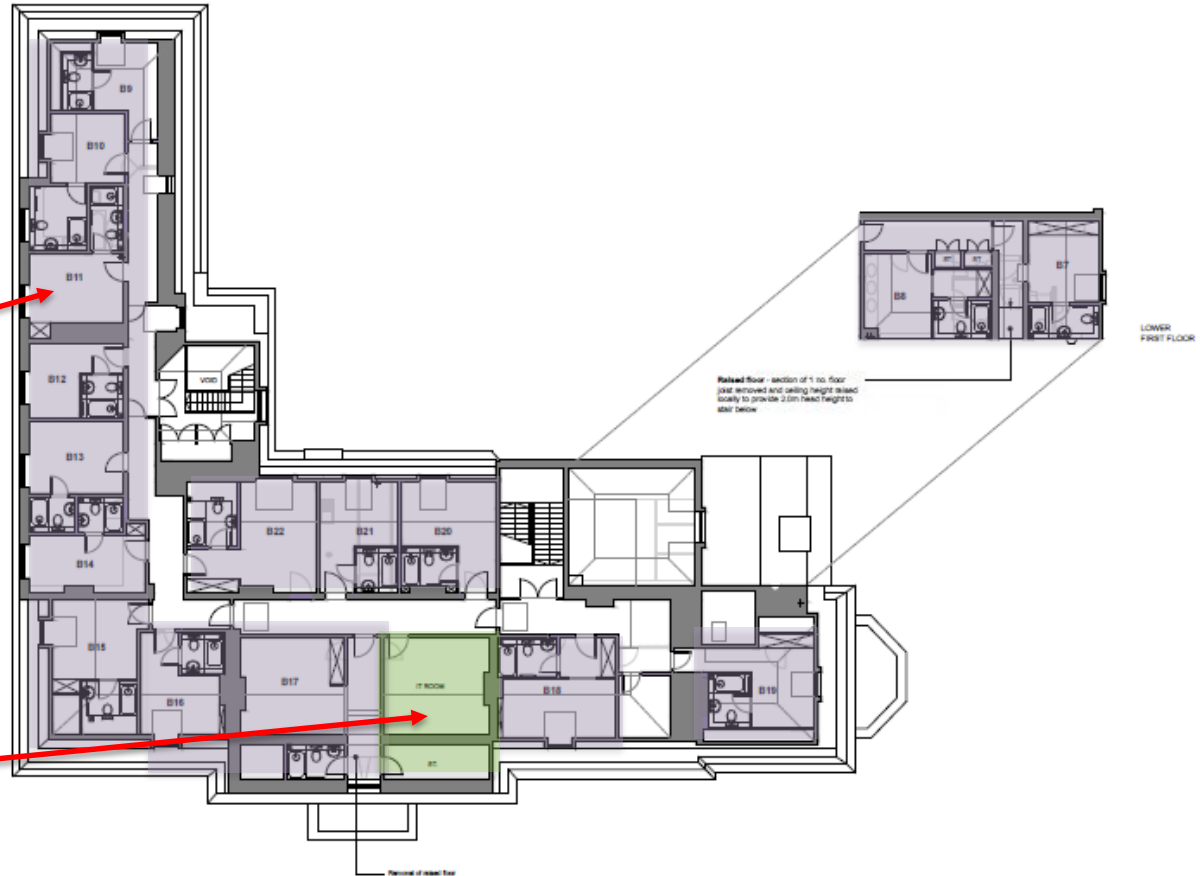


Second floor



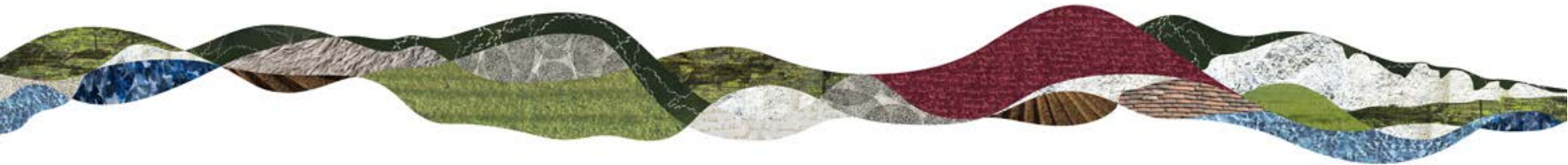
16 ensuite
bedrooms

IT
room/office



External alterations

- 14 slate roof vents across the east and south elevations



Main considerations

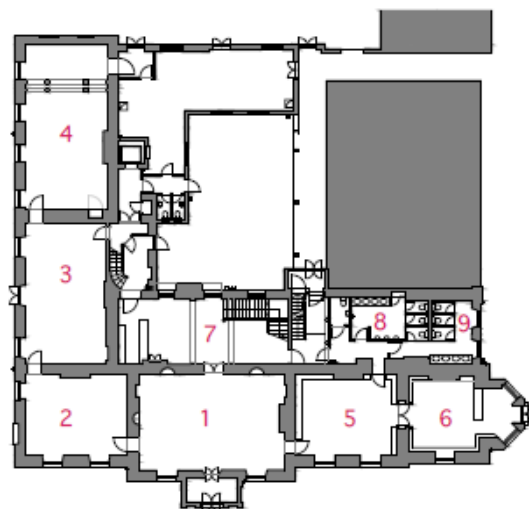
- Principle of development
- Impact on the character of the local area and heritage assets
- Traffic and parking
- Noise impact and tranquillity
- Impact on the fabric of the listed building



Recommendation

- That planning permission be granted for application SDNP/16/05602/FUL subject to the conditions set out in paragraph 10.1 of the Officers report, and the update sheet.
- That Listed Building Consent be granted for application SDNP/16/05603/LIS subject to the conditions set out in paragraph 10.2 of the Officers report.





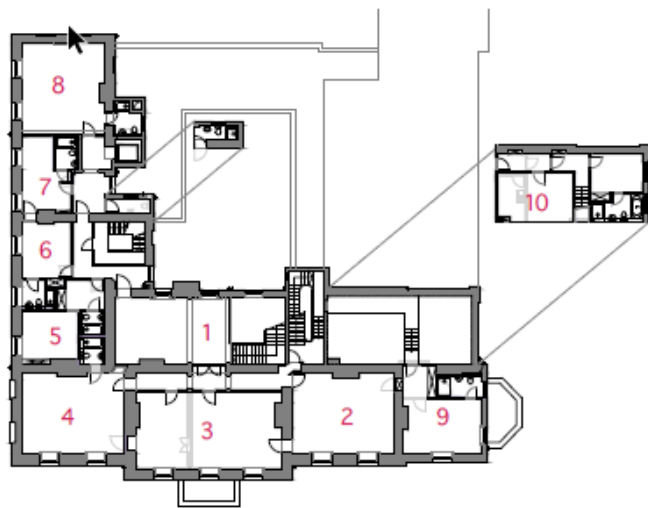
GROUND FLOOR PLAN

GROUND FLOOR PLAN

PROPOSED PAINT COLOURS

- | | | |
|---|---|---|
| 1 | Entrance foyer Farrow & Ball, Pink Ground (No. 202) |  |
| 2 | Lady Anne Room Farrow & Ball, Great White (No. 2006) |  |
| 3 | Middle Room Farrow & Ball, Arsenic (No. 214) |  |
| 4 | Henry Pelham Room Farrow & Ball, Pointing (No. 2003) |  |
| 5 | Library Room Farrow & Ball, Arsenic (No. 214) |  |
| 6 | Library Bar Farrow & Ball, Arsenic (No. 214) |  |

- | | | |
|---|--|---|
| 7 | New bar / former cafe Farrow & Ball, Green Smoke (No. 47) |  |
| 8 | Toilets, gentlemen Farrow & Ball, Green Smoke (No. 47) |  |
| 9 | Toilets, ladies Farrow & Ball, Pink Ground (No. 202) |  |



FIRST FLOOR PLAN

FIRST FLOOR PLAN

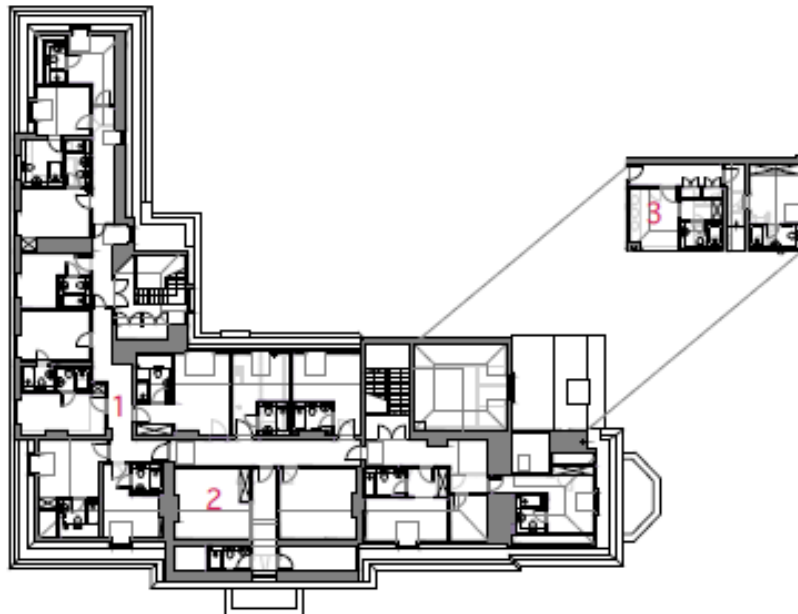
PROPOSED PAINT COLOURS

- | | | |
|---|---|---|
| 1 | First floor landing Farrow & Ball, Pink Ground (No. 202) |  |
| 2 | Marlborough Room Farrow & Ball, Pavilion Blue (No. 252) |  |
| 3 | Brunswick/ Amelia Room Farrow & Ball, Wimborne White (No. 239) |  |
| 4 | Churchill Room Farrow & Ball, Wimborne White (No. 239) |  |
| 5 | King George IV Farrow & Ball, St Giles Blue (No. 280) |  |
| 6 | Regency Room Farrow & Ball, Wimborne White (No. 239) |  |

- | | | |
|----|--|---|
| 7 | Fitzherbert Room Farrow & Ball, Wimborne White (No. 239) |  |
| 8 | Norfolk Room Farrow & Ball, Pink Ground (No. 202) |  |
| 9 | Bedroom Farrow & Ball, Pavilion Blue (No. 252) |  |
| 10 | Mezzanine level (all walls) Farrow & Ball, Wimborne White (No. 239) |  |

SECOND FLOOR PLAN

PROPOSED PAINT COLOURS



- 1 All corridors
Farrow & Ball, Pink Ground (No. 202)
- 2 All bedrooms, IT room
Farrow & Ball, Wimborne White (No. 239)
- 3 Mezzanine level (all walls)
Farrow & Ball, Wimborne White (No. 239)

