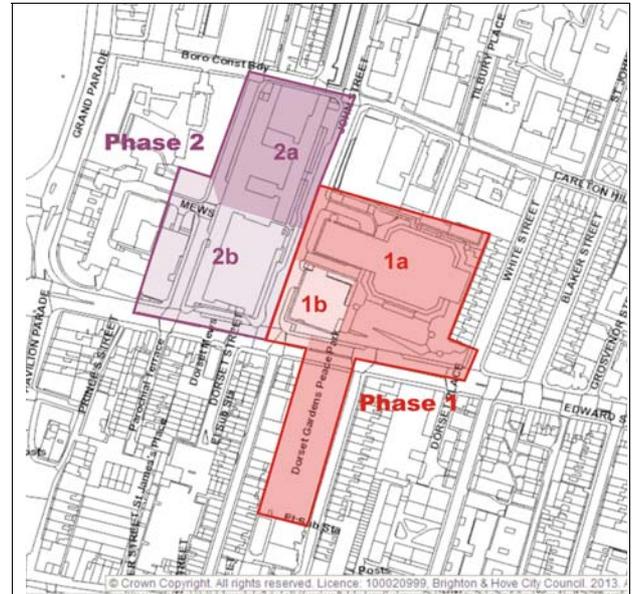


# Edward Street Quarter, Brighton

## Key facts

- **Phase 1 Site Area – 1.6 Ha**  
**Phase 2 Site Area – 1.3 Ha**
- **Location – eastern edge of Central Brighton**
- **Ownership – Various, including American Express**



## The Site

This site lies to the south of Carlton Hill in the vicinity of the new American Express building, bounded by Edward Street and Dorset Gardens Peace Park to the south and William Street to the west. A phased development is envisaged. Phase 1a involves 'Amex House', the former HQ building scheduled for demolition by 2016 and Dorset Gardens Peace Park, a currently underused green space which could better provide for informal leisure needs. Phase 1b concerns the Job Centre. The extended phase 2 area includes the Police HQ, Law Courts and County Courts.

## Access

Edward Street is a dual carriageway and a [sustainable transport corridor and bus priority route](#). It directly links to Grand Parade where the A23 from London, A270 from Lewes and A259 east west coastal road all converge.

The city centre, the seafront and Brighton Mainline station are all within walking distance. Mighell Street, which currently terminates at the northern end of the site, is to be reinstated as a pedestrian through route once Amex House is demolished. National coach links are available from the nearby Pool Valley Coach Station.



(above: Dorset Gardens Peace Park looking north to former HQ 'Amex House', right)



## Redevelopment Opportunities

In 2013 the [Edward Street Quarter Planning Brief](#) was approved which outlines a mix of suitable uses as well as indicative heights and massing of appropriate development within a preferred development option for the area. Phase 1 encourages a quantum of high quality office floorspace (15,000- 20,000 sq m) as well as housing (minimum 65 units). This option has been capacity tested, is considered viable and includes active ground floor uses such as retail, commercial uses and cafés in locations which front public spaces. This accords with the 2013 [Submission City Plan](#) policy DA5 which includes phase 1 of the Edward Street Quarter area as a Strategic Allocation.

## Main Planning Information

- Opportunity for a broad redevelopment of employment, residential and active ground floor uses;
- Heritage Issues: Conservation areas cover Dorset Gardens Peace Park and lie at the NE corner of Edward Street Quarter. 34-35 Mighell Street is listed. A Heritage Statement will be required as part of any planning application;
- Mighell Street to be reinstated as a direct north-south route through the site to allow safe pedestrian access and improve the public realm. There is the added opportunity to create a public square some where along this route;



- Development proposals should provide for improvements to Dorset Gardens Peace Park to attract more users to this space. Further advice can be given on request.

## Further Planning Information

- [Edward Street Quarter Planning Brief 2013](#)
- [Brighton & Hove Local Plan 2005](#) – [Local Plan Map](#); [Policies EM2 \(high-tech and office uses\)](#); [HO2- HO6 \(residential policies\)](#); [SU2 \(energy, water and materials efficiency\)](#); [TR1 \(travel demand\)](#); [TR5 \(sustainable transport corridors and bus priority routes\)](#); [QD1-QD6 \(design and public art\)](#); [HE3 \(Development affecting the setting of listed buildings\)](#); [HE6 \(development within or affecting the setting of conservation areas\)](#)
- [Submission City Plan Part 1 2013](#) – including Policies DA5 (Eastern Road and Edward Street), CP1 (Housing Delivery) and CP3 (Employment Land)
- [LDF Background Studies](#)- Supporting Evidence for the City Plan
- [Sustainable Building Design SPD08](#)
- [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.*

### Contact details:

**Jo Thompson**

**Major Projects Officer**

**Email: [jo.thompson@brighton-hove.gov.uk](mailto:jo.thompson@brighton-hove.gov.uk)**

**Tel: 01273 292500**

[www.brighton-hove.gov.uk/majorprojects](http://www.brighton-hove.gov.uk/majorprojects)

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