

New England House, New England Street, Brighton

Key facts

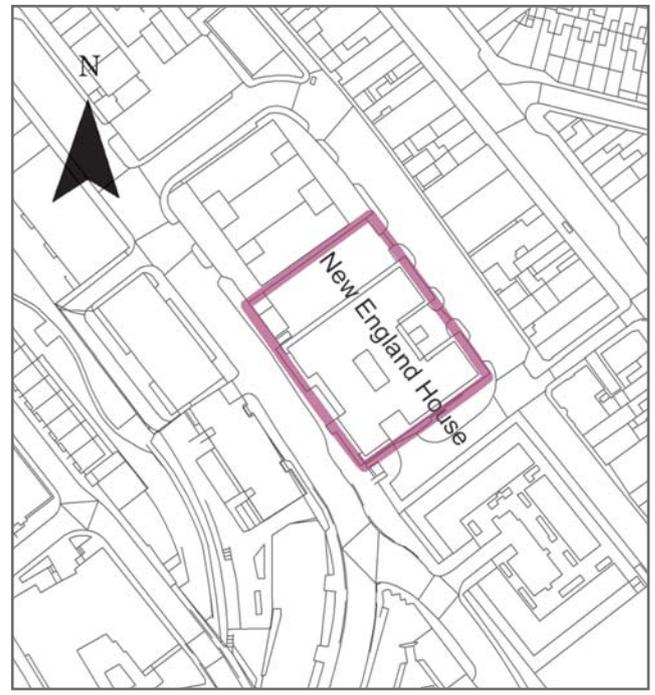
- Footprint: 0.34 Ha
- Location - A central Brighton site, on the edge of the New England Quarter
- Ownership - managed by Cluttons LLP, with space let on a variety of terms to tenant occupiers; Freehold owned by Brighton & Hove City Council

The Site

New England House is located on the edge of the recently redeveloped mixed use area known as the New England Quarter and just to the west of the [London Road shopping centre](#). It is an 8-storey, purpose built industrial business centre dating from the 1960s providing light industrial and office space for small businesses. The building is occupied by a wide range of small businesses attracted by the relatively affordable rents and is becoming increasingly identified with the creative and media sector. The building is in increasingly urgent need of refurbishment - in particular its external cladding shows signs of ageing and requires replacement. Despite this, at the time of writing the building is nearing full occupancy, although all leases are short term.

Access

The site is serviced by good road and public transport links through its close proximity to the London Road (A23), a [sustainable transport corridor and bus priority route](#) and one of the principal routes into the city, and Brighton

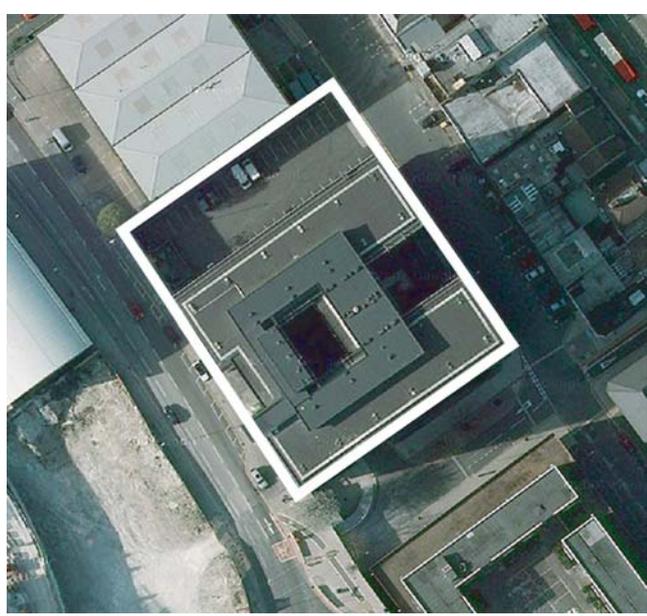


mainline train station which can be reached by foot in under 10 minutes. There are direct national coach links to Gatwick/Heathrow and beyond from nearby Preston Circus. The main pedestrian access to the building is via New England Street. Vehicular loading bays are situated on all façades. An open car parking area is included within the site, immediately to the north of the building.

Redevelopment opportunities

Brighton & Hove City Council has formed a consortium with the University of Sussex and Wired Sussex. The consortium has a vision for the development of New England House as a creative/digital media hub. The council is currently exploring business cases and funding packages to realise the vision as part of the wider and necessary [refurbishment](#) of the existing building.

To help guide development in the wider area, the council has prepared a Masterplan [Supplementary Planning Document \(SPD 17\)](#) (adopted in 2009) which seeks regeneration and an improved environment and public realm.



Main Planning Issues

- Established B1 use
- Car park area may provide additional development opportunities
- London Road masterplan identifies potential for either refurbishment or demolition and replacement floorspace. Refurbishment option seeks active frontages at ground floor level as part of wider strategy to improve environment of Elder Place



See also

- Vantage Point and Circus Parade, Brighton
- Trade Warehousing (Longley Industrial Estate), 4-6 New England Street, Brighton

Further Planning Information

- [London Road Central Masterplan \(2009\) - Supplementary Planning Document \(SPD 10\)](#)
- [London Road Urban Characterisation Study](#)
- [Brighton & Hove Local Plan 2005; Local Plan Map; Policy EM1-identified employment sites \(New England Street Business Area\), Policy SU2 Efficiency of development in the use of energy, water and materials;](#)
- [Tall Buildings \(2004\) - Supplementary Planning Guidance \(SPGBH 15\)](#)
- [Site Waste Management Plan](#)
- [Employment Land Study \(2006\); Employment Land Study Update \(2009\)](#)
- [Sustainability Checklist](#)
- [Sustainable Building Design \(SPD 08\)](#)

The above list of documents and policies demonstrate the summary planning policy 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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Units at New England House are being commercially marketed by Cluttons LLP

Development Management Site Schedule 2012