Saltdean Court, Saltdean, Brighton

Redevelopment of seafront site to create apartment building of seven flats

LOCATION
Brighton and Hove, East Sussex BN2

STATUS
Planning

USE
Residential

CLIENT
Euston Trust Limited



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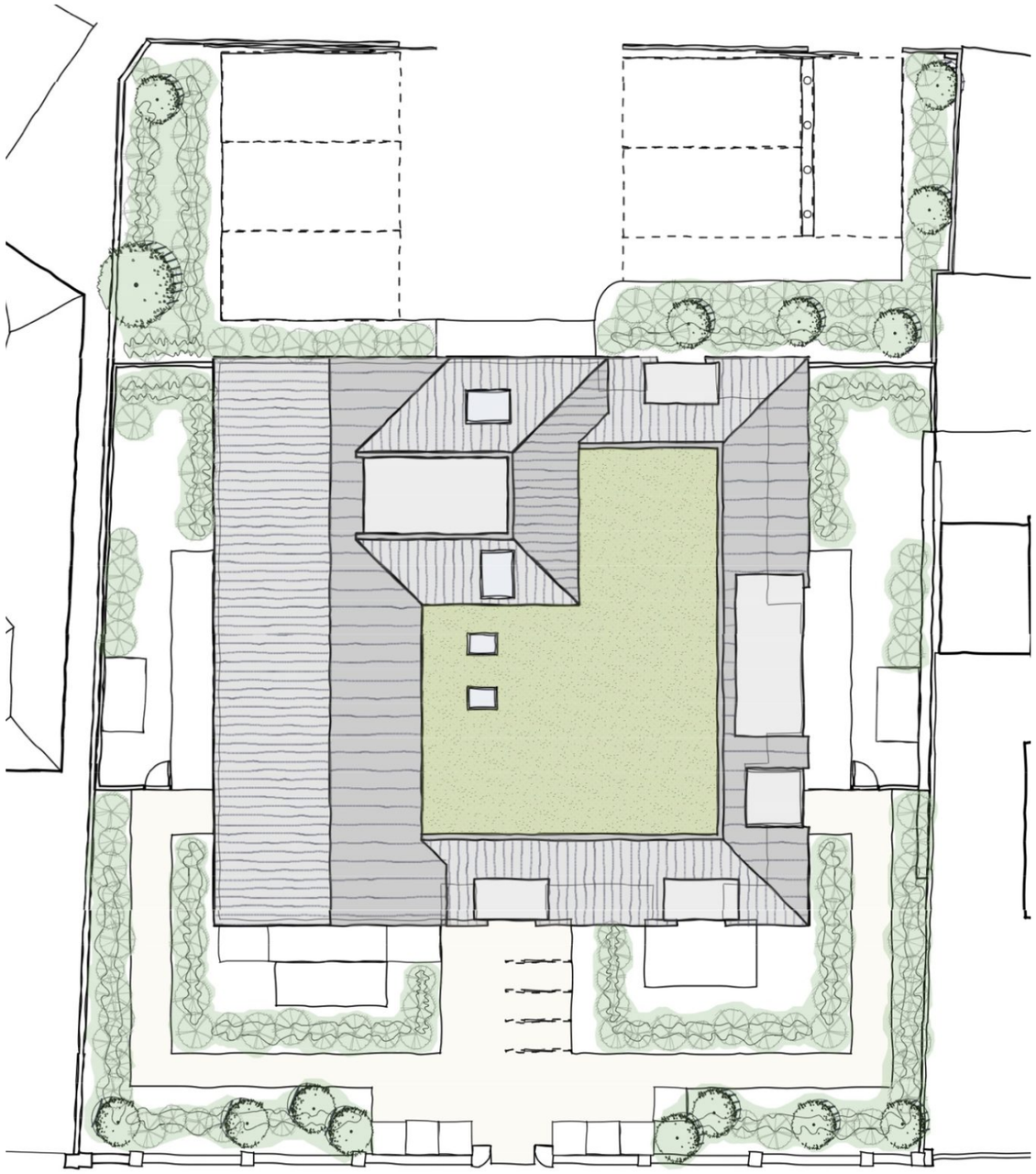

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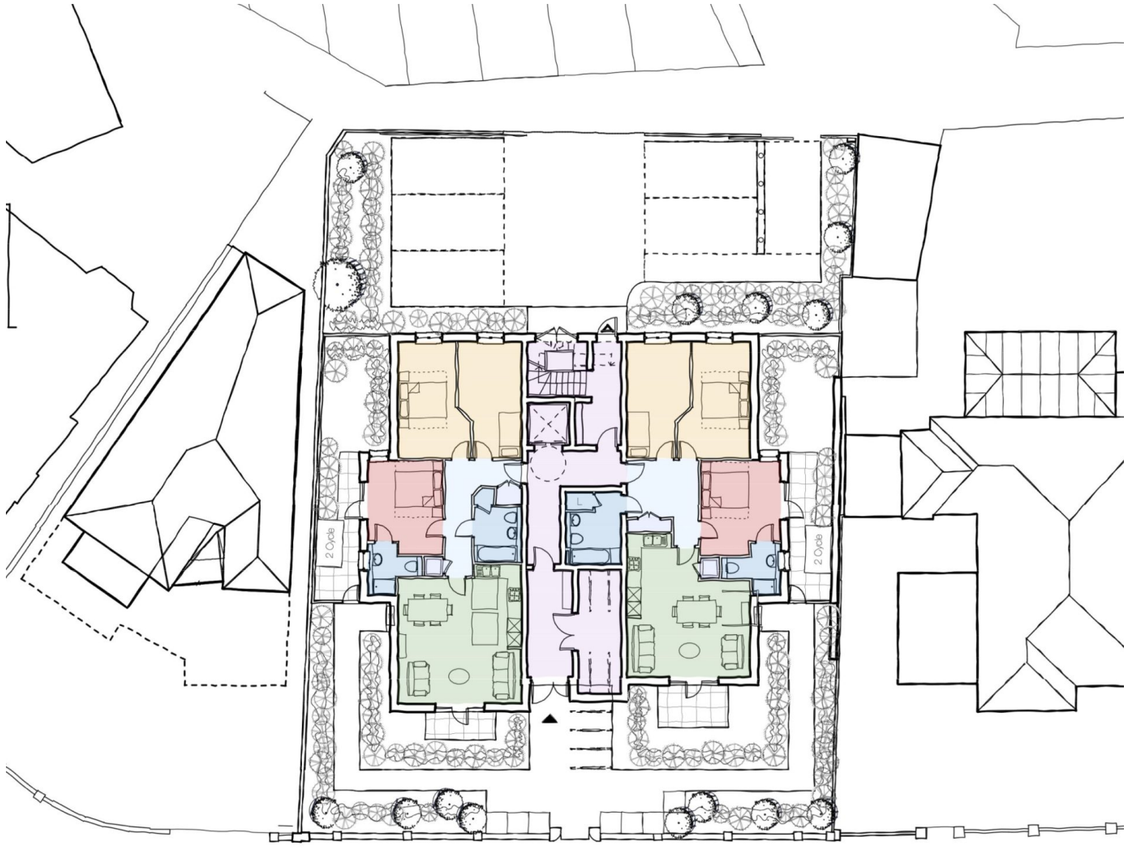



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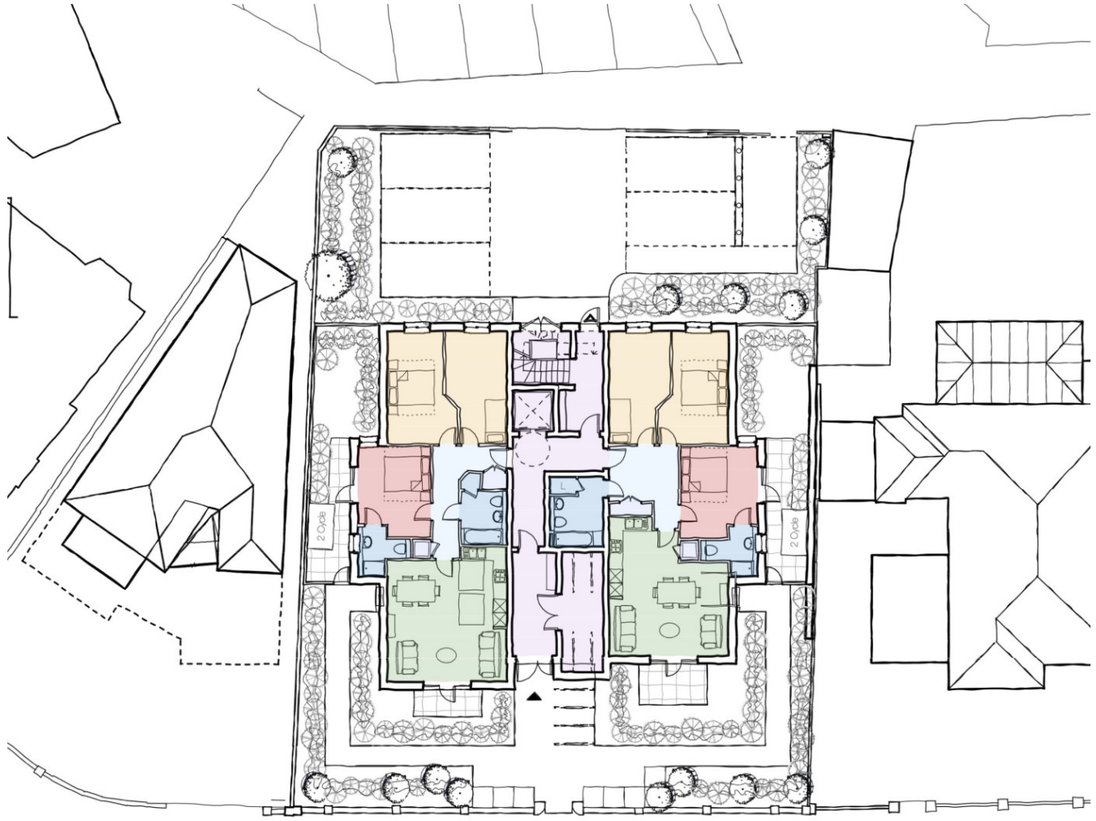

Improving the value and quality of the site

Our client, for whom we have carried our several previous developments over the previous twenty plus years, approached us to prepare proposals for redevelopment of the site which lies to the eastern end of Brighton and Hove City.

The plot currently has a three storey interwar block of four flats with garages to the rear. The buildings are of low quality and has suffered considerably due to basic construction and exposed position fronting the sea.

The surrounding properties are of varying scales and architectural styles with some in a seaside Art Deco style vernacular and others of more standard post war suburban styles, some two storey houses and other bungalows.

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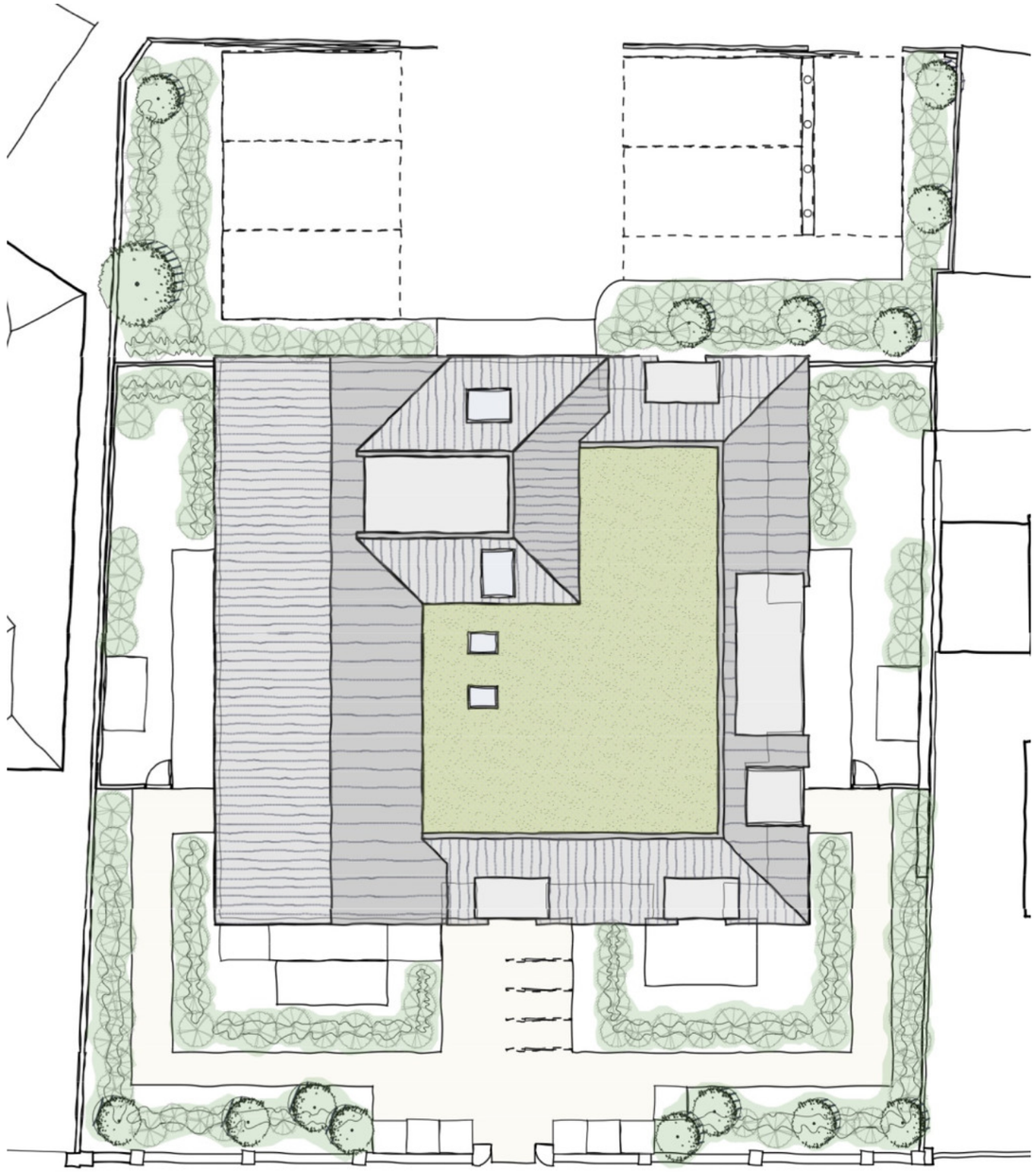

Strategic thinking and design to obtain planning consent

We took a staged approach to the design and planning process to mediate between the clients brief to maximise the density and value of the development, and the planning policy considerations of the local authority, in particular those to do with scale, form and impact on adjoining properties.

A pre-application advice proposal was submitted in 2024 for demolition of the existing building and erection of a new apartment building of seven flats which supported the principle of redevelopment.

Our planning application scheme modified the massing of the proposal but maintained the pre-app proposal density of seven flats on the block. The roof form and modelling of the proposed building carefully relates and mediates between the differing appearances, height and appearance of the surrounding properties.

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Design to make the best of the seaside setting

The proposed building design draws from the seaside vernacular in a modern interpretation that enhances the area in a relaxed but contextual manner.

The proposed flats are laid out and oriented to allow all living areas to have front facing windows or terraces giving sea views. Adjoining amenity and privacy have been carefully considered to ensure no overlooking or loss of light.

A small parking court has been included to the rear. Bin and bike stores are included within the building volume.

Planning consent was obtained in early 2026.

The development is located in Saltdean, Brighton and Hove, East Sussex

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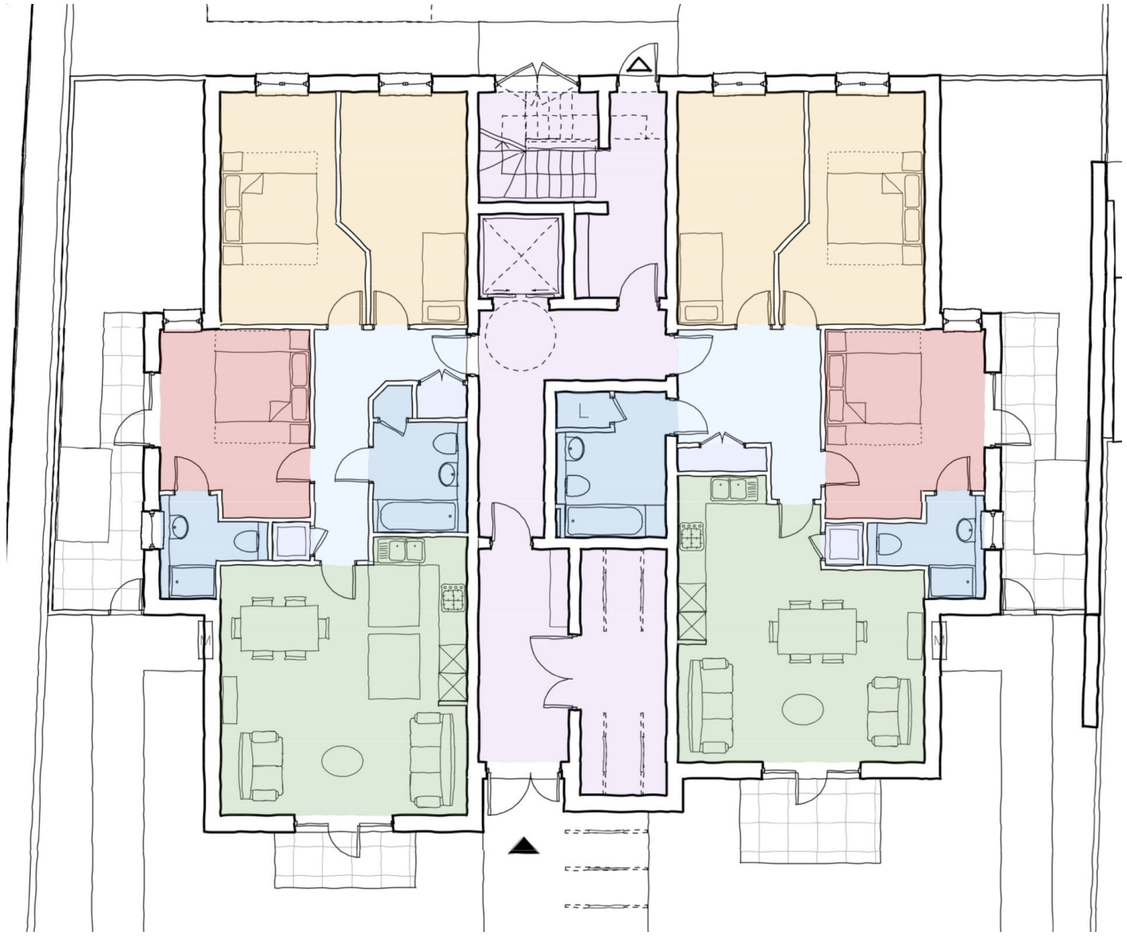



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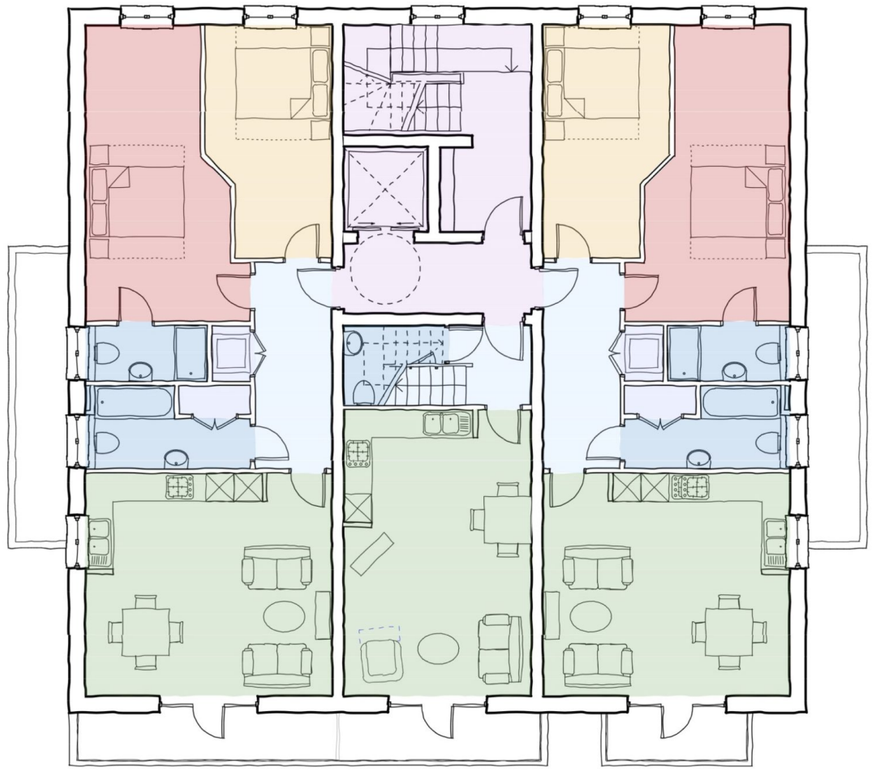



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