

## Western Road, Brighton

### Brighton, BN1

This project, completed in December 2019, is a mixed use development of an existing four storey building in central Brighton with frontages on both the busy high street of Western Road, and the Regency period, residential Clarence Square.

The existing building, in poor condition, was fully in retail use, with storage and administration areas over the ground floor shop. Our proposals were to convert the building in to a mixed use development comprising a retail unit at ground and basement levels with ten high quality residential apartments arranged over basement, ground, first, second and third floor levels.

The retail unit is entered from the Western Road frontage and the apartments from the quieter Clarence Square side.

The key design challenge was to create the required number of high quality residential units to make the project viable within the existing building envelope. This includes adding a third floor level by inserting new floor plates at second and third floors and carefully planning the internal layouts to maximize efficiency and to make best use of the existing windows.

Phase 1 of the project, carried out in early 2018, involved the necessary enabling and separation works to form the retail unit and to allow the development of the residential apartments to follow on afterwards. The retail unit remained fully operational throughout the Phase 2 construction work which were completed in late 2019.

Client: Private

Phase 1 Enabling Works Main Contractor: Matthew Hill General Building

M&E Services Engineer: PJR Design Services

Planning Consultant: [Parker Dann](#)

Quantity Surveyor: Andrew Smith

Photographer (for Phase 1 construction pictures): [Jefferson Smith](#)































