Ship Street, The Lanes, Brighton

Brighton, BN1

The Ship Street project is a mixed use development on a corner site in Brighton's historic and vibrant Lanes quarter, just a couple of hundred meters from the seafront.

The project comprised the redevelopment of a dilapidated four story building to create a restaurant unit on the ground and basement floors with three high quality residential apartments on the upper floors above.

Great care was taken in our design in order to take best advantage of the existing ceiling heights and grand bay windows to create generously proportioned two bedroom units. Through meticulous consideration of the site and surroundings we were able to provide each apartment with a private balcony and sea view.

Haines Phillips Architects, through careful consultation with the client, prepared the design of all elements including bathrooms, joinery, finishes and colour schemes. Working with a modest budget, the details and finishes for each flat create a contemporary, high quality design that makes subtle references to period details appropriate to the original building.

All new and upgraded building elements incorporate high levels of thermal efficiency and insulation and sound separation between the restaurant unit and apartments.

Planning consent was obtained in May 2017, and construction works, using a traditional procurement method, were completed in December 2017.

Client: Private

Main Contractor: Packham Construction Limited

Structural Engineer: Ellis Structures

M&E Services Engineer: PJR Design Services

Audio-visual Design: Realtime

Planning Consultant: Parker Dann

Quantity Surveyor: Andrew Smith

Photographer: Jefferson Smith

Contract Value: Approximately £700k

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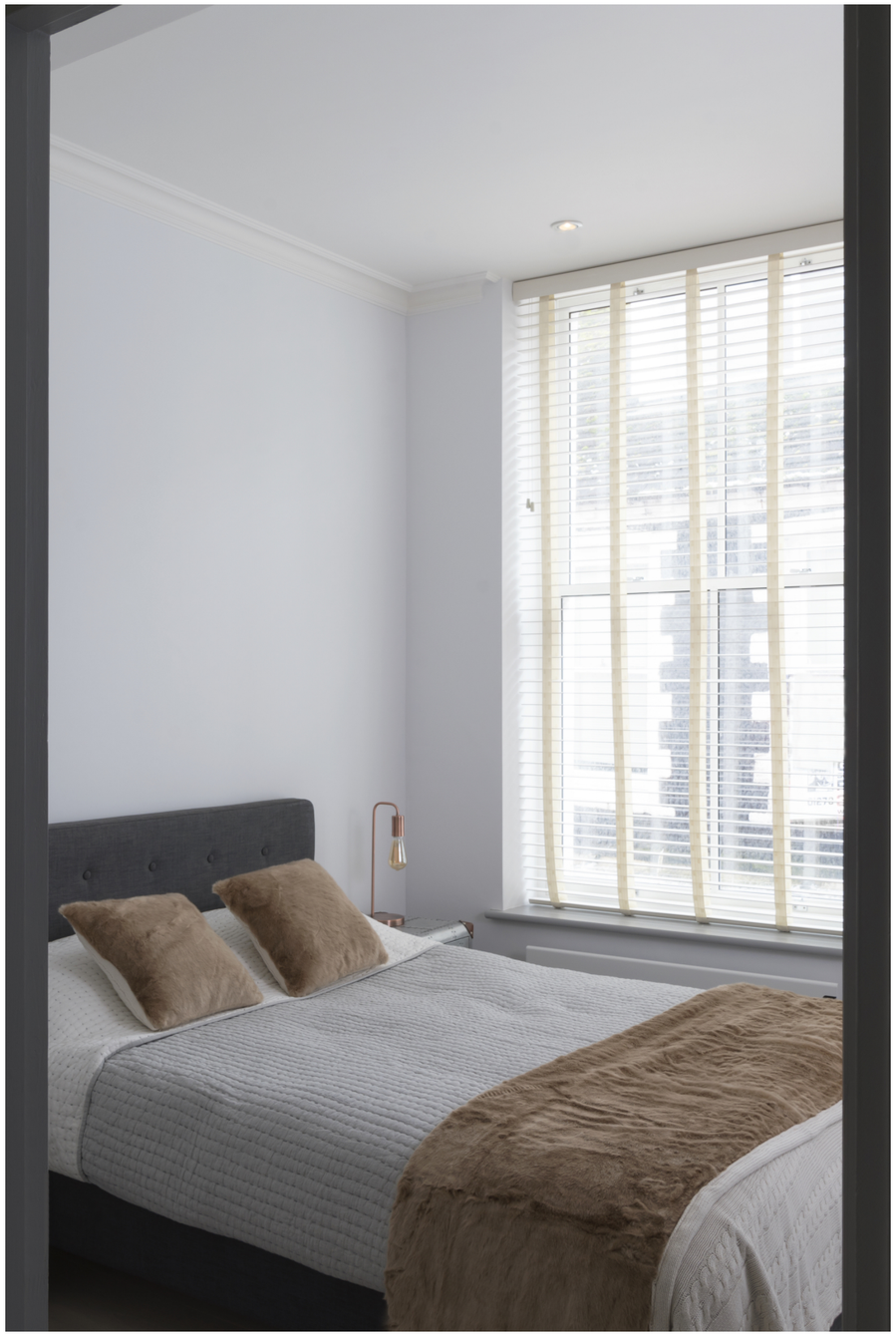

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