

Comment on BH2020/01952 Land To The Rear Of Hilton Brighton Metropole 106 - 121 Kings Road Brighton BN1 2FU

Redevelopment incorporating demolition of existing buildings on Cannon Place & St Margarets Place and erection of a building between four to nine storeys to create a 221 room hotel (C1) including retention of Grade II listed facades at nos 31 and 32 Cannon Place.

- The Regency Society welcomes the proposed improvements to the pedestrian route on the west side of Cannon Place.
- The top two floors of the main part of the new building are overbearing. They should either be set back or reduced to one mansard top floor.
- The application includes a rear courtyard for use by guests. It will be surrounded by tall residential properties and hotel rooms, thus potentially creating noise problems for neighbours. We suggest that conditions should be imposed restricting the hours of use and the sound level of any music.
- The application states that no vehicles serving the hotel will make use of St Margaret's Place. This undertaking is welcome since St Margaret's Place, a short, residential cul de sac, already suffers from large vehicles delivering to the rear of the Metropole Hotel.

However, no convincing information is provided about how this will be enforced. The proposed drop-off point outside the main entrance in Cannon Place is not ideal from a traffic flow point of view. So, there is a risk that drivers accessing the new hotel may choose to use St Margaret's Place and then turn round or attempt to reverse out. This would be unacceptable.

- The application site is owned by the same freeholder as the surrounding area bounded by Kings Road, Cannon Place, St Margaret's Place and Queensbury Mews. The proposed new hotel will replace exhibition halls previously used by the Metropole. One of the loading bays associated with these halls appears to be remaining in St Margaret's Place. Residents of St Margaret's Place have suffered greatly from disturbance created by large delivery vehicles. Guests in the north facing rooms of the main hotel could well face similar disturbance. A master plan could address this issue and clarify the purpose of the remaining loading bay.

Roger Hinton
Honorary Secretary
28/9/20