

Regency Society Comments on BH2018/03943: The Old Ship Hotel

1. The Regency Society welcomes these proposed improvements to The Old Ship Hotel which hopefully will enable it to continue its longstanding role as one of Brighton's most significant sea-front buildings.
2. The 1920s garage in Ship Street is of some historic interest as evidence of the inter-war growth in car ownership. It is at best neutral to the character of the conservation area and other schemes for replacement have been approved in the past.
3. The current proposal for replacing the garage relates well to the Denman and Sons corner building, but its relationship with the rest of the west side of the street is perhaps more open to question. However, it is superior to the buildings opposite and on balance we would support it.
4. The proposal to fill the gap in the Ship Street elevation in order to enclose the fire escape is not detrimental to the interest of the building and will be an enhancement to the conservation area. It will also provide improved safety; such an escape stair would not be permitted now.
5. Opening up the ground floor either side of the fire escape to provide retail units is not detrimental to the building. By removing what is currently a dead frontage it will benefit the character of the conservation area.
6. Other than the Assembly Rooms, the interest of the Old Ship is at least as much historical as architectural. The re-ordering seems unlikely to be detrimental to the much-altered interior, while producing substantial benefits in the improvement of the public rooms.
7. Relocation of the main entrance to the centre of the block will only affect the signage on Kings Road, not the architecture.
8. Taken together the proposed changes will benefit both the building and its surrounding area. We hope the application will be approved.

Roger Hinton
Chair of the Regency Society
19-2-19