

CASE STUDY

Property Tectonics is proud to be appointed as Lead Consultant and Designer for the transformation of 62-63 Old Steine and 3 Palace Place in Brighton. This project, commissioned by Brighton & Hove City Council, is part of the council's Hidden Homes initiative, aiming to repurpose underutilised buildings into much-needed residential accommodation.

A Vision for Change

The project involves converting former office spaces (Class E) into 11 high-quality one-bedroom apartments (Class C3). Designed with social impact in mind, this development aligns with the growing demand for affordable housing in Brighton, particularly for those in urgent need of temporary accommodation. With rising housing pressures, this scheme offers a viable solution by maximising existing building stock to deliver homes where they are needed most



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Delivering Sustainable and Affordable Housing

The transformation of this site is a significant step toward Brighton & Hove's commitment to providing sustainable and affordable housing solutions. Key aspects of the project include:

- The provision of 100% local authority affordable housing, ensuring these homes directly benefit people on the city's housing register.
- A high standard of accommodation that meets modern living requirements while preserving the historic integrity of the Valley Gardens Conservation Area.
- The inclusion of an external cycle store, promoting sustainable urban mobility.



Balancing Heritage and Modern Living

Located in a conservation area, the project required a sensitive approach to design and planning. Property Tectonics has worked closely with the council and stakeholders to ensure that the development respects the historical significance of the site while adapting it to contemporary residential needs.

The Social and Economic Impact

Beyond providing homes, the redevelopment contributes to the local economy through an Employment and Training Strategy, with a financial contribution of £3,300. This initiative underscores the council's commitment to workforce development while ensuring the project delivers long-term benefits to the community.

Moving Forward

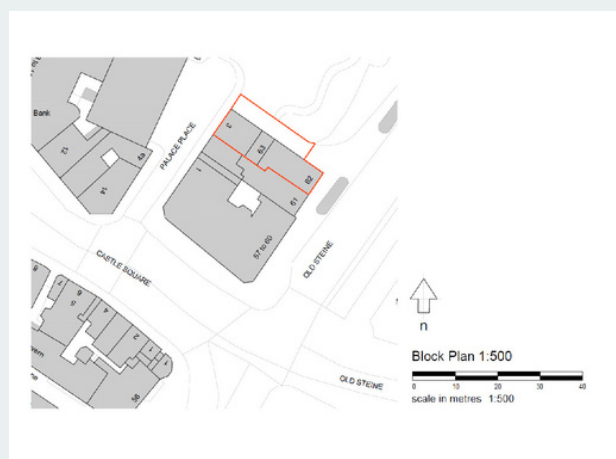
With work now underway, this project represents a crucial milestone in Brighton & Hove City Council's broader strategy to address housing shortages by repurposing redundant spaces. Property Tectonics is excited to play a key role in delivering a scheme that not only meets housing demands but also revitalises an important part of the city's urban landscape.



David McTear, Director of Professional Services at Property Tectonics, commented:

"Property Tectonics has been appointed to administer the works, which involve a full, comprehensive refurbishment of the existing building. This is a significant project, going back to brick and reworking layouts to fit within the existing structure. It's a complex but exciting challenge, requiring ongoing design adaptations. Sustainability is at the heart of this project, with measures such as underfloor heating, air source heat pumps, and a high energy efficiency target. This is a major transformation, and we are looking forward to seeing it progress over the coming weeks."

Stay tuned for updates as we progress towards completion, transforming office spaces into homes that make a difference.



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