

19 Hollingdean Terrace

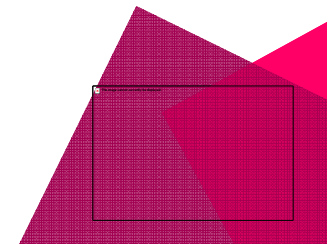
BH2020/00018



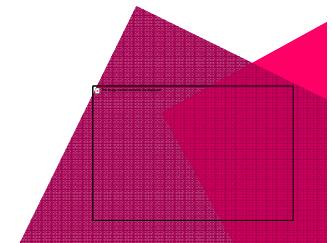
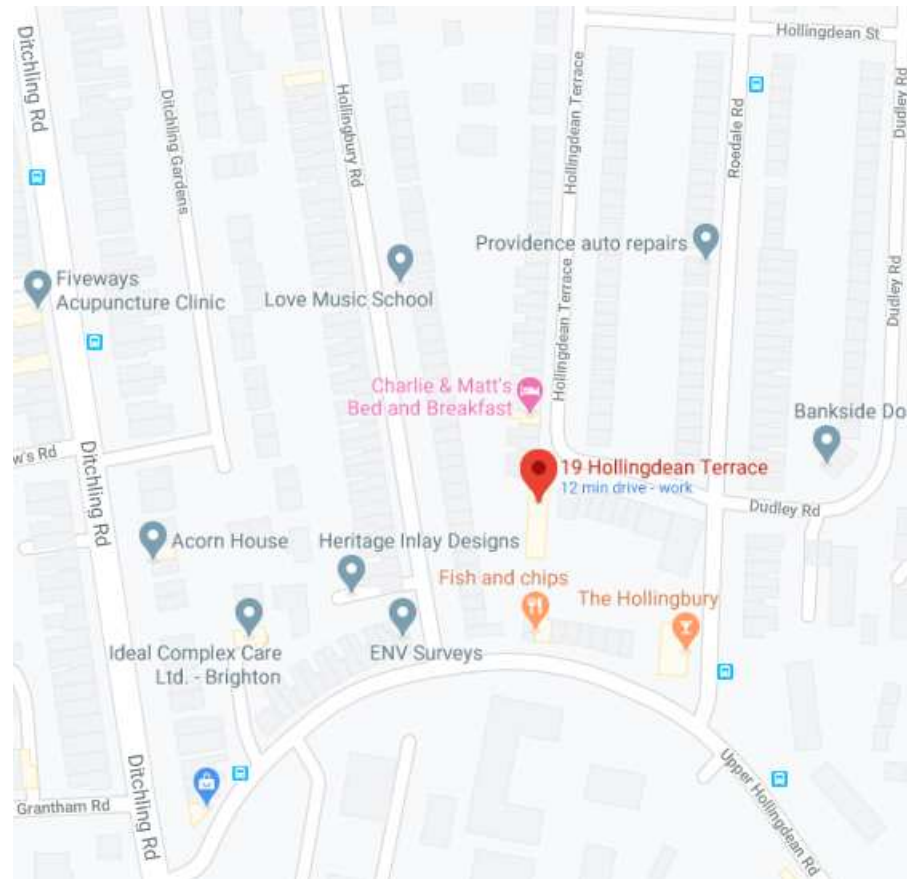
**Brighton & Hove
City Council**

Application Description

- Demolition of the existing mixed-use buildings (Sui Generis) and single dwellinghouse (C3) and erection of buildings containing flexible business floor space (B1a/b/c) and four residential dwellings (C3) comprising 3no two bedroom two storey houses and 1no two bedroom flat with associated landscaping.



Map of application site



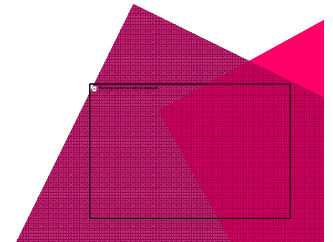
Existing Location Plan



Existing location plan Scale 1:1250 @A3



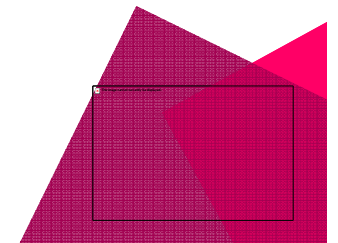
TA 1208 /01



Existing Block Plan



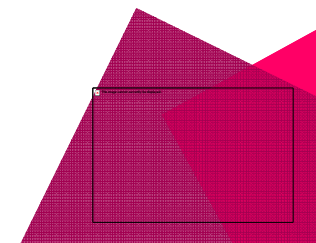
TA 1208 /01



Proposed Block Plan



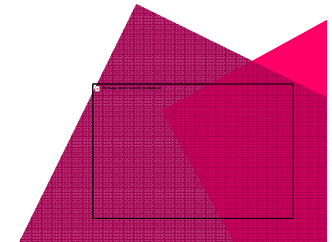
TA 1208 /09A



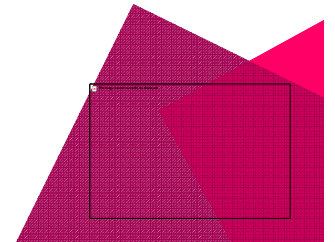
Proposed Site Plan



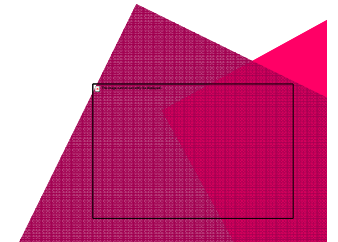
TA 1208 /10C



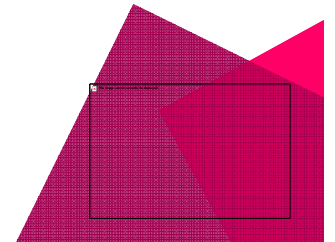
Aerial photo of site



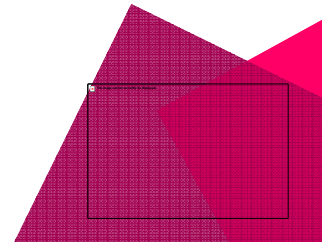
3D aerial photo of site



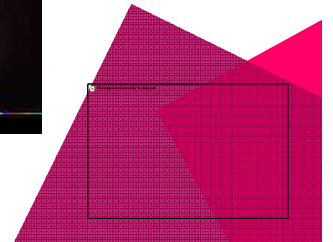
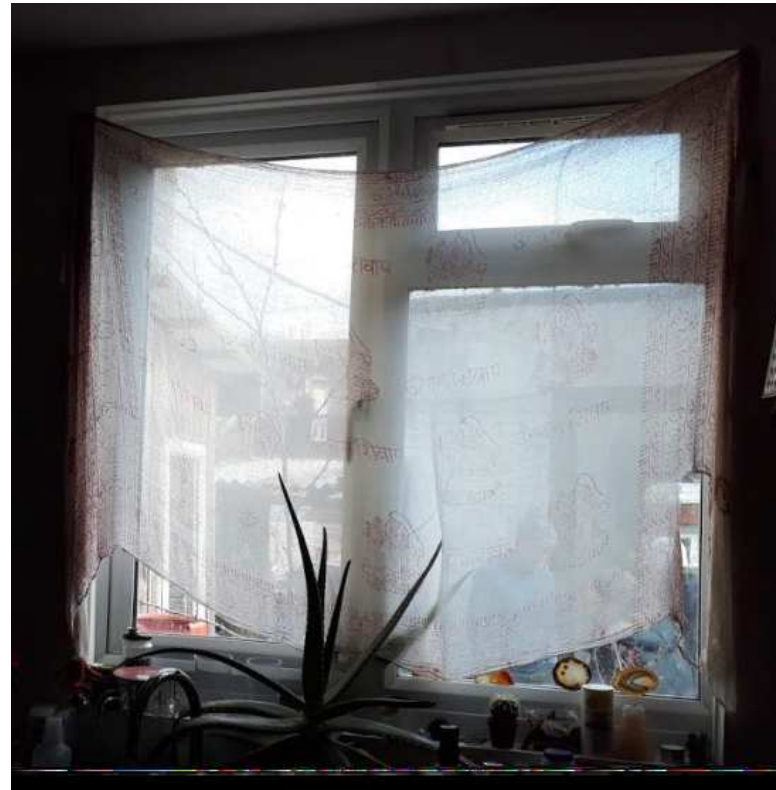
Street photos of site



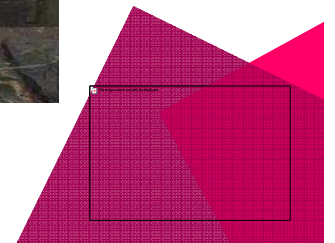
Looking east from within the site



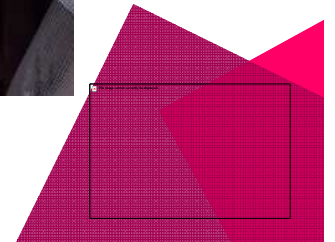
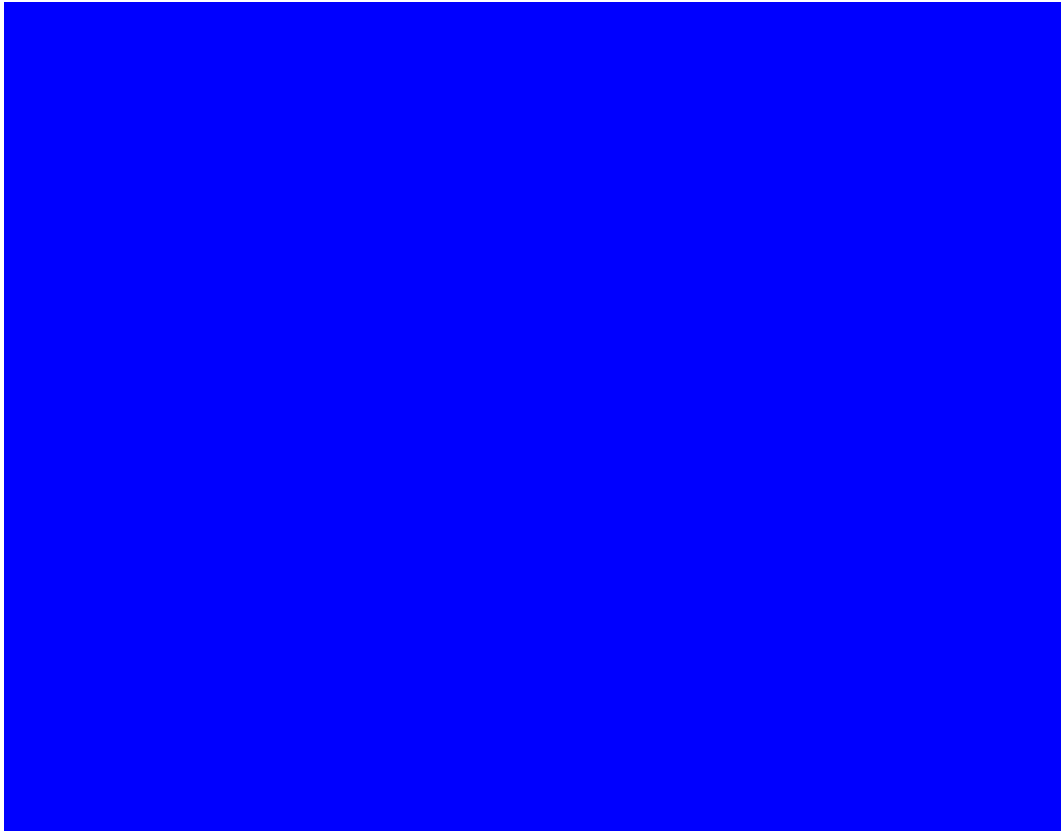
Existing dwelling on site



Looking east to the rear of 1-13 Hollingdean Terrace

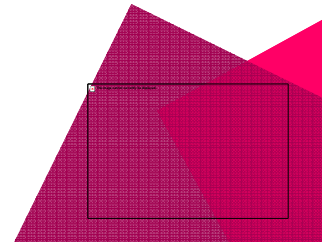


Looking west at the southern end of the site

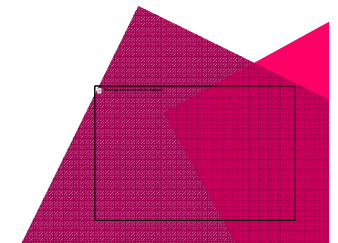


Split of uses and number of units

- 168m² of flexible B1 floorspace over first and second floors
- 3 two bed dwellinghouses and a two bed, three person flat



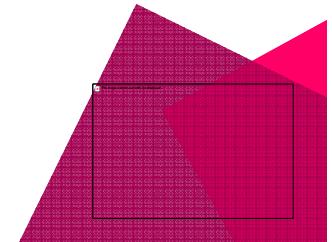
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Proposed Ground Floor Plan



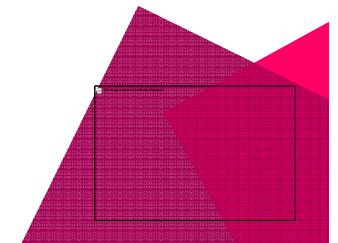
TA 1208 /11D



Proposed First Floor Plan



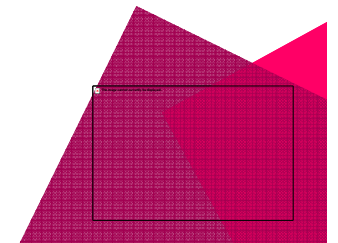
TA 1208 /12C



Proposed Second Floor Plan



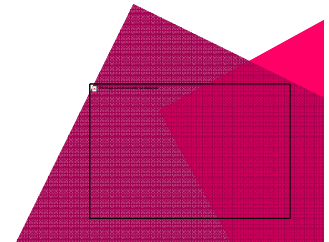
TA 1208 /13B



Proposed East-facing Elevation



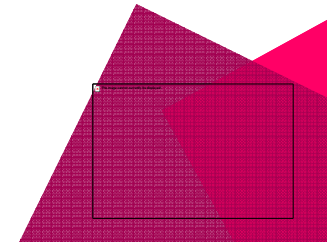
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Sectional East-facing Elevation



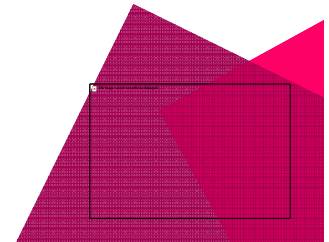
TA 1208 /18A



Proposed West-facing Elevation



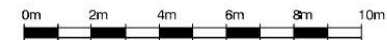
TA 1208 /14A



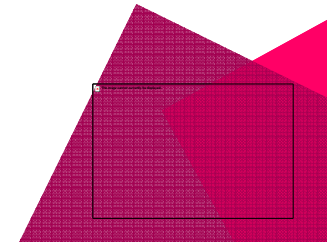
Proposed West-facing Elevation



Proposed rear (west) garden elevation from Hollingdean Road properties
- showing boundary fences in the foreground Scale 1:100 @A3



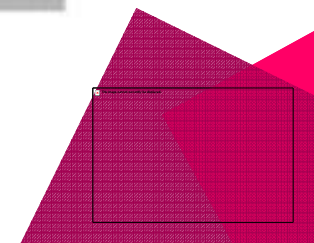
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Proposed North-facing Elevation



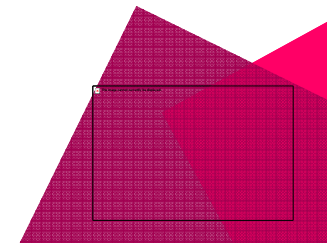
TA 1208 /15A



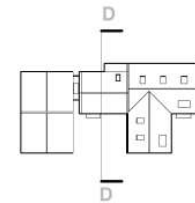
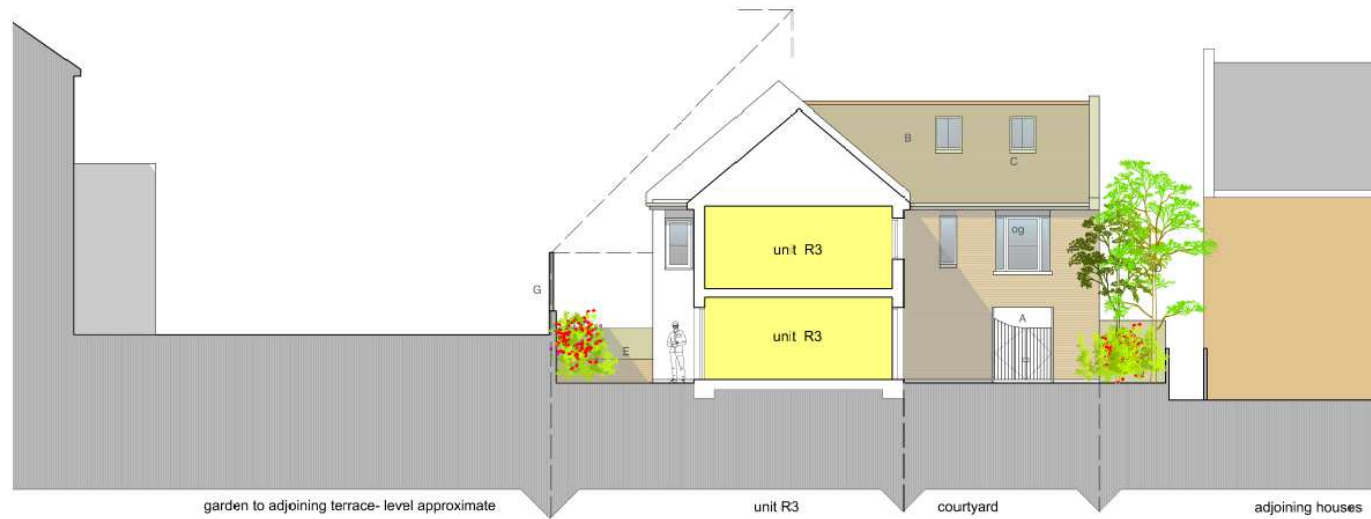
Proposed Site Section



TA 1208 /17A



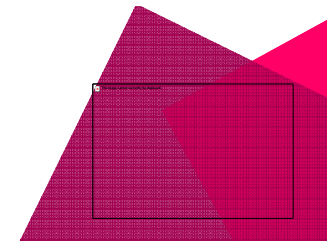
Proposed Site Section



key

- A gate to courtyard units
- B new tiled roofs
- C conservation rooflights
- D new boundary planting
- E patio garden
- F facing brickwork
- G approximate line of existing boundary
- og obscure glazed windows

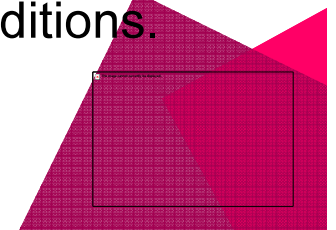
Proposed cross section DD through courtyard Scale 1:100 @A3



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Key Considerations in the Application

- It represents a significant improvement over the existing employment, and would contribute towards meeting the future demands for B1 and C3 units in the city.
- The development would make an efficient use of land and would be of a high standard of design.
- The development would have any additional impacts on neighbouring amenity, including in terms of noise and disturbance from either the future residential or commercial occupiers.
- The development is considered to offer acceptable living conditions for future occupiers.
- There is unlikely to be a significant impact on the surrounding highway and transport network, subject to the imposition of suitable conditions.



Conclusion and Planning Balance

- The loss of an undersized residential studio and insufficiently lit and heated, unsafe and poor quality commercial space on site that is economically unviable to warrant refurbishment is considered to be outweighed by a net increase in three dwellings and modern, better lit and ventilated, higher quality, and efficiently laid out B1 space.
- The development would result in an improved streetscene by replacing a dilapidated building with a cluster of high quality buildings, a net gain in biodiversity, three years of car club membership for residential and commercial occupiers, benefits to the environment and improved access to the site for those with disabilities.

