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St Joseph's Church Hall, 6 Milton Road

BH2023/02679

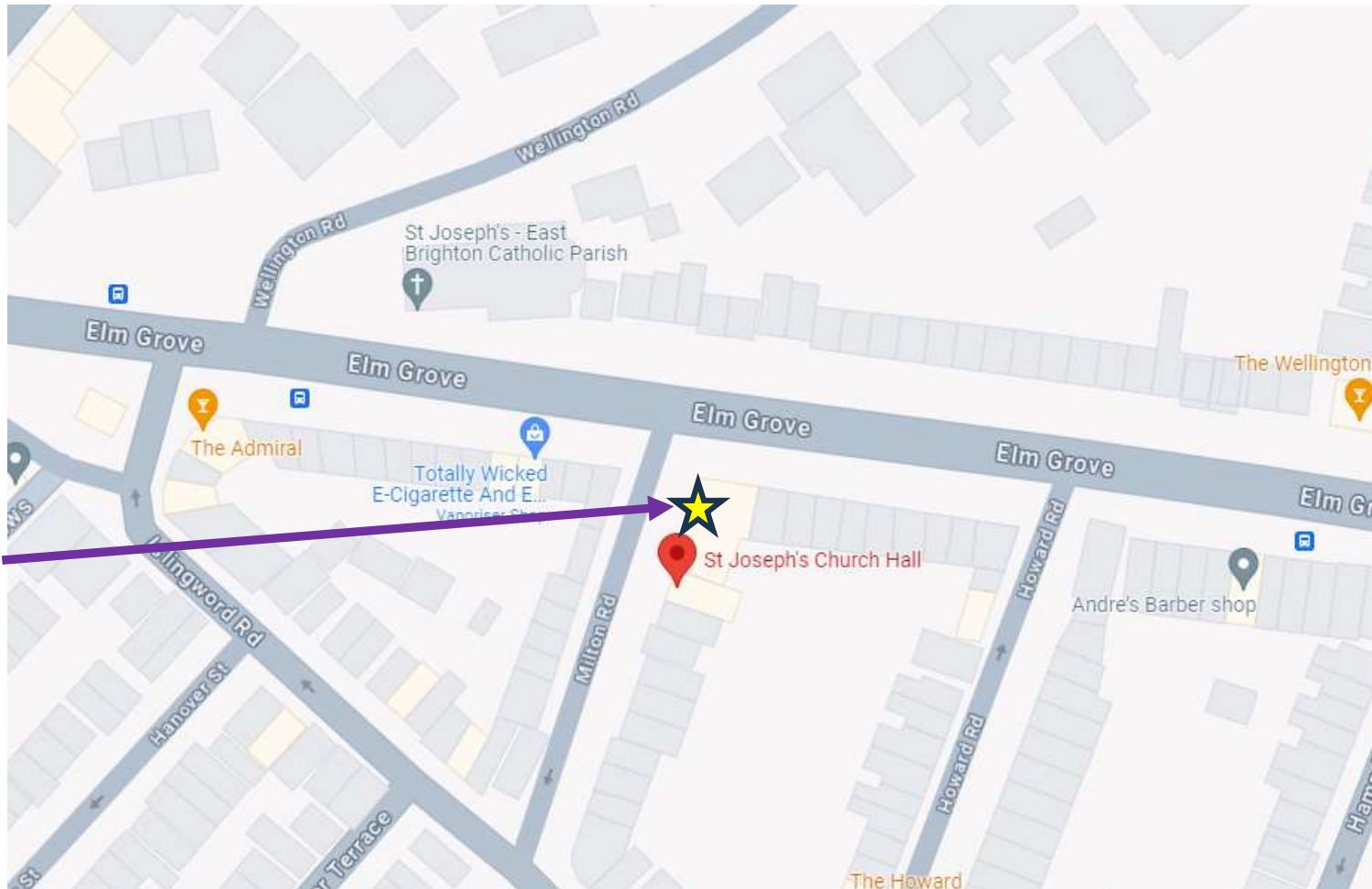


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Application Description

Demolition of existing two storey Church Hall and replacement with a three storey, Milton Road Community Centre, providing Chaplaincy and Parish Services (Use Class F1/F2) with supporting infrastructure.

Map of application site



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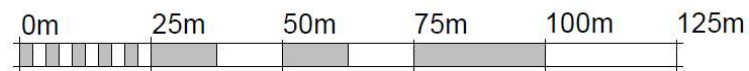
Application site

Existing Location Plan



OS Site location Plan

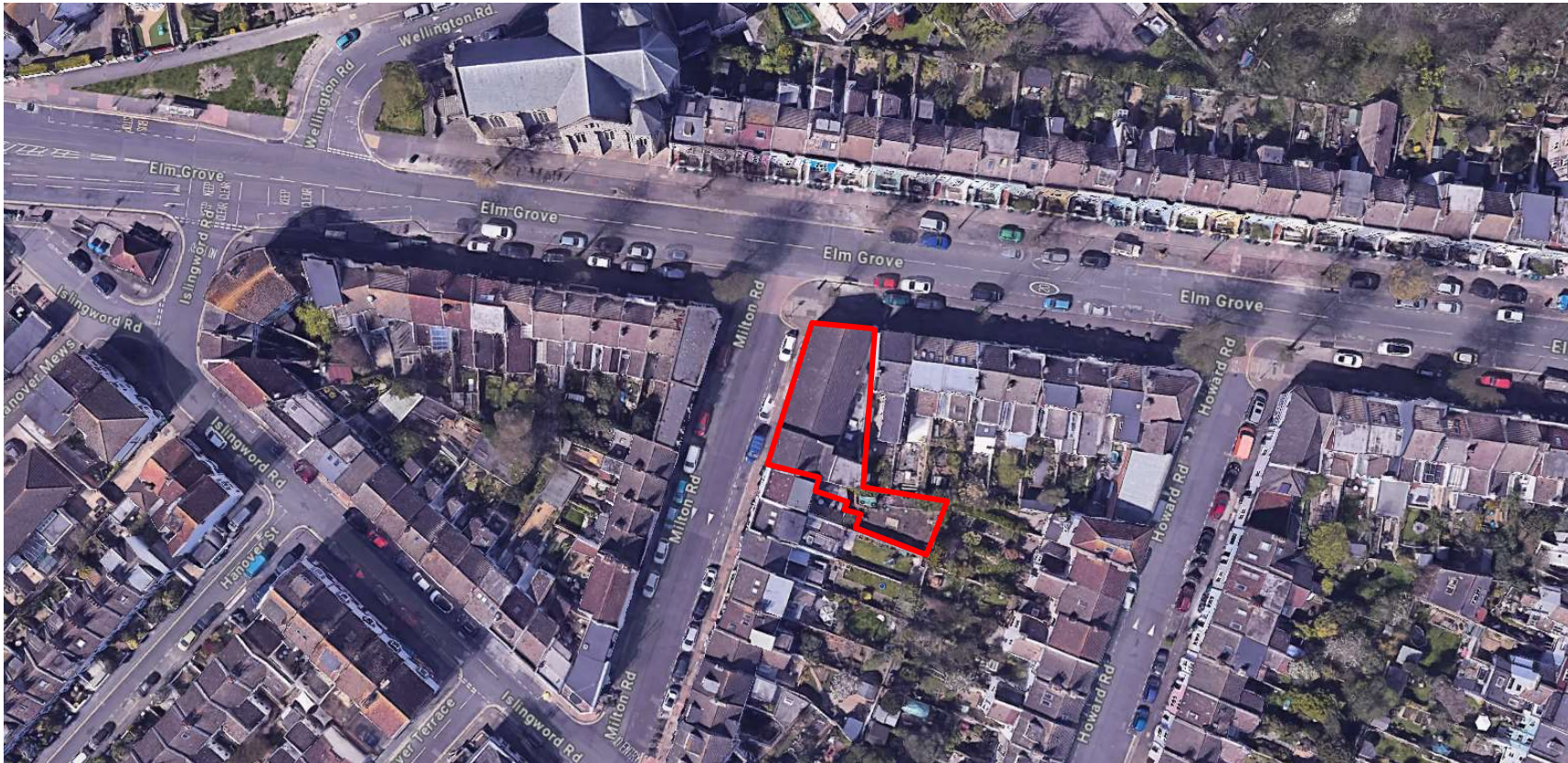
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VISUAL SCALE 1:1250 @ A3

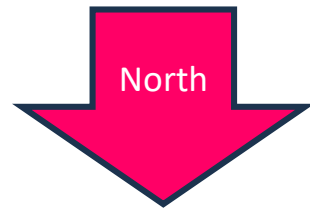
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Aerial photo of site



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3D Aerial photo of site



Milton Road Frontage (west)



(Google, May 2023)

Northern Elevation (Elm Grove)



From Site towards St Joseph's Church

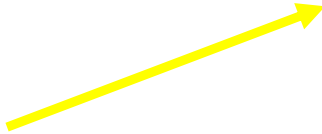


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Along Milton Rd facing South

74

Church Hall
building within
Milton Road



Rear of church hall (from garden)



Rear wall of
outrigger to 36
Elm Grove



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Rear of Elm Grove – From Hall Garden



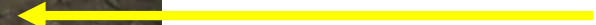
Rear wall of
outrigger to 36
Elm Grove

Rear wall of
outrigger to 38
Elm Grove

Rear of Elm Grove – From Hall Garden



Existing low boundary flint wall



Rear of Howard Rd – From Hall Garden



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Site Photo – rear garden

Adjoining neighbour, no 6 Milton Road

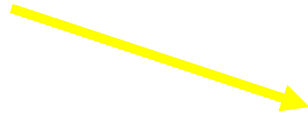


Existing outrigger to Church Hall

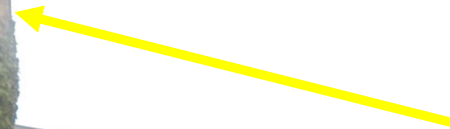
Photo taken from Hall garden, looking west towards the rear of properties on Milton Road (6-8)

From Hall Garden

Adjoining neighbour, no 6 Milton Road



Existing outrigger to Church Hall



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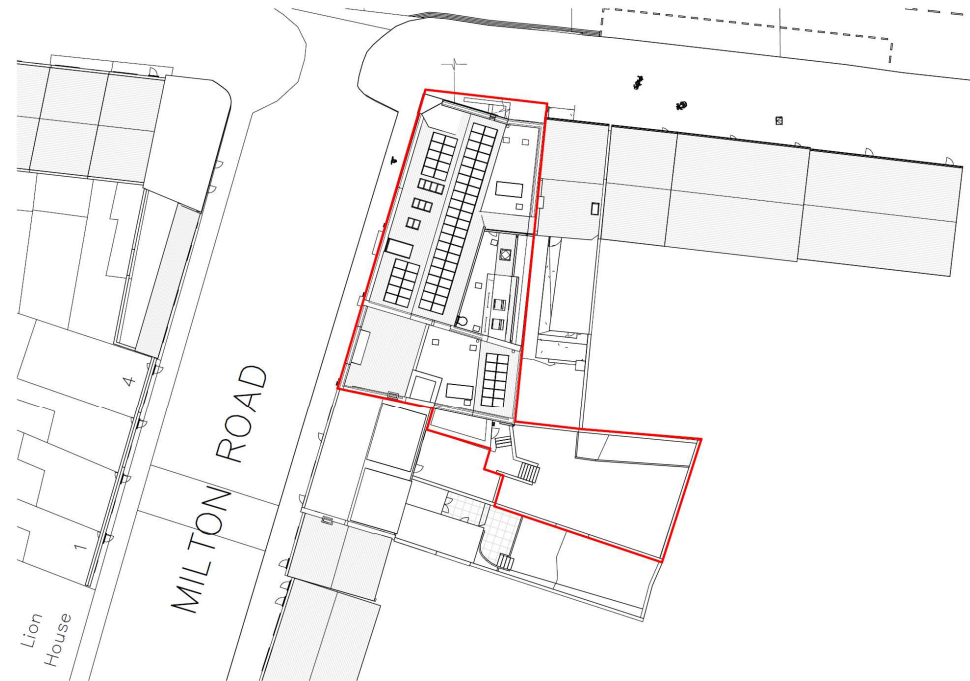
Existing Block Plan



81

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Proposed Block Plan



Proposed Block Plan



Scale: 1 : 500

Existing Milton Rd Elevation

83



Existing West Elevation

Scale: 1 : 100



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Proposed Milton Road (west) Elevation



Proposed West Elevation

Scale: 1:100

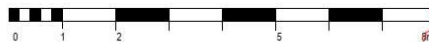
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Existing Elm Grove Elevation



Existing North Elevation

Scale: 1 : 100



85

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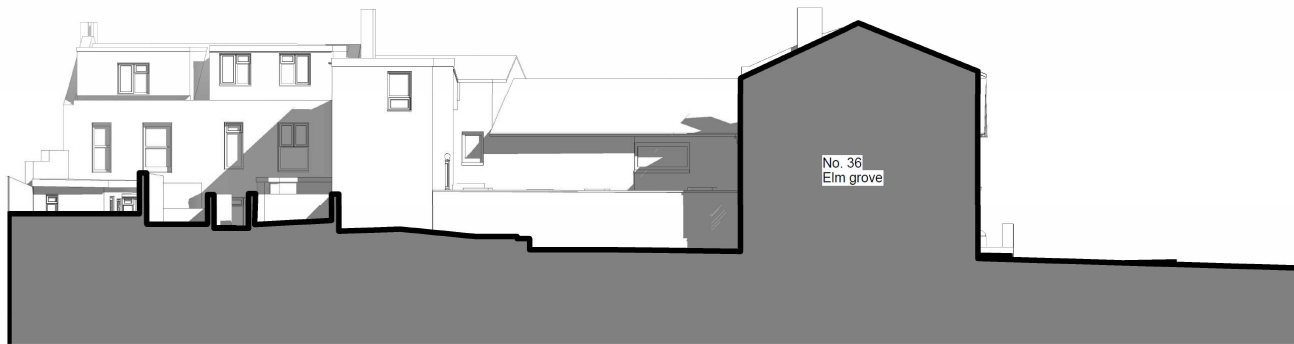
Proposed Elm Grove (north) Elevation



09092-LEP-01-XX-DR-A-00305 P09

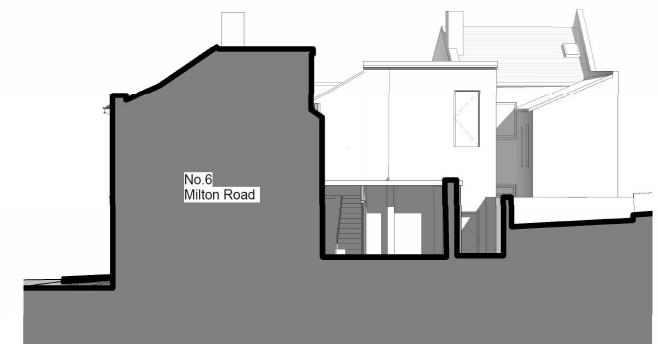
Existing Rear (east and south) Elevations

87



Existing East Elevation

Scale: 1 : 100



Existing South Elevation

Scale: 1 : 100

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Proposed Rear Elevations

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Proposed Site Section – looking north



Section AA
Scale: 1 : 100

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Proposed Site Section – looking east

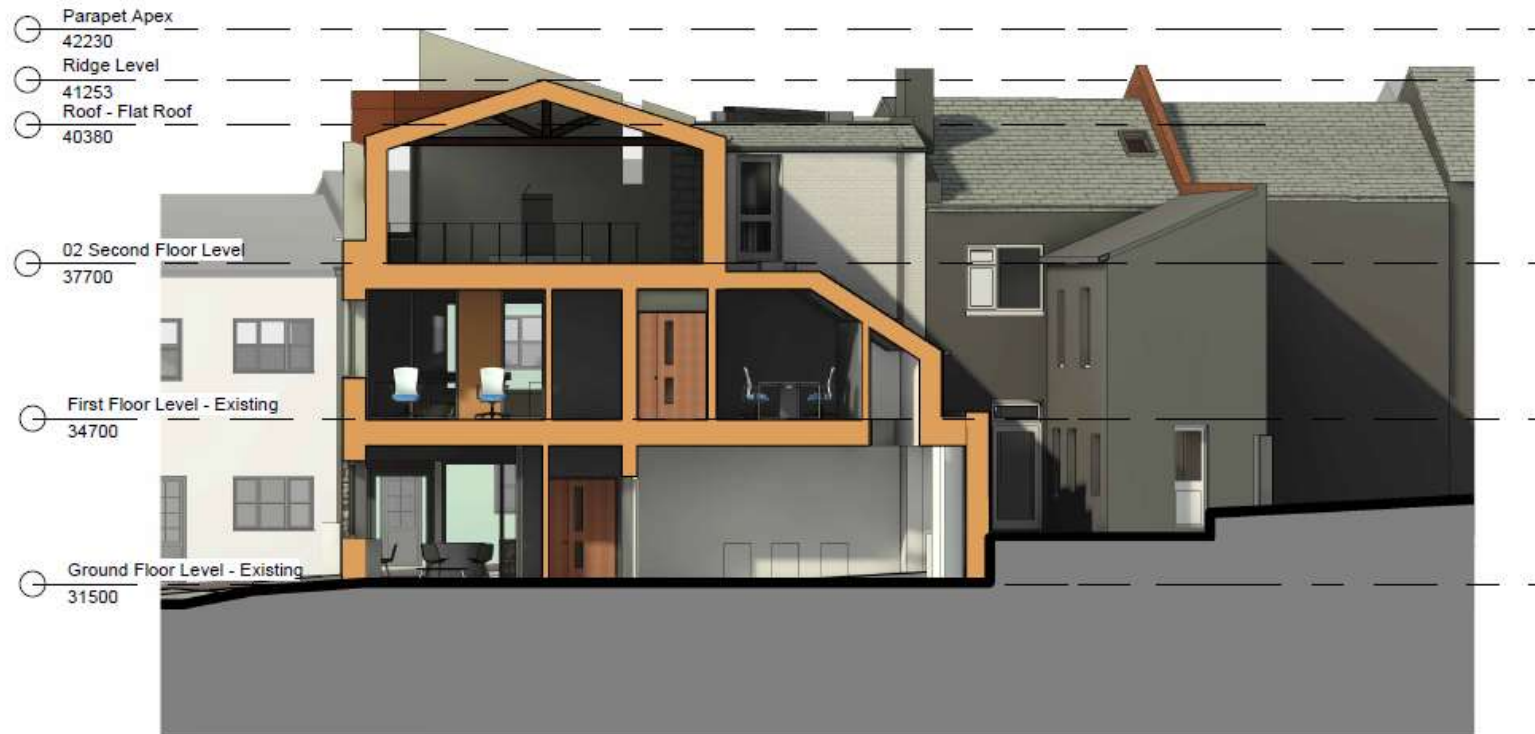


Section CC

Scale: 1 : 100

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Proposed Site Section – looking north through the centre of the building



Section EE

Scale: 1 : 100

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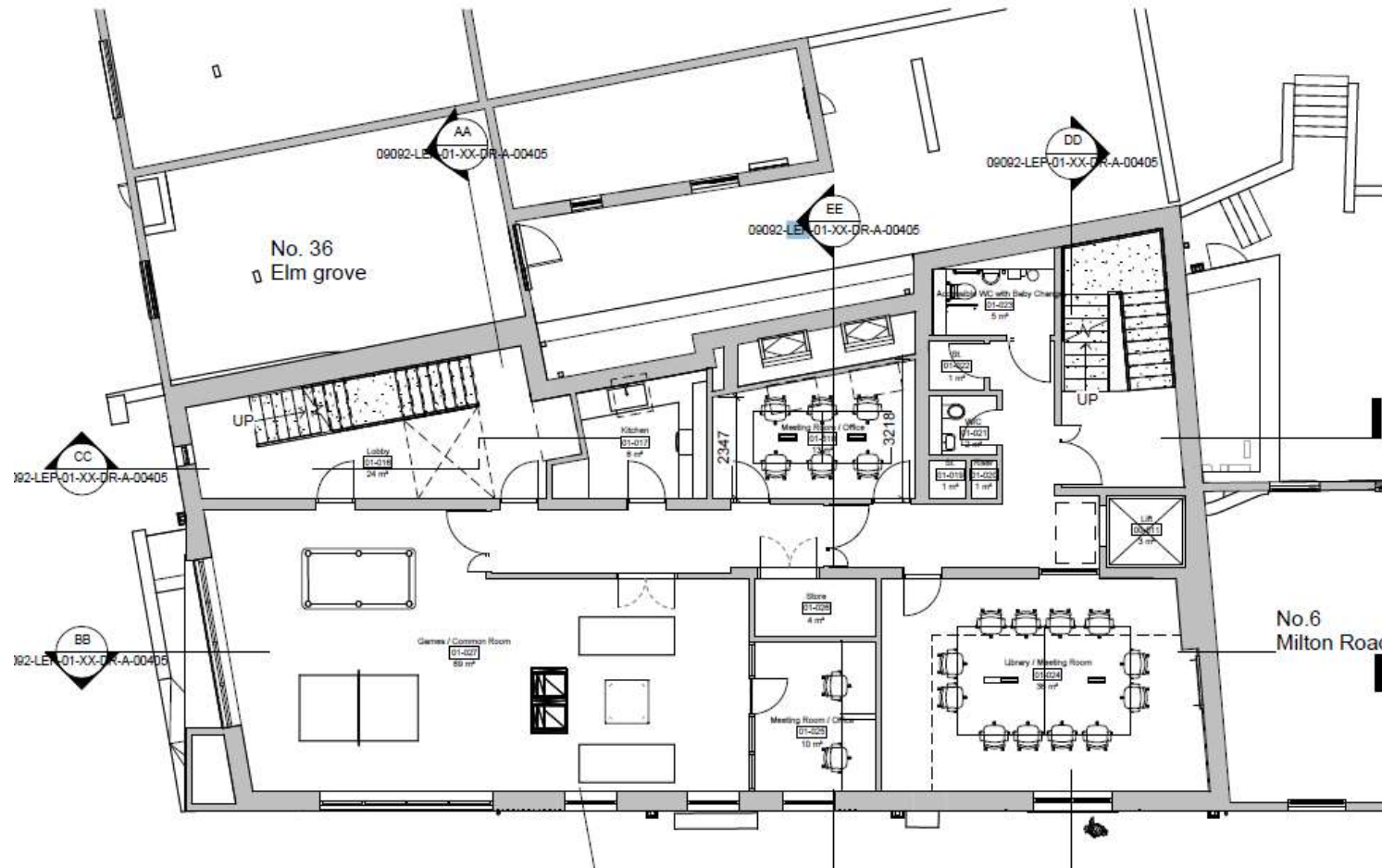
Proposed Ground Floor Plan



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Proposed First Floor Plan

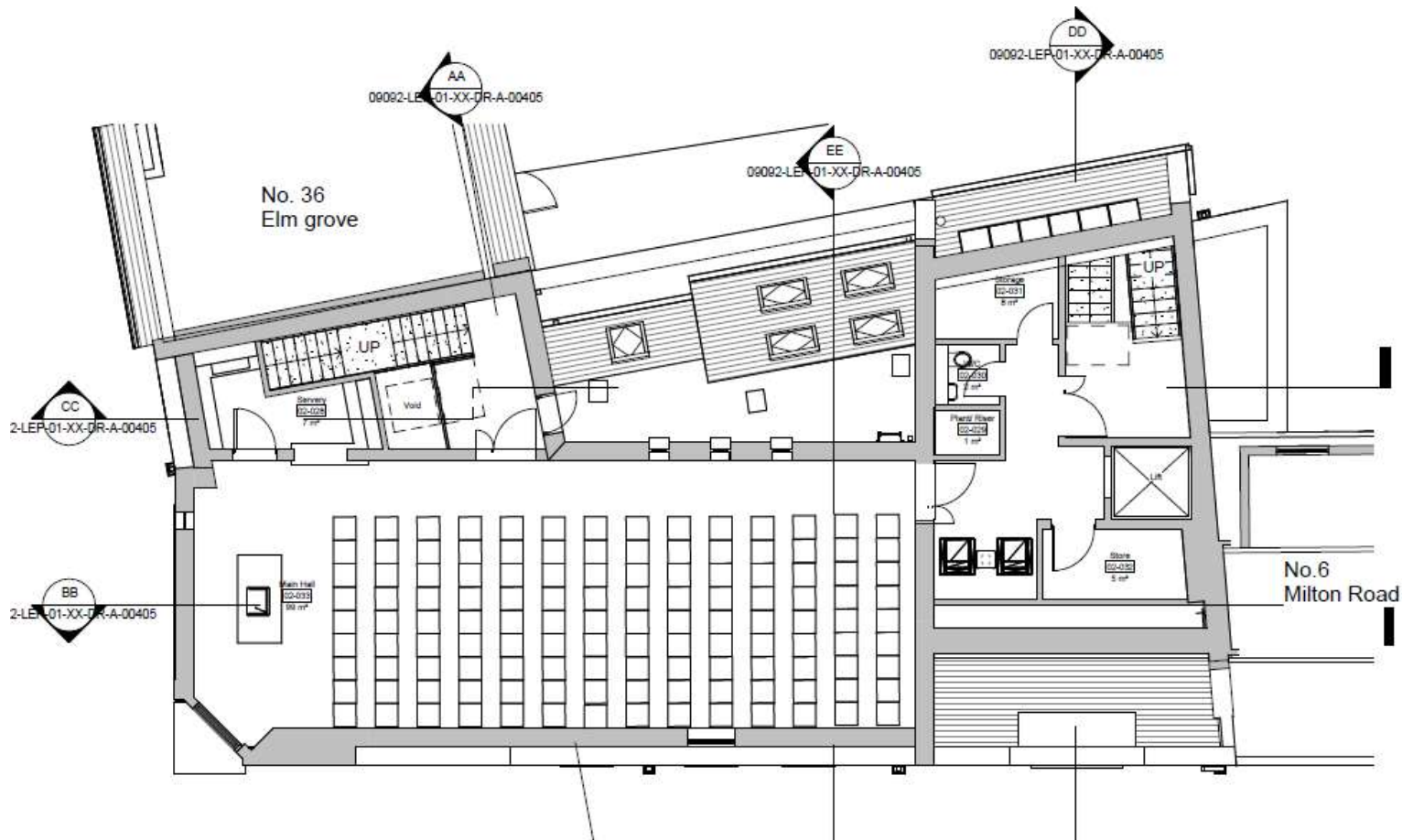


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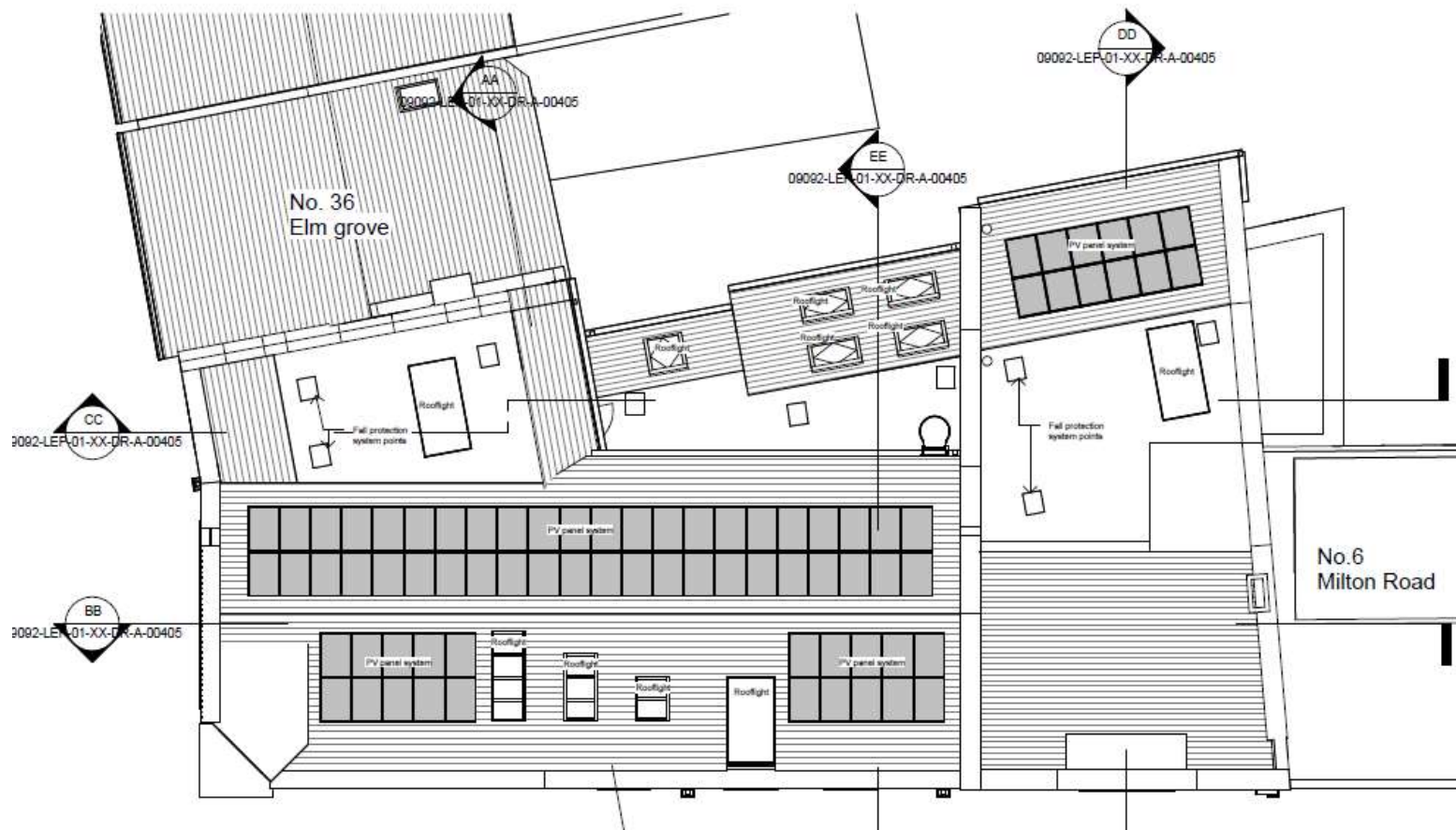
Proposed Second Floor Plan



94

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Proposed Roof Plan



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Proposed visual (north elevation) – Elm Grove



96

ID

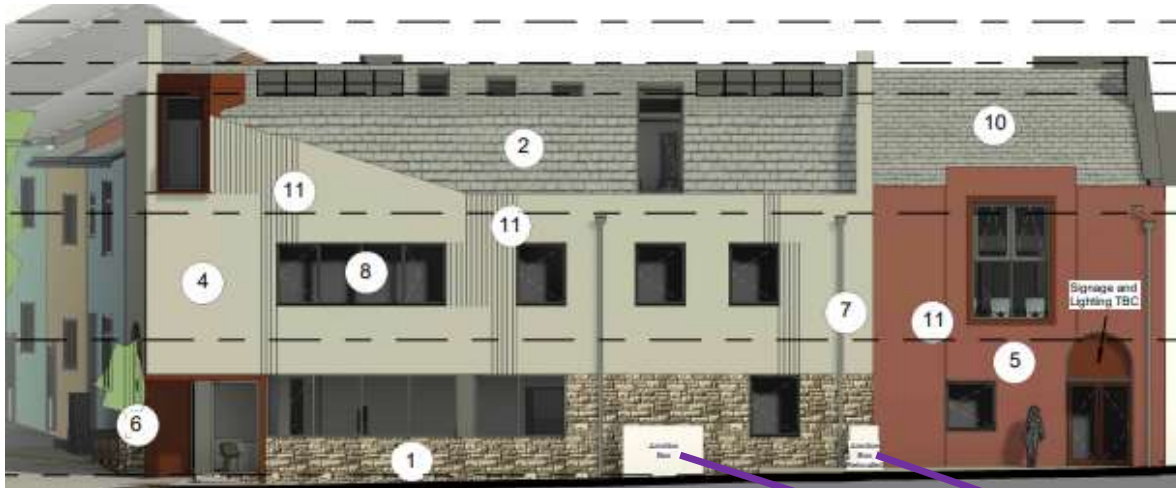
Proposed visual (west elevation) – Milton Road



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ID

Materials



Milton Road (west)
Elevation

Junction Box

Junction Box
Relocated



Elm Grove (north)
Elevation

GA ELEVATION KEY

- ① Masonry Stone
Type - Ragstone
- ② Thin Concrete Slate Tiles
Smooth Grey
- ③ Facing Brickwork
Type TBC (Colour TBC)
- ④ Through coloured render
Type TBC (Colour Light Greens/Grey)
- ⑤ Through coloured render
Type TBC (Colour Dark Burgundy)
- ⑥ Trim, Cappings: Powder coated
Aluminium (Anthracite grey - RAL 7016)
& Dark Red/Brown
- ⑦ Rain Water Pipe: Powder coated
Aluminium (Anthracite grey - RAL 7016)
- ⑧ Windows: Aluminium
(Anthracite grey - RAL 7016)
- ⑨ Doors: Aluminium
(Dark Red/Brown)
- ⑩ Thin Concrete Slate Tiles
Smooth Grey
- ⑪ Render Deco Detail to Disguise
Movement Joints

Representations

Sixteen (16) representations in **support**:

- Place where people can come together, church can provide better services to community;
- Existing building tired, graffitied, does not maximise potential of site, shabby, poor facilities;
- Good design – practical, high quality, enhances area including listed building;
- Disagree would compromise privacy;
- Will be more flexible for use, including dance classes;
- Improved accessibility, sustainability, ecology.

Eight (8) **objections**:

- Loss of premises for dance lessons, birthday parties, socialising etc.
- Amenity impacts: noise, light, privacy;
- Traffic/parking impact;
- Impacts on connectivity if BT box is moved/disrupted;
- Impacts on security, particularly during demolition and construction.
- Inappropriate design: too tall, too close to boundary, out of character with area, impact on view;
- Contravenes policy DM9 in terms of increased community facilities;
- Nesting on the existing building will be disturbed

Key Considerations in the Application

- Principle of redevelopment of community facility
- Design and Appearance
- Impact on Amenity
- Transport matters including impacts on the highway
- Sustainability

Conclusion and Planning Balance

- Upgraded and increased community facilities;
- Design of new building considered to make a positive contribution to area, visual interest on corner;
- No increased impact on neighbouring amenity or highway anticipated;
- Some loss of light but minimal relative to existing;
- Building would be sustainable.
- **Recommendation:** Approve with conditions

