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Hollingbury Library, Carden Hill

BH2023/03253



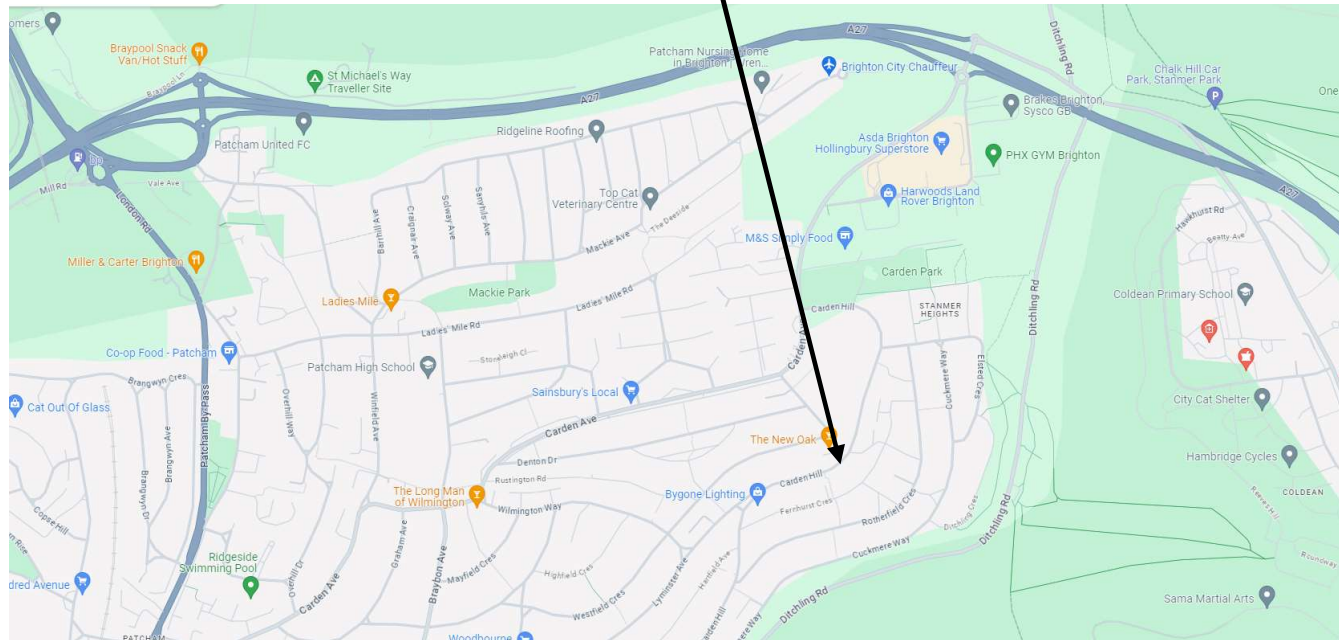
Brighton & Hove
City Council

Application Description

- Demolition of existing two storey prefabricated former Library building and the construction of a part three, part four storey residential building providing 9no. flats (C3) with bin and cycle store, Car Club parking and amenity space.

Map of application site

Application Site



Brighton & Hove
City Council

Existing Location Plan



Site location plan

22-155-HBL-MHA-ZZ-XX-DR-A-0105-P04

Proposed Location



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Aerial photos of site



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City Council

3D Aerial photo of site



Street photos of the site

No.137

Application site



No.137

Application site



Images taken from Carden Hill

Other photos of site

Application site

The New Oak Pub



Application site

The New Oak Pub



Images taken from County Oak Avenue

Existing Elevations

160



DATUM 100.00m

SOUTH ELEVATION



DATUM 100.00m

NORTH ELEVATION



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Proposed Front and Rear Elevations

Elevations 1:100 @ A1



South Elevation



North Elevation



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Proposed side elevations

East Elevation



Facing onto County Oak Avenue

West Elevation



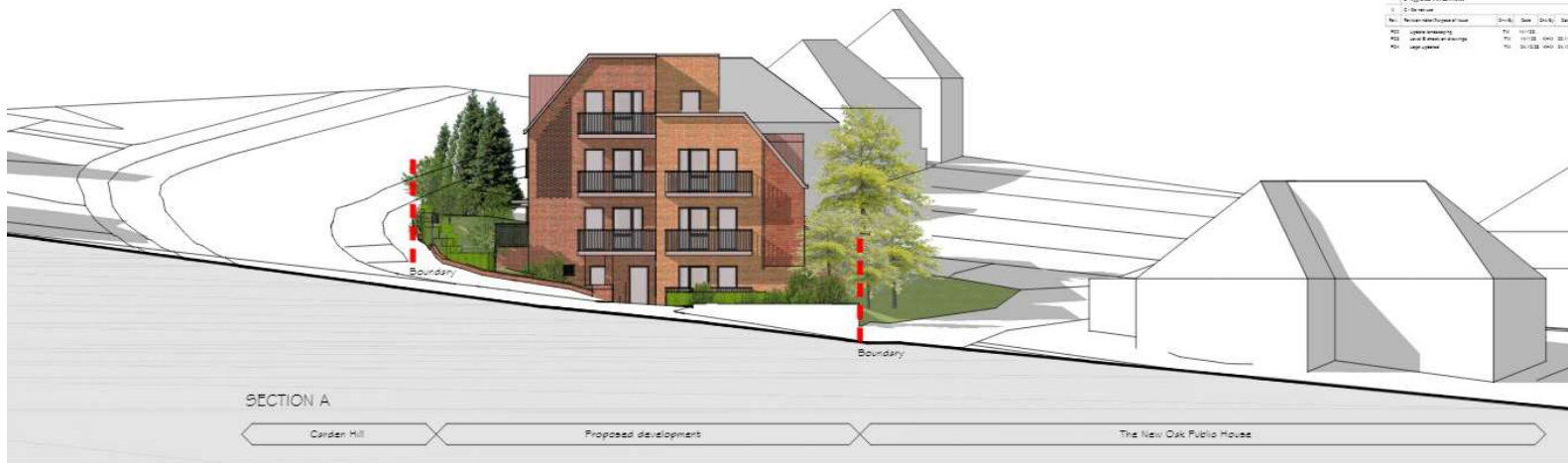
Facing onto No.137 Carden Hill

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ID

Proposed Contextual Elevations

Drawings			
No.	Description	Scale	Date
1	Site plan	1:100	10/10/20
2	Proposed contextual elevations	1:100	10/10/20
3	Site plan	1:100	10/10/20
4	Section A	1:100	10/10/20
5	Section B	1:100	10/10/20



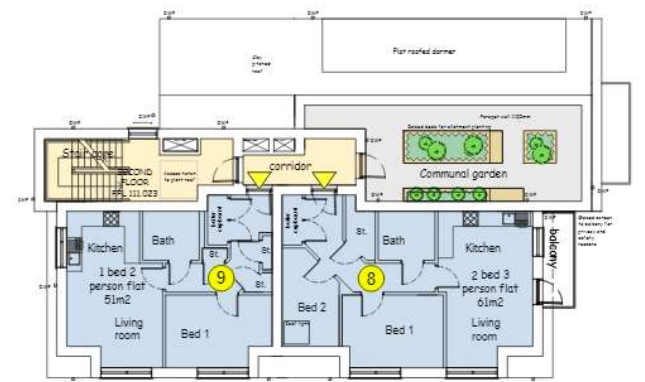
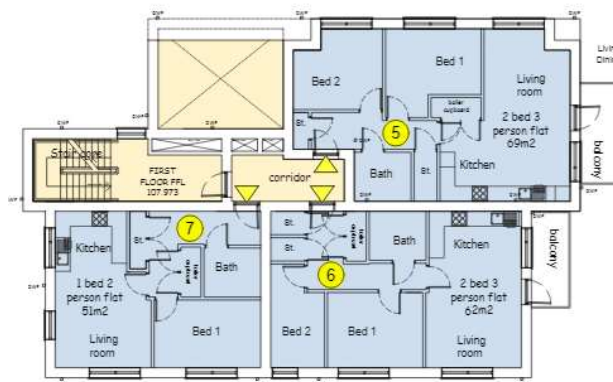
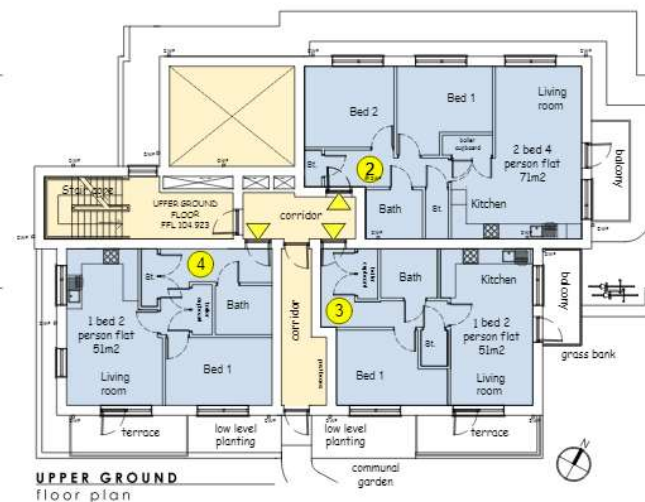
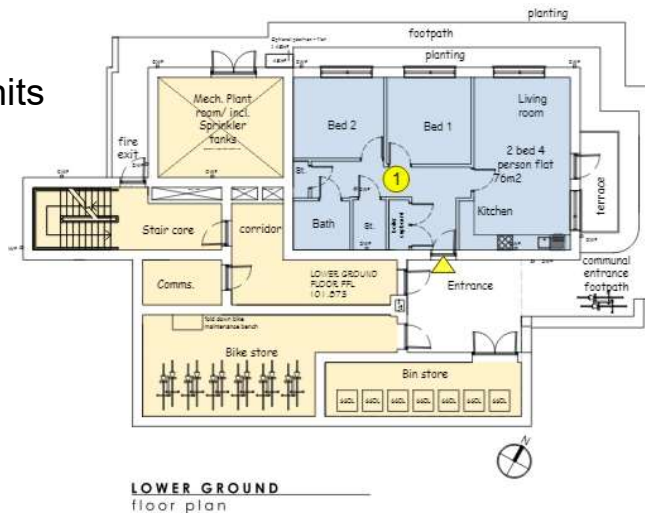
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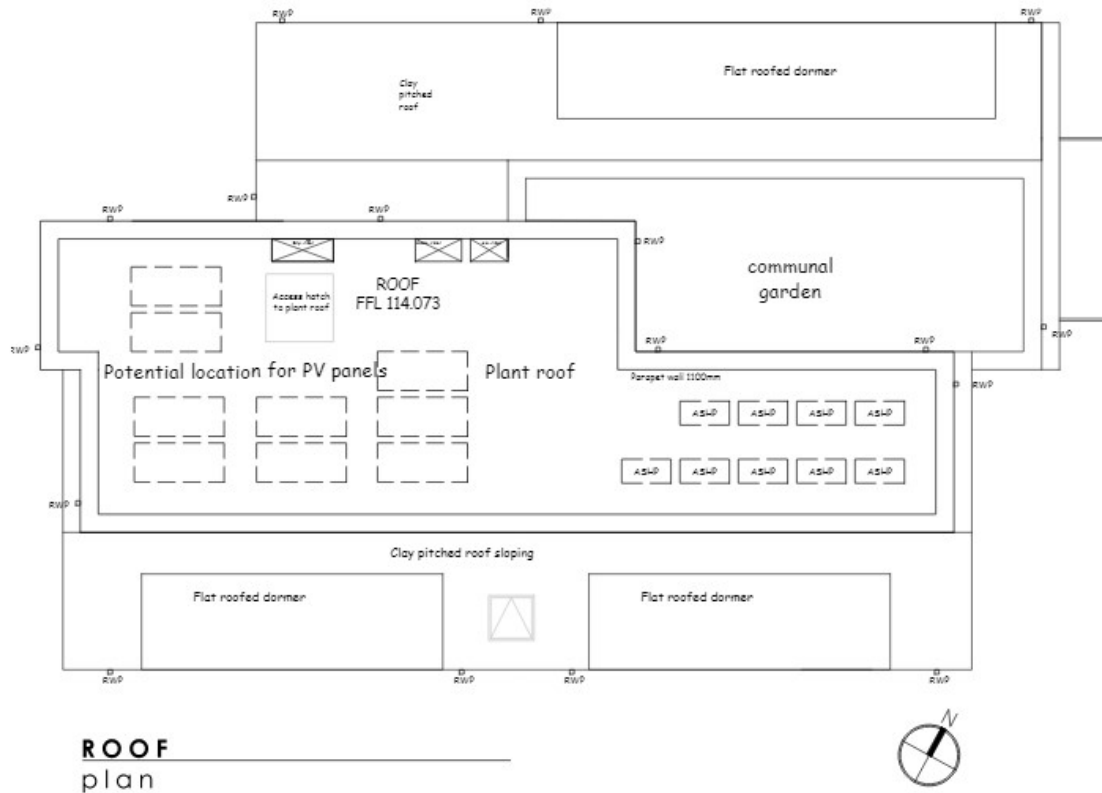
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Proposed floor plans

Total: 9no residential units
 5 x one-bedroom flats
 4 x two-bedroom



Proposed roof plan



ROOF
plan

Proposed Visuals

166



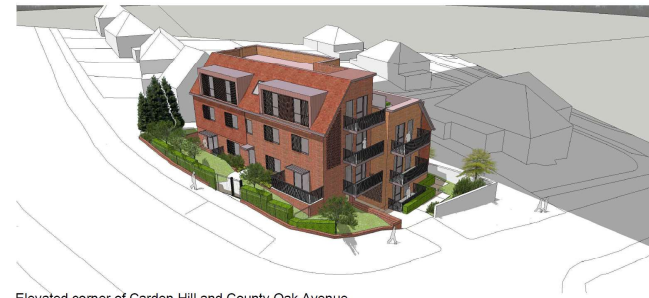
Corner of Carden Hill and County Oak Avenue



Front view from Carden Hill



View looking north east from Carden Hill



Elevated corner of Carden Hill and County Oak Avenue



View looking south from County Oak Avenue

Representations

6 Objections:

- Inappropriate height of development
- Overdevelopment of the plot
- Flats are not in keeping with the area
- Overshadowing
- Overlooking from balconies
- Loss of view
- Loss of light
- Highways impact
- Lack of parking
- Disruption during construction
- Loss of existing tree
- Impacts on nature



Key Considerations in the Application

- Principle of development
- Design, character and appearance
- Impact on neighbouring amenity
- Standard of accommodation for future occupiers
- Affordable housing provision
- Highways Impact
- Impacts on ecology and trees

S106 table

Head of terms

Affordable Housing

- Provision of 20% of the dwellings on site as affordable housing.

Conclusion and Planning Balance

- Existing building is locally listed but lost justified for demolition as not viable to restore.
- Site is allocated for housing, benefits of 9 residential units outweighs the harm from the loss of the existing building.
- Design of the proposals responds positively to the character of the wider area.
- Acceptable standard of accommodation for future occupiers provided.
- No significant harm to the amenities of neighbouring properties.
- Would secure 20% affordable housing (100% provided but can only justify securing a policy-compliant 20%).
- Subject to conditions, the impacts on ecology, trees, drainage and highways is considered acceptable.

Recommend: Minded to Grant