

11 - 12 Rock Place

BH2020/01505



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City Council**

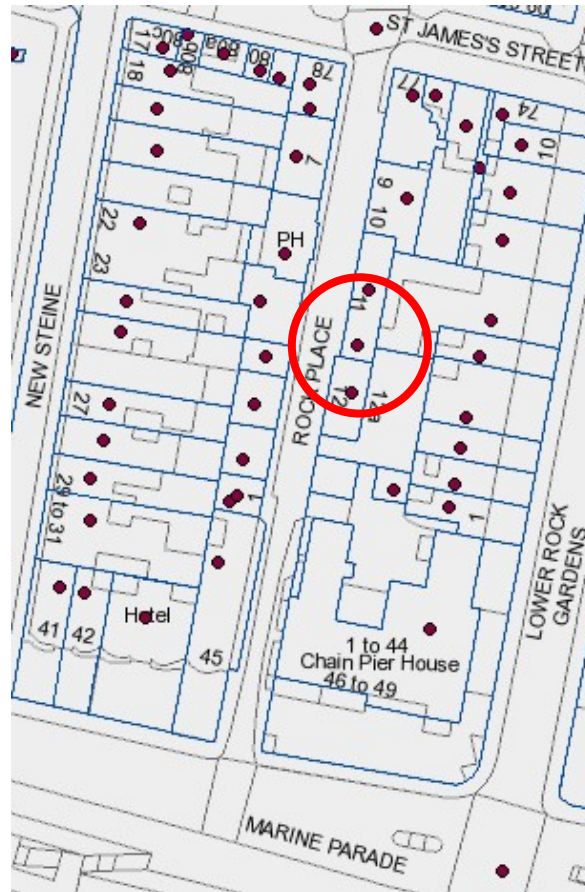
Application Description

- Demolition of existing buildings and erection of a part two, part three storey mixed use development comprising flexible co-working B1(a) use on ground & first floors, 3no. one bedroom flats & 1no. two bedroom flat (C3) on first & second floors with roof terrace.

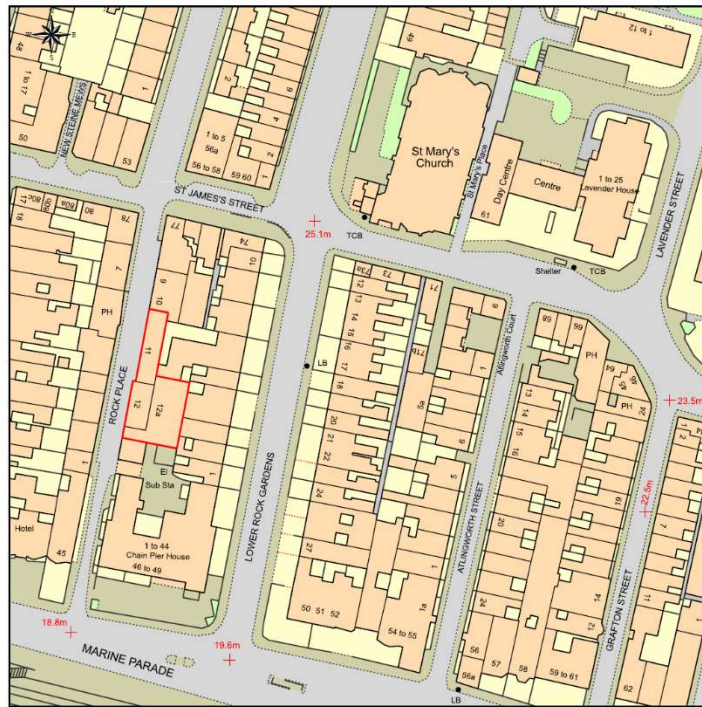


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Map of application site



Existing Location Plan



Scale: 1:1250, paper size: A4



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Existing Block Plan



Scale: 1:500, paper size: A4



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Aerial photo(s) of site



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3D Aerial photo of site



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Street photo of site



Internal photos



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Internal photos

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Photos of properties to the rear



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Other photos of site



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219013-S2.0



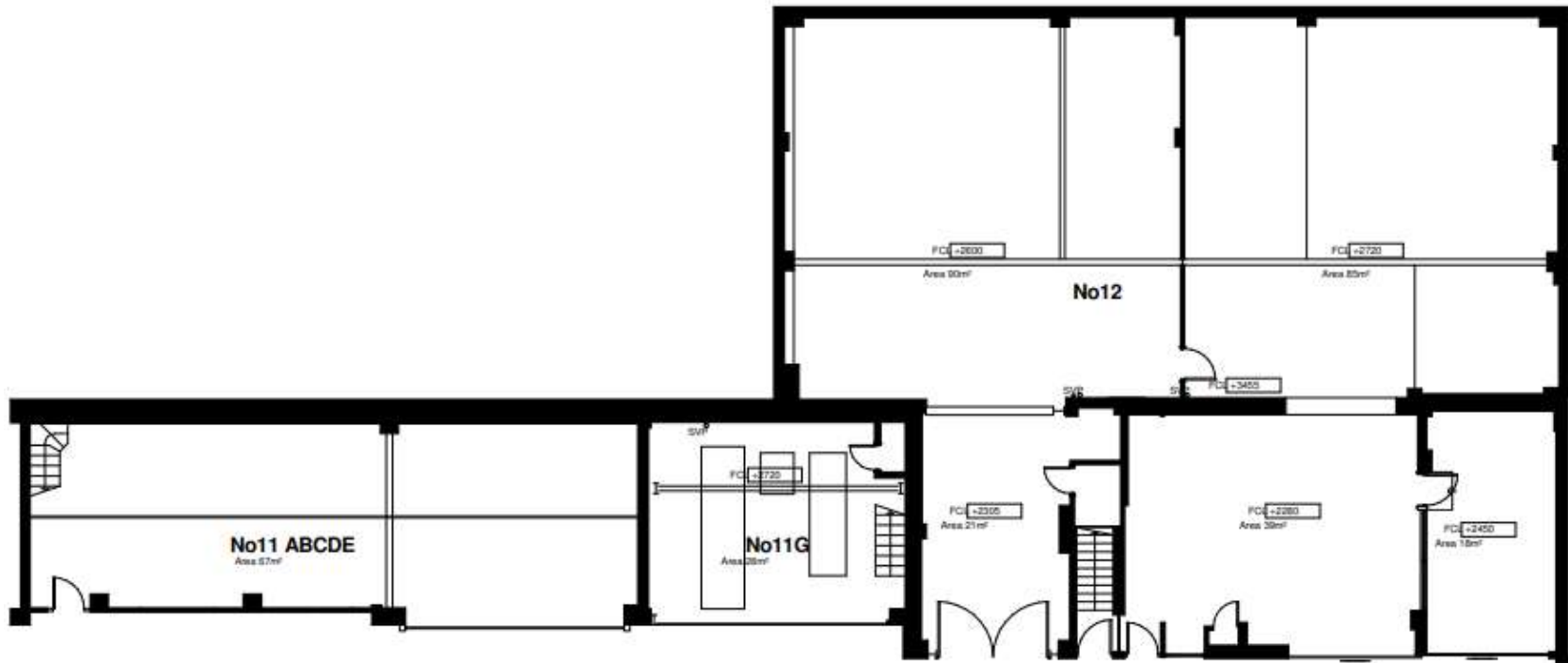
Split of uses / Number of units

- 1070m² (600m² additional) of co-working flexible B1(a) office space
- Three 1 bedroom, 2 person flats, one of which is a maisonette
- One 2 bedroom flat



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Existing Ground Floor Plan

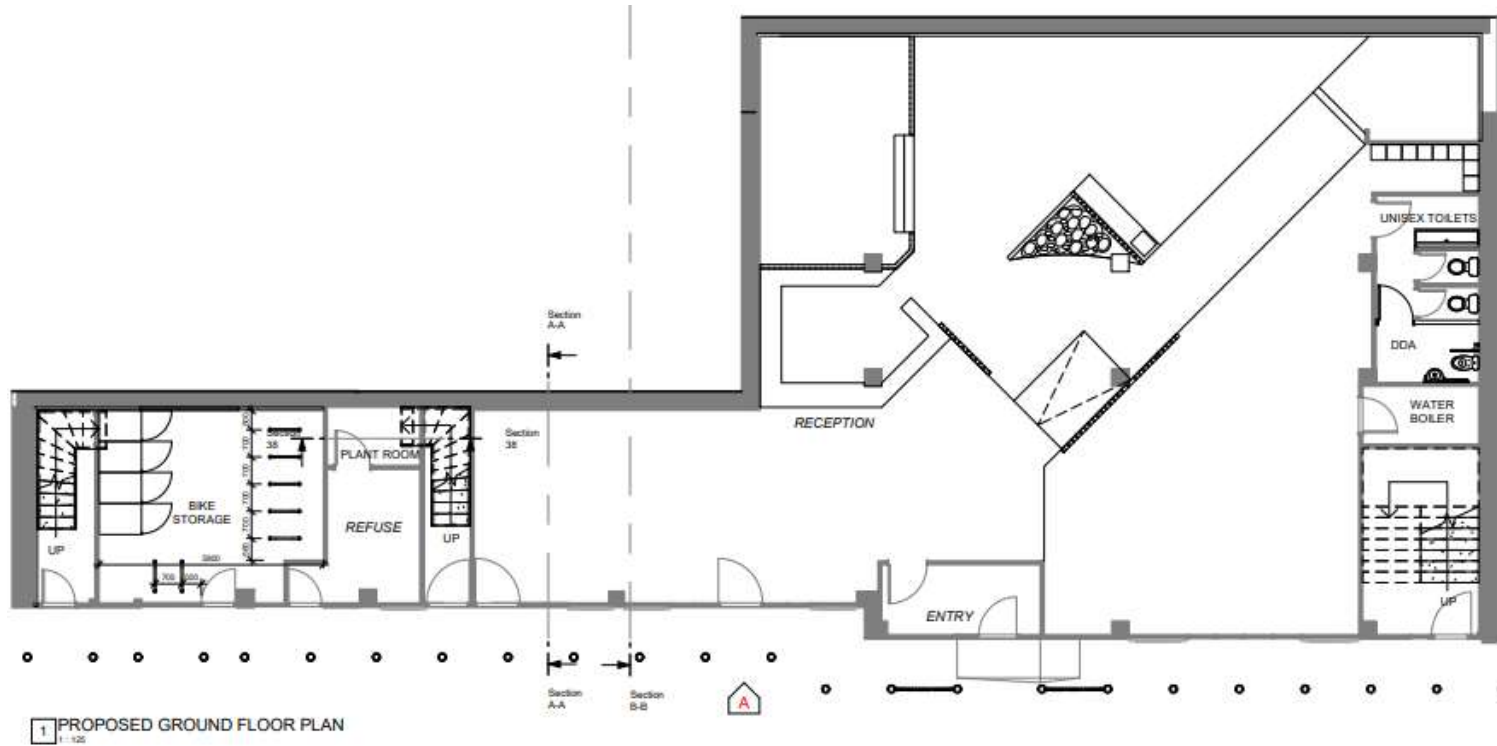


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219013 -S2.1



Proposed Ground Floor Plan

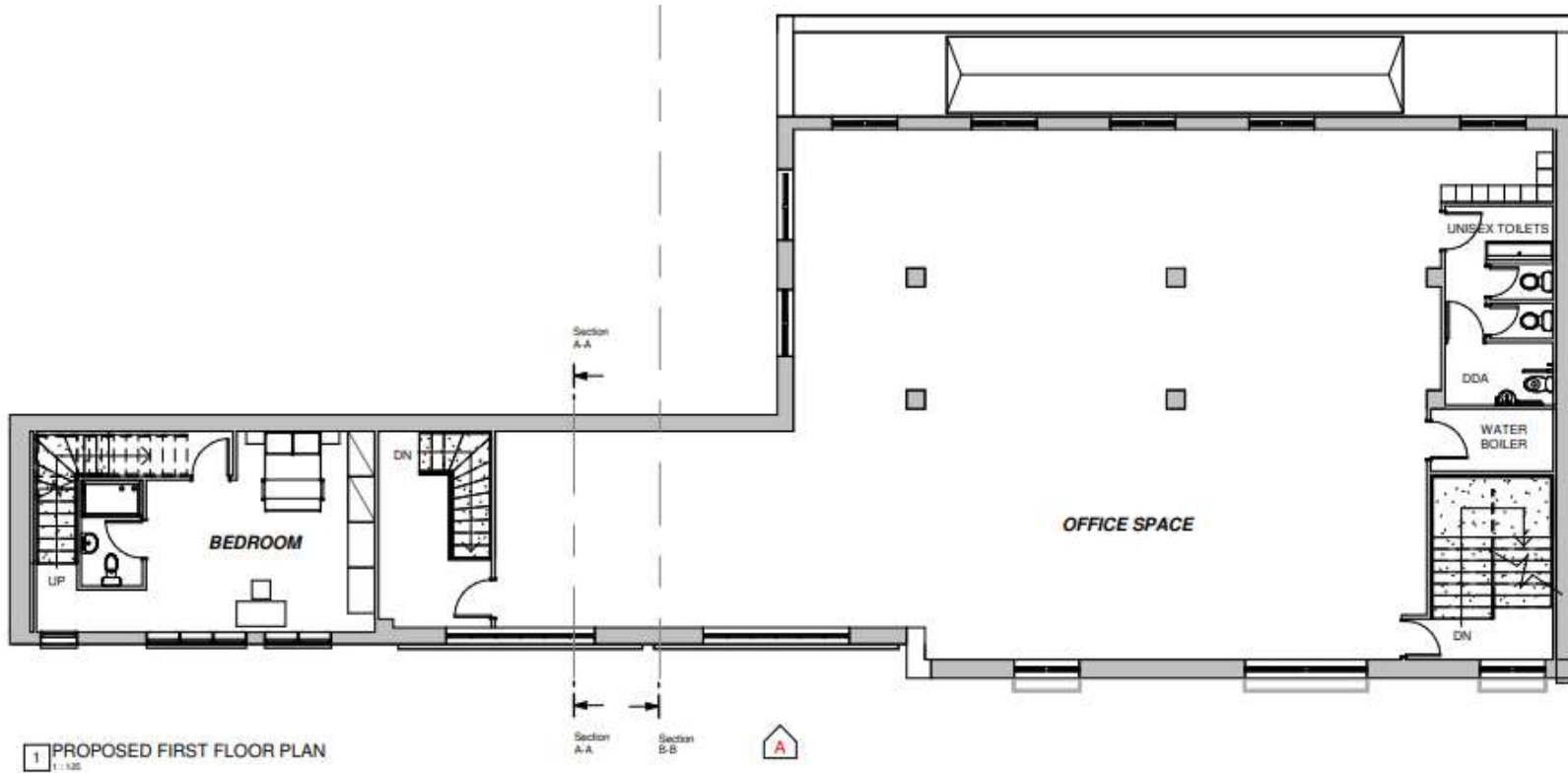


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219013 -A2.1



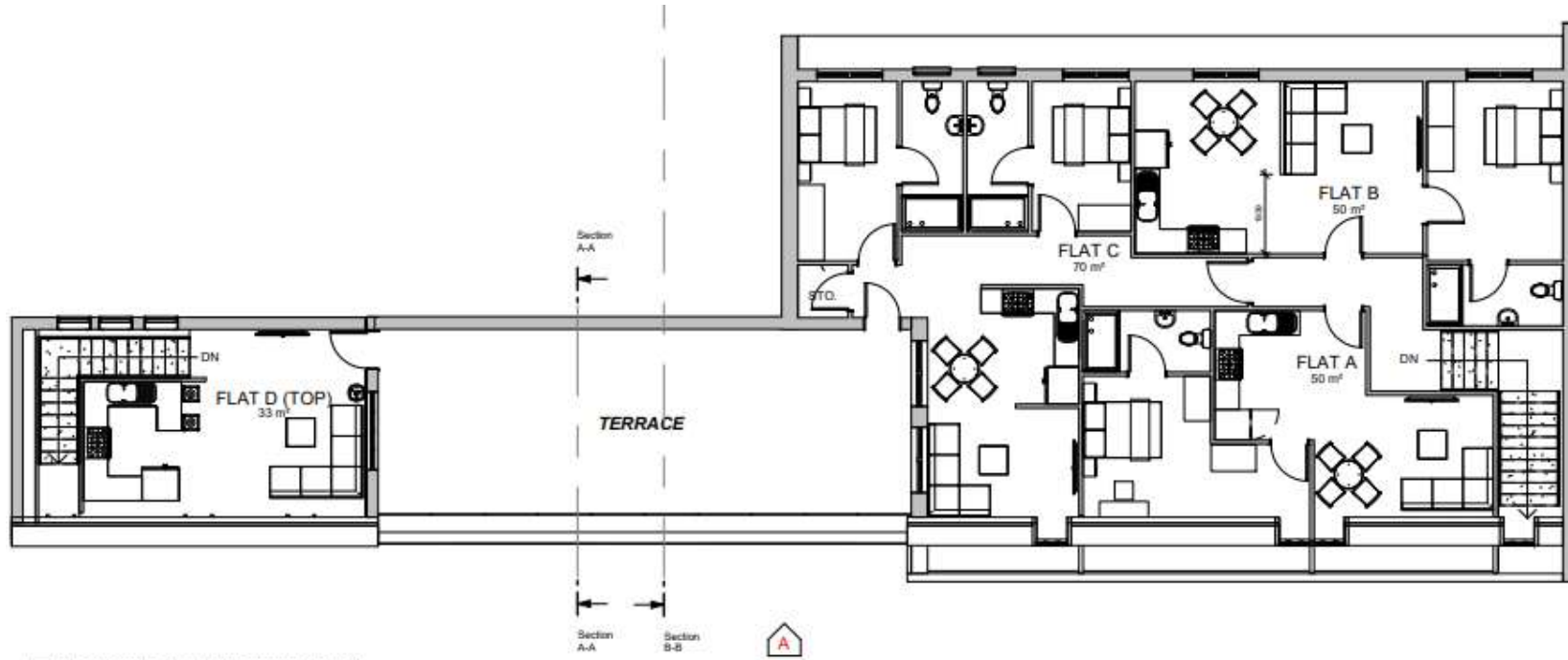
Proposed First Floor Plan



1 PROPOSED FIRST FLOOR PLAN
1.1-1.2

219013 -A2.2

Proposed Second Floor Plan



1 PROPOSED SECOND FLOOR PLAN
1 - 125

219013 -A2.3

Existing Front Elevation

18



219013 -S8.1



Proposed Front Elevation

19

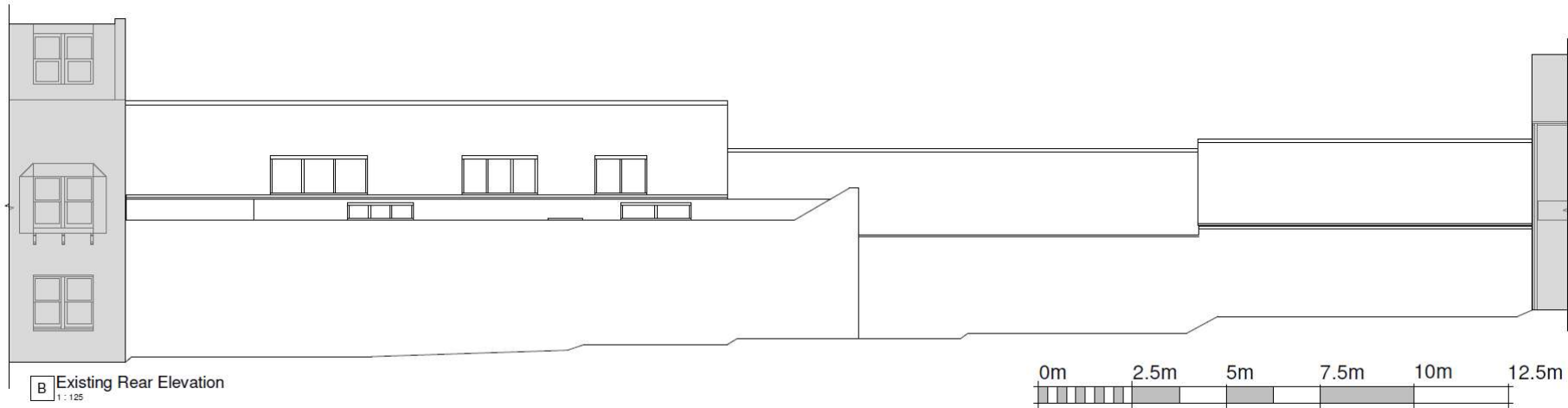


219013 -A8.1 A



Existing Rear Elevation

20

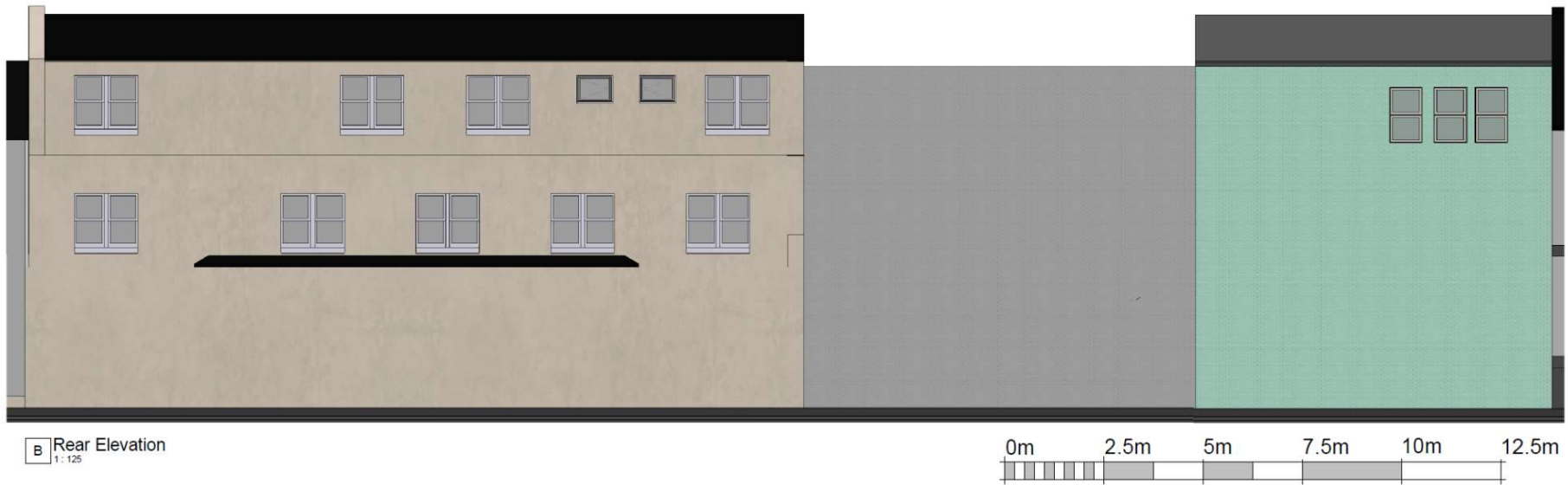


219013 -S8.1



Proposed Rear Elevation

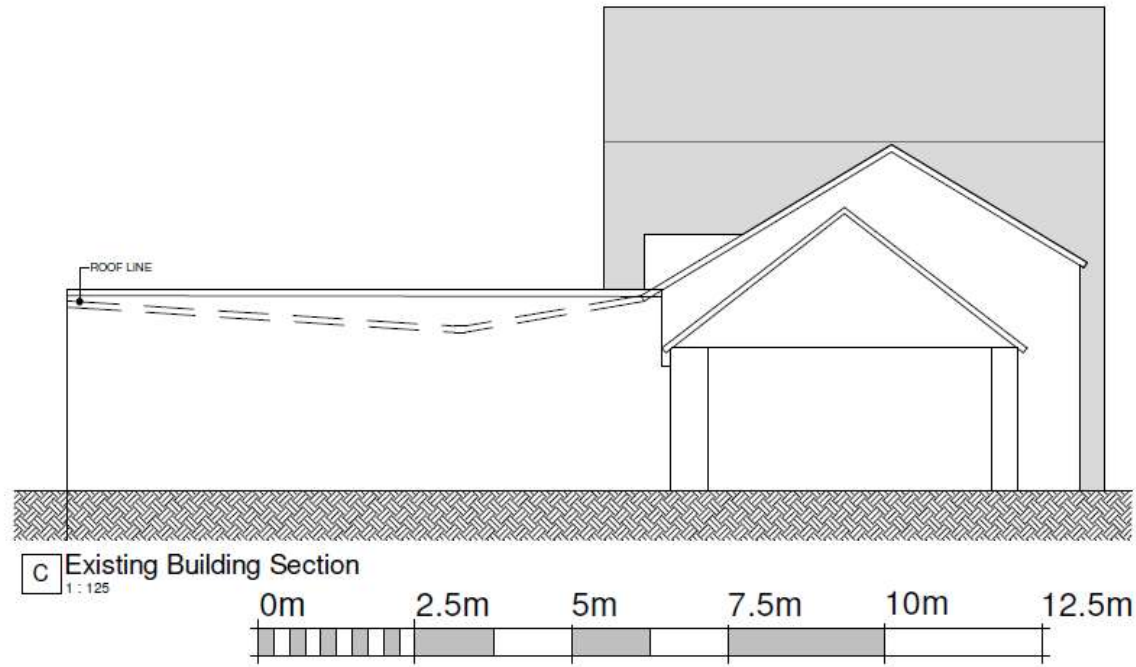
21



219013 -A8.1 A



Existing Side Elevation



22

219013 -S8.1



Proposed Side Elevation

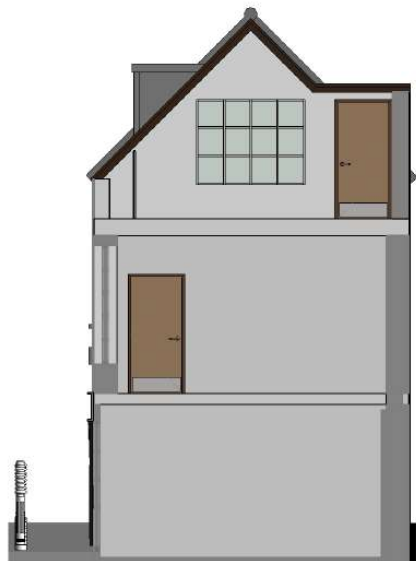


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219013 -A8.1 A



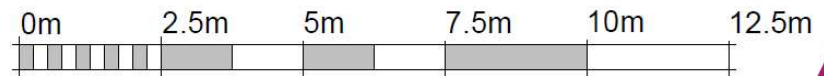
Proposed Site Sections



D Section A-A
1 : 125



E Section B-B
1 : 125

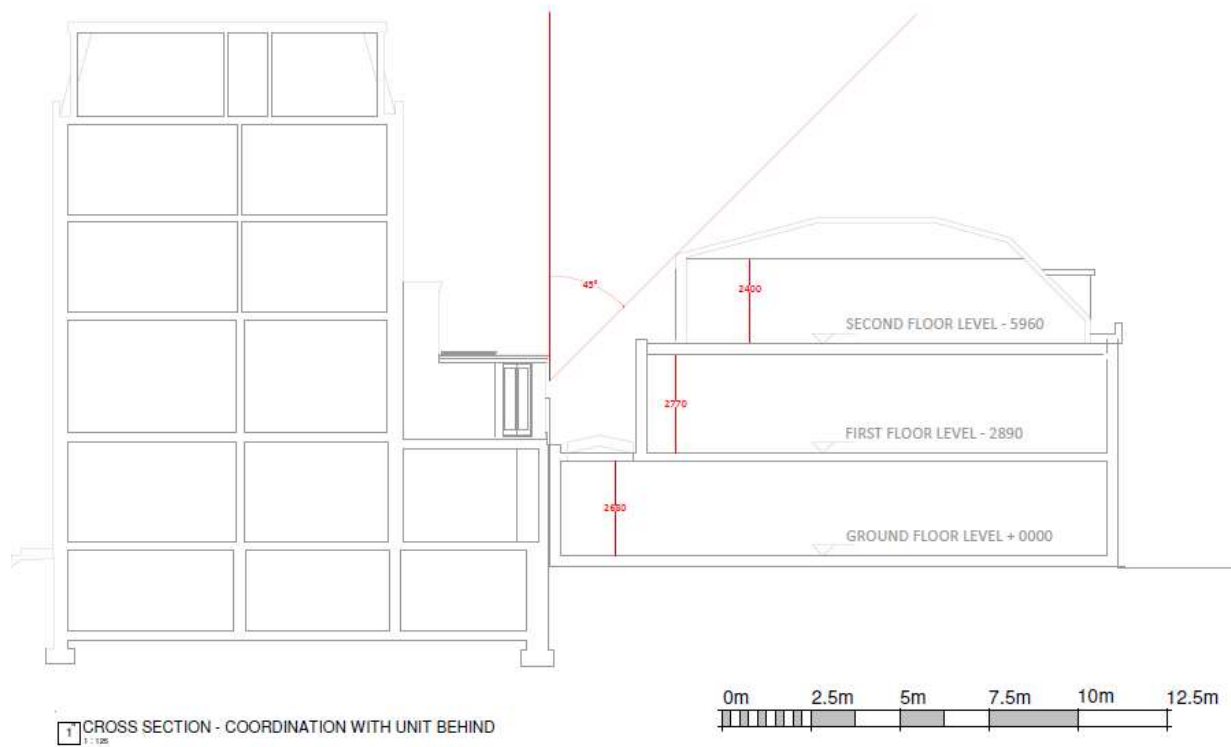


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219013 -A8.1 A



Proposed Site Section



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219013 -A9.1



Plan of Highways Works



3 IMAGE A



4 IMAGE B



5 IMAGE C



6 IMAGE D



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Key Considerations in the Application

- Provision of housing and office space is supported in principle.
- Design of the proposed buildings would maintain the character and appearance of the conservation area.
- Would not cause any significant impacts on neighbouring amenity, subject to the imposition of conditions
- Acceptable living conditions for future occupiers.
- Impact on highways is considered to be acceptable, subject to the imposition of conditions.



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Conclusion and Planning Balance

- The scheme makes a minor contribution to the Council's housing targets in addition to a significant contribution to the City's supply of office floorspace, which is considered to further weigh in favour of the proposal.
- The scheme is considered to preserve the character and appearance of Rock Place and the wider East Cliff Conservation Area.
- The scheme satisfactorily overcomes previous concerns regarding the redevelopment of the site, and would maintain residential amenity, provide an acceptable standard of accommodation, ensure highways safety whilst promoting sustainable transport and provide net gains in sustainability and biodiversity. As such, this application is recommended for approval.



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