

1A To 2B Whitehawk Road

BH2020/03276

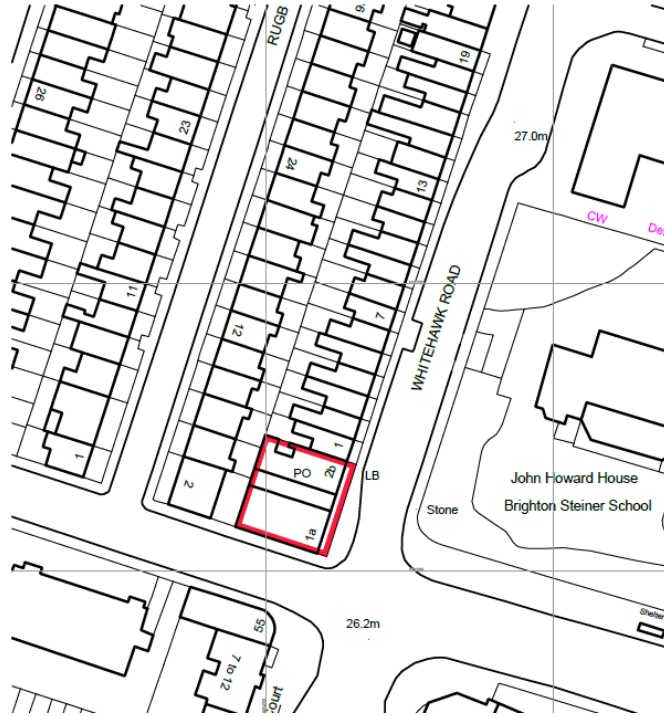


Brighton & Hove
City Council

Application Description

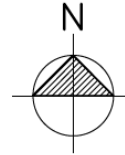
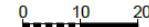
- Demolition of flat at 1A and the consequent erection of 3no. flats (C3) at 1st, 2nd and 3rd floor levels, resulting in a 4 storey building. Incorporated are; alterations to the 2no. existing ground level commercial units to create access points, the installation of 2no. rooflights and rear dormer in flat 2B, and associated works.

Existing Location Plan



Location Plan as Existing

Scale in metres (1:1250)



Aerial photo(s) of site



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3D Aerial photo of site



View from Whitehawk Road

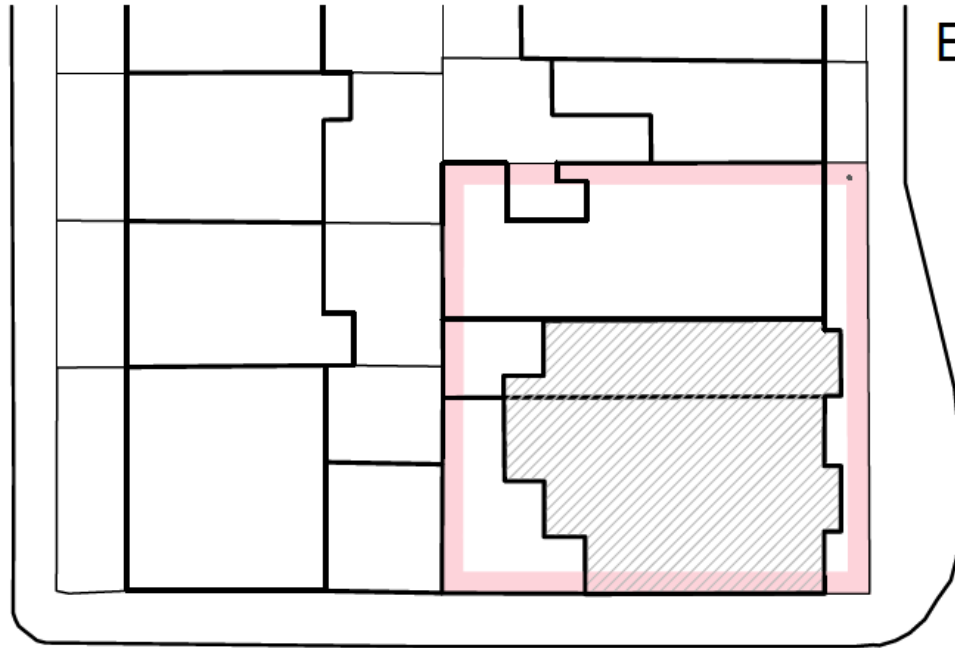


View from Bristol Gardens

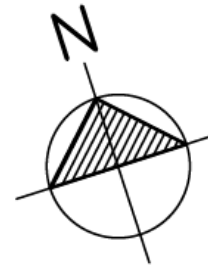


Photo of Site as Existing (South West View)

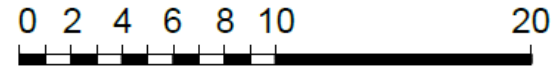
Proposed Block Plan



Block Plan as Proposed



Scale in metres (1:500)



Split of uses/Number of units

- Ground floor would remain as two commercial units – (E Use Class)
- First floor would have two flats
- Second floor would have one flat
- Third floor would have one flat

Existing Front Elevation

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East Elevation as Existing 1:100 @ A1

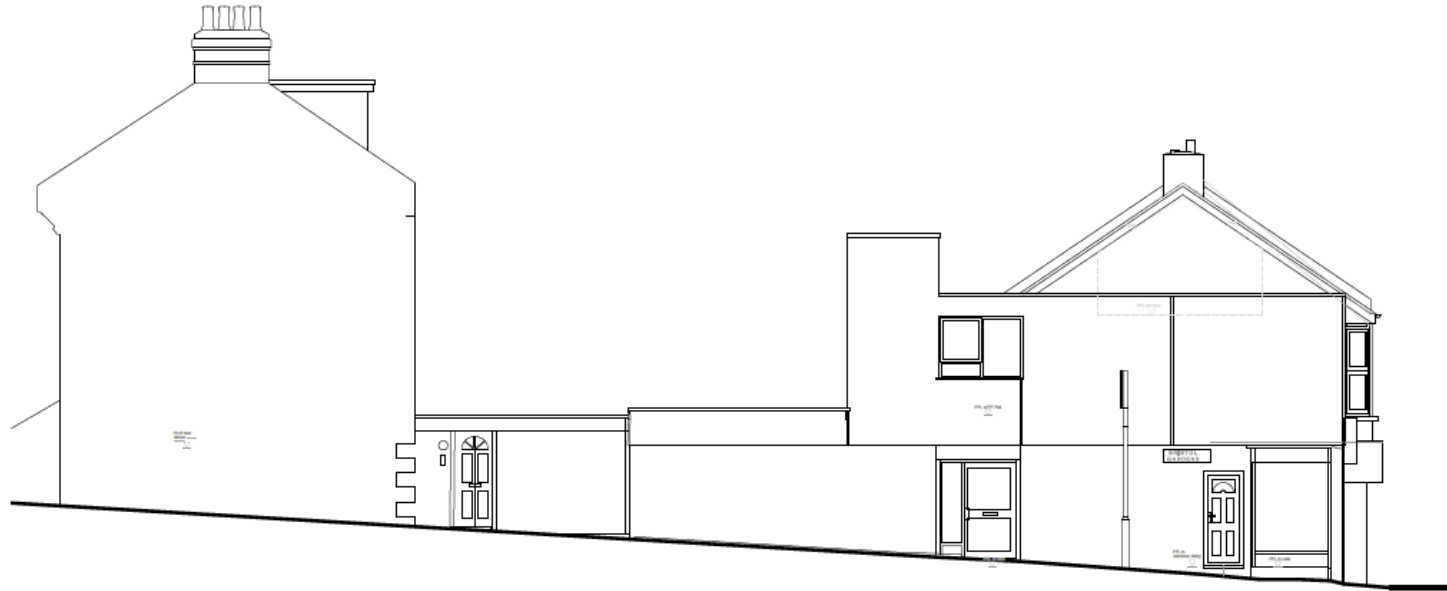


Proposed Front Elevation



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Existing South Side Elevation

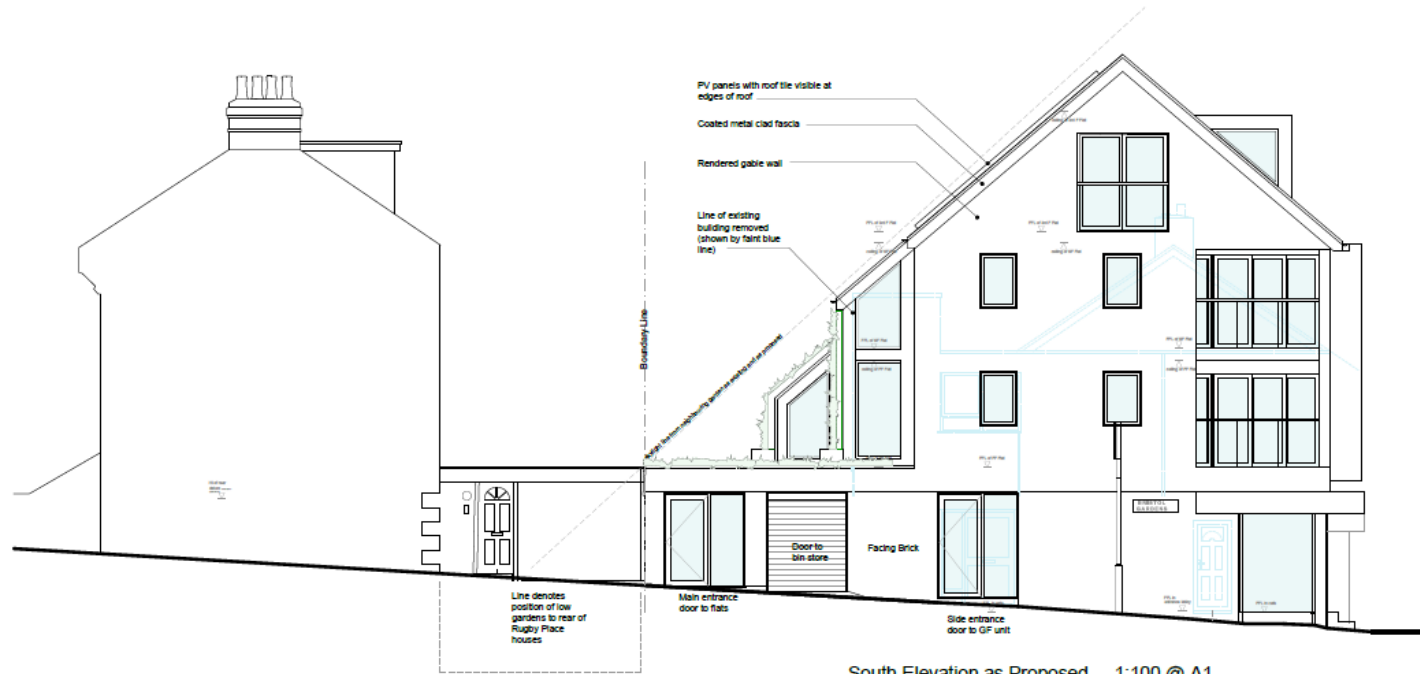


South Elevation as Existing 1:100 @ A1

12

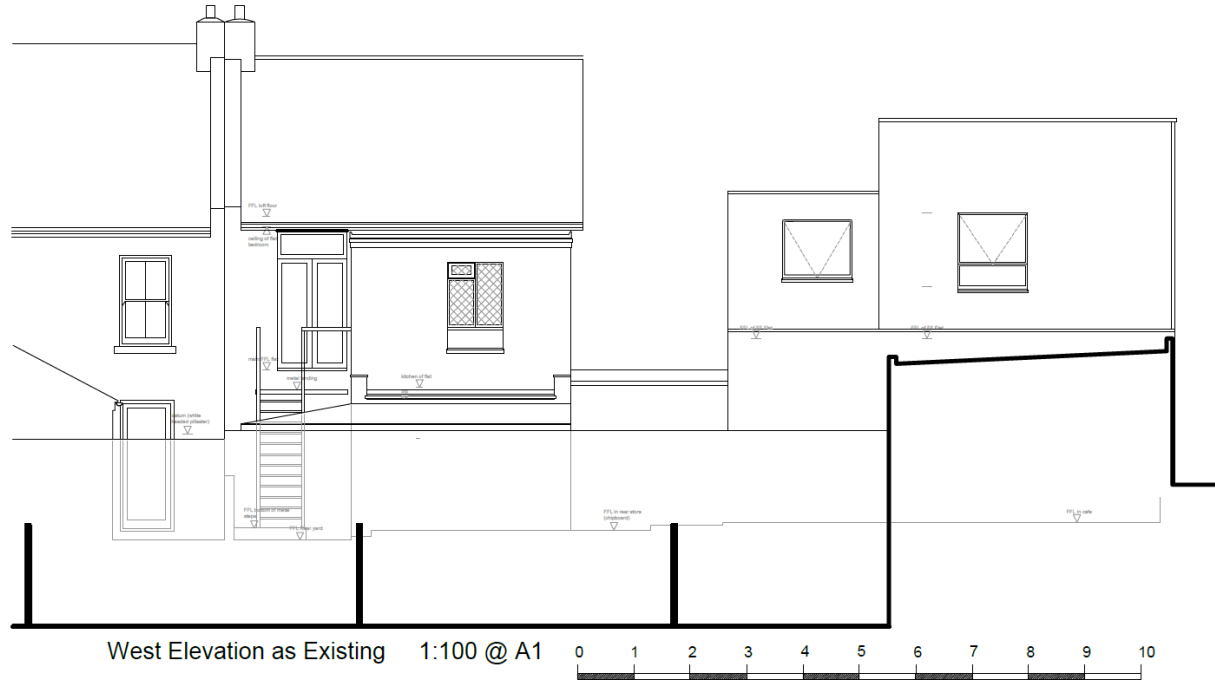
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Proposed South Side Elevation



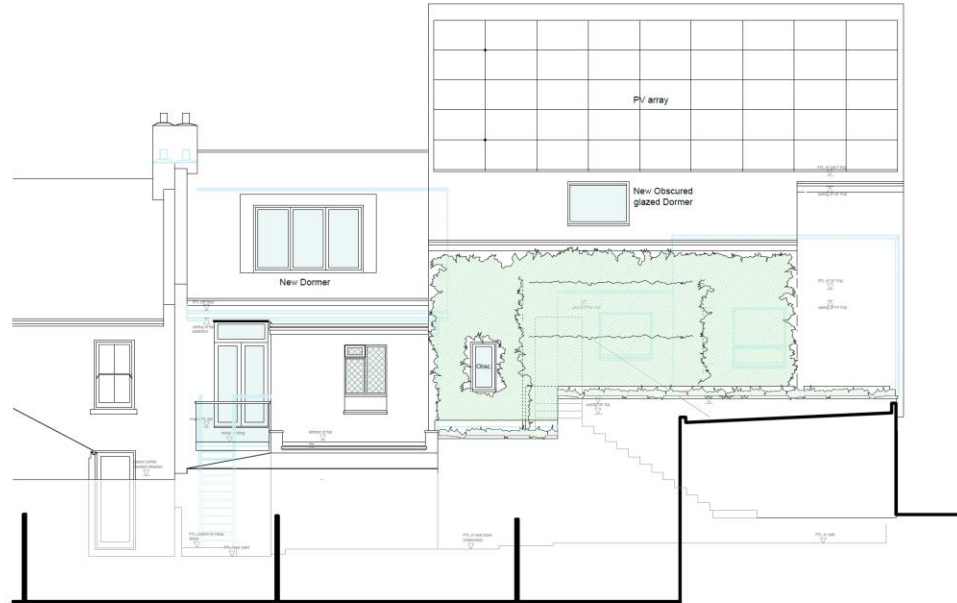
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Existing Rear Elevation

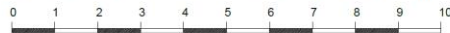


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Proposed Rear Elevation

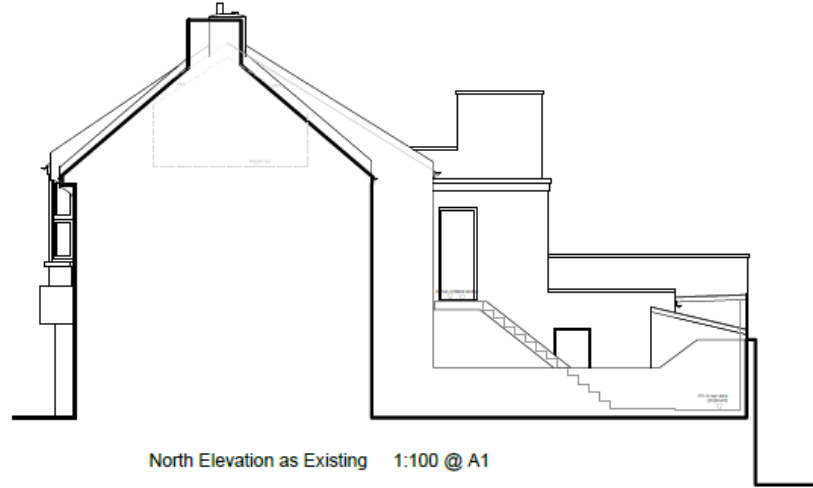


West Elevation as Proposed (seen from rear of Rugby Place) 1:100 @ A1



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Existing North Side Elevation

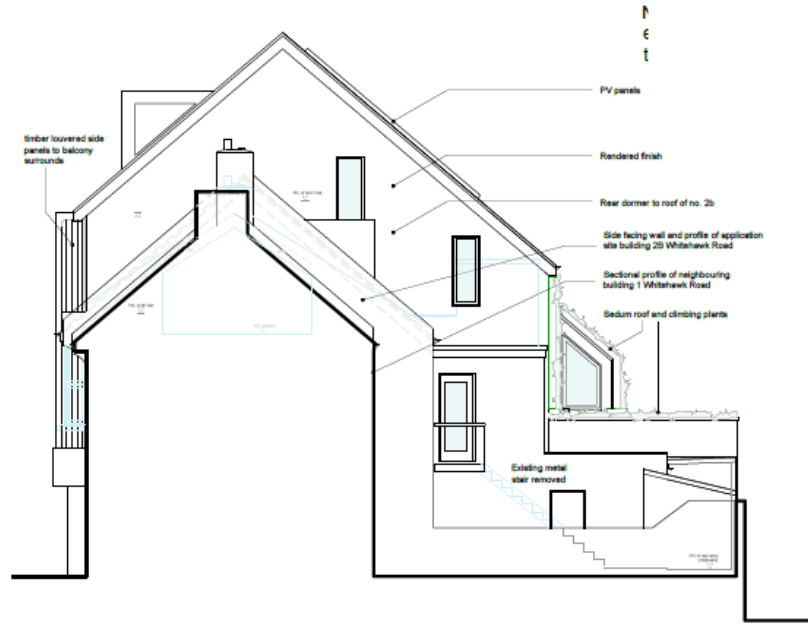


North Elevation as Existing 1:100 @ A1

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Proposed North Side Elevation



North Elevation as Proposed (seen from 1 Whitehawk Road) 1:100 @ A1

Proposed Visual



Proposed Visual



Photomontage of Site as Proposed (South West View)

Key Considerations in the Application

- Principle of Development
- Design and Appearance
- Impact on Amenities
- Standard of Accommodation
- Impact on Highway

Conclusion and Planning Balance

- Additional residential units created
- Improved appearance from streetscene
- Impact on amenities acceptable
- Impact on parking controllable through management of the CPZ, not reason to refuse planning permission

