

1

**Former Dairy,  
35 - 39 The Droveaway  
BH2020/00931**



**Brighton & Hove  
City Council**

# Application Description

---

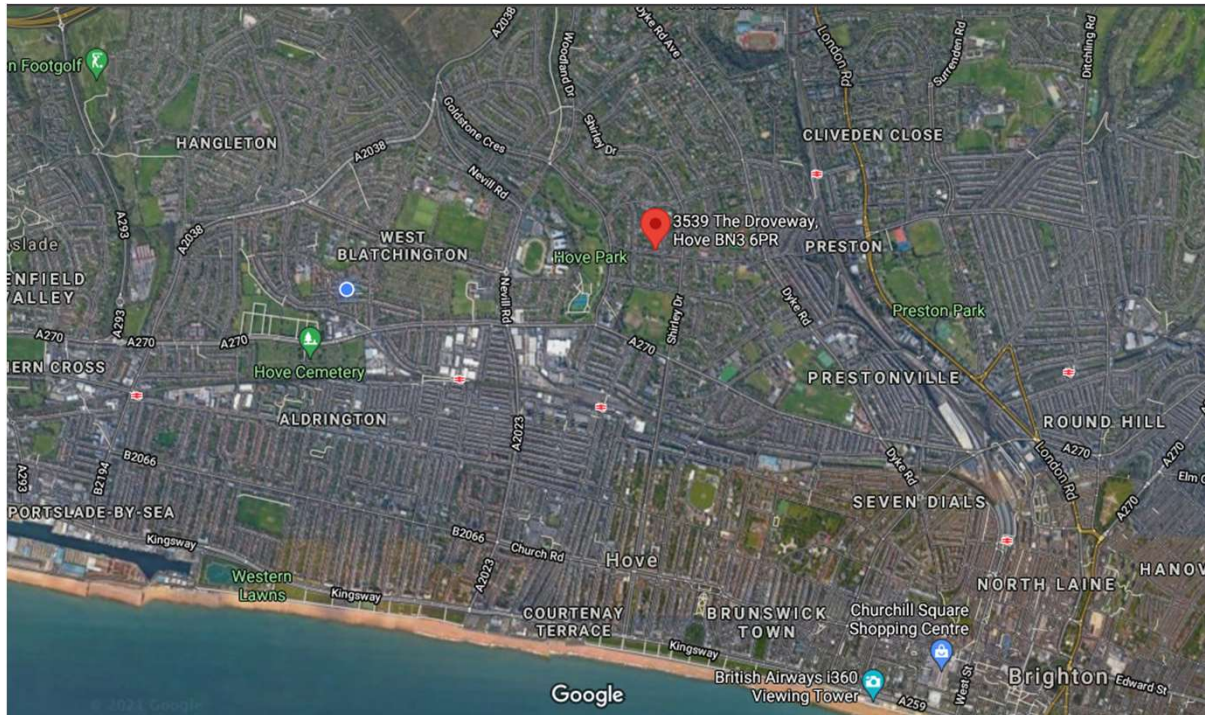
Change of use from former Dairy Crest depot (Use Class B8) to mixed-use development comprised of 19no. dwellings (Use Class C3) & commercial space (Use Class E), including partial demolition of the existing & erection of a new northern wing; erection of a new central wing to courtyard; onsite car & cycle parking; & associated works



Brighton & Hove  
City Council

# Map of application site

---

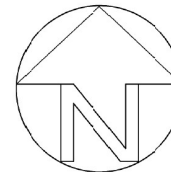
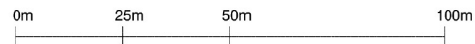


# Existing Location Plan

---



Site location plan scale 1:1250 @A2



TA/1215/01



# Aerial photo of site

---



Brighton & Hove  
City Council



# 3D Aerial photo of site

---



Brighton & Hove  
City Council

# Street photo of site

---



Brighton & Hove  
City Council



# Other photo of site



Brighton & Hove  
City Council



# Existing courtyard

---



Brighton & Hove  
City Council

# Existing central barn building



Brighton & Hove  
City Council

# Existing covered central courtyard



Brighton & Hove  
City Council

# View south within site



Brighton & Hove  
City Council

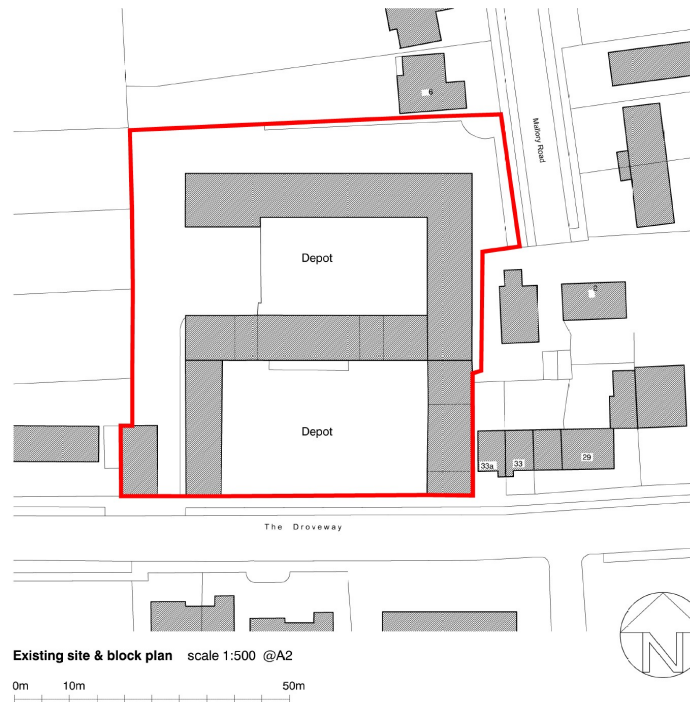


# Northern end of site

---



# Existing Block Plan

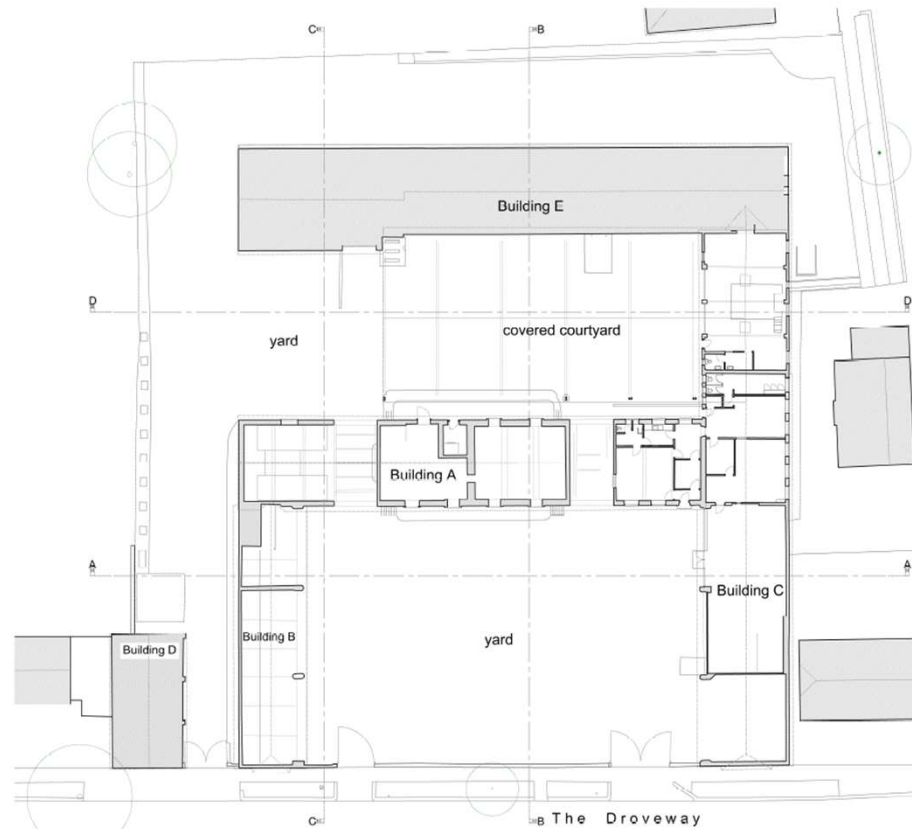


14

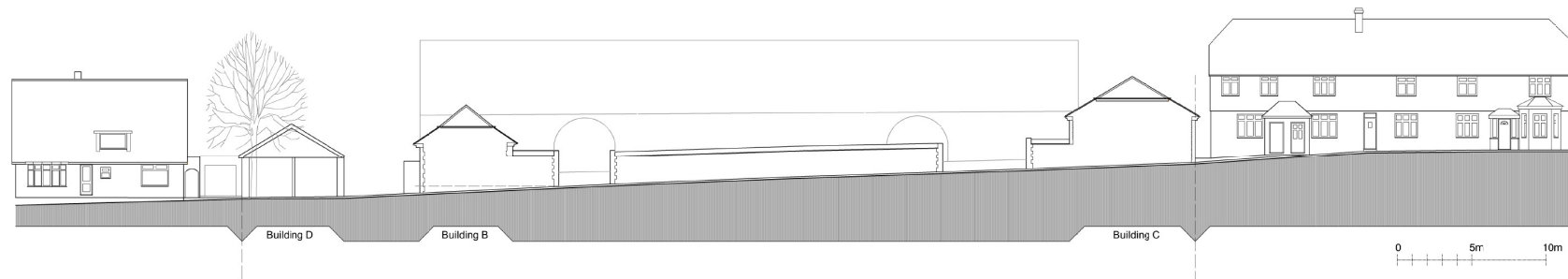
TA/1215/01



# Existing Ground Floor Plan



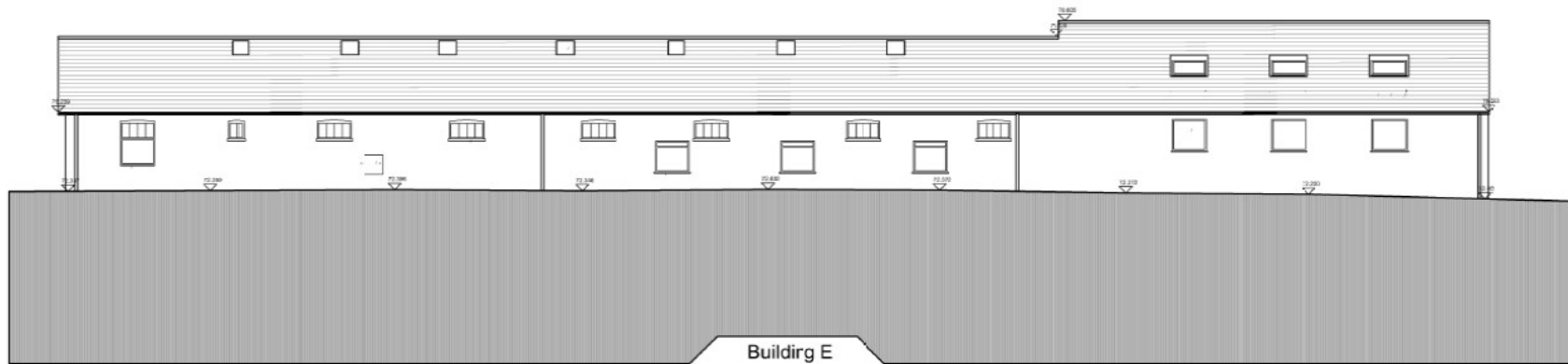
# Contextual Street South Elevation



Existing Southern street elevation fronting The Droveaway scale 1:200 @A2



# Existing Rear (North) Elevation

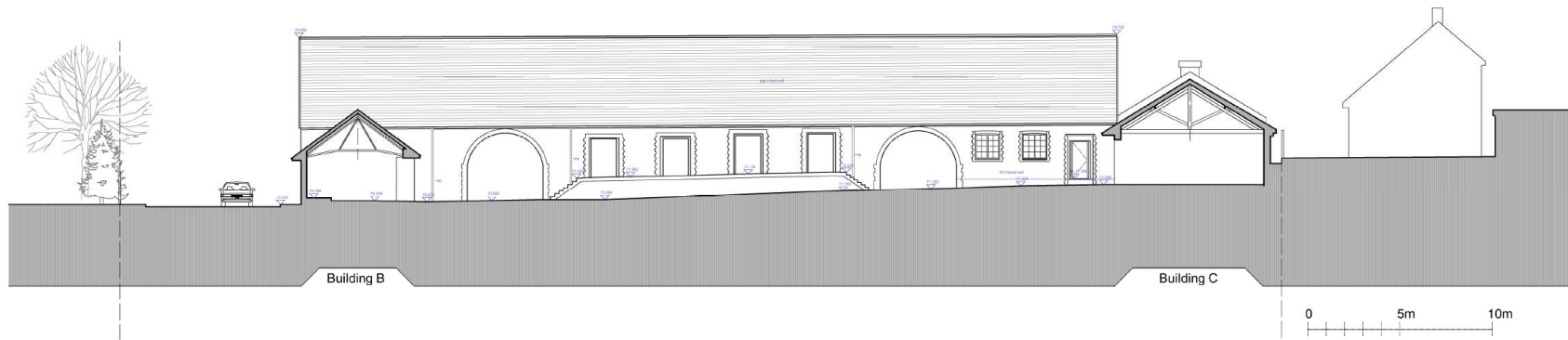


Existing Northern elevation of Building E scale 1:200 @A2



TA/1215/06

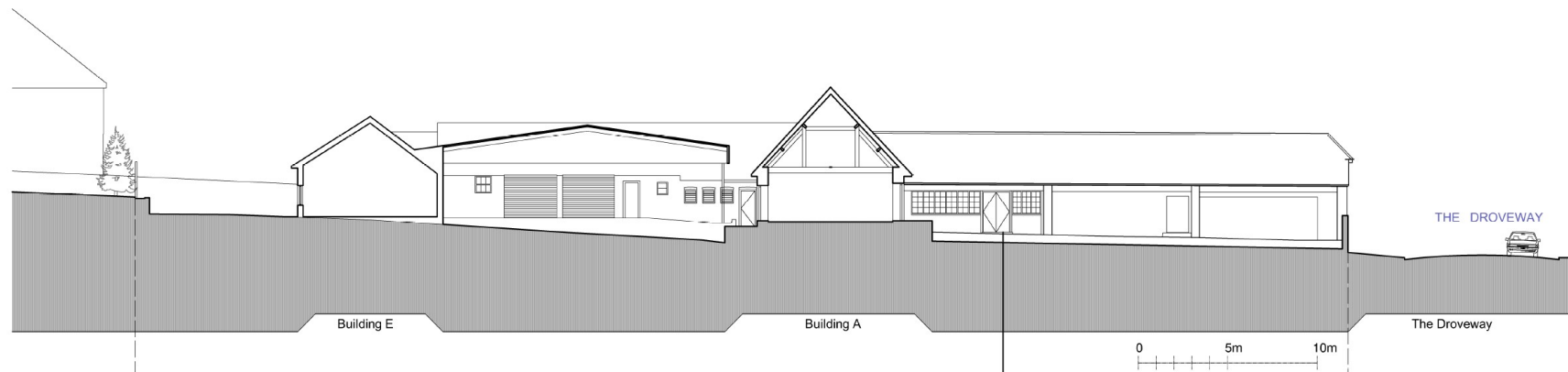
# Existing Front Elevation of Main Barn



Existing section AA scale 1:200 @A2 - Showing Southern elevation of Building A - See drawing TA1215/02

TA/1215/04

# Existing Site Section(s)



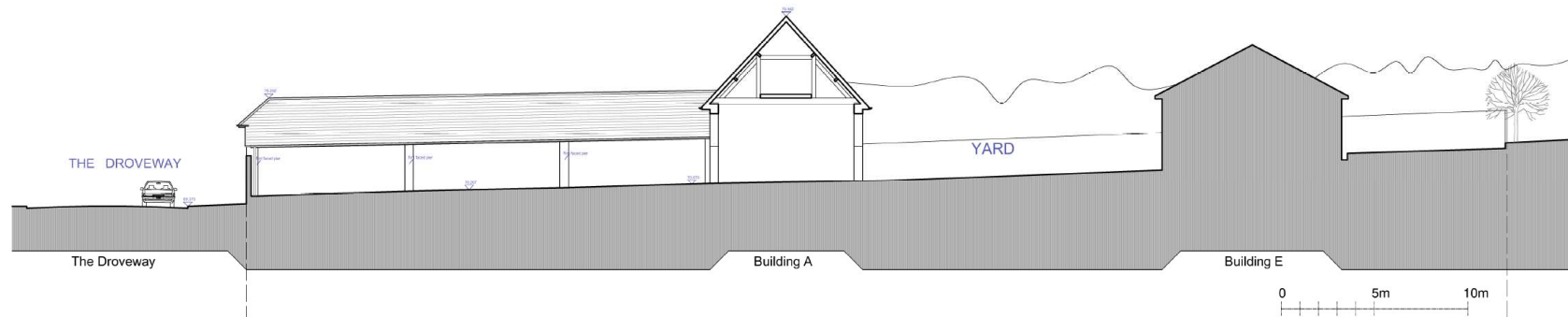
Existing section BB scale 1:200 @A2 - Showing Western elevation of Building C - See drawing TA1215/02

19

TA/1215/04



# Existing Site Section(s)



Existing section CC scale 1:200 @A2 - Showing Eastern elevation of Building B - See drawing TA1215/02

20

TA/1215/04





# Split of uses/Number of units

---

766sqm commercial space (Use Class E)

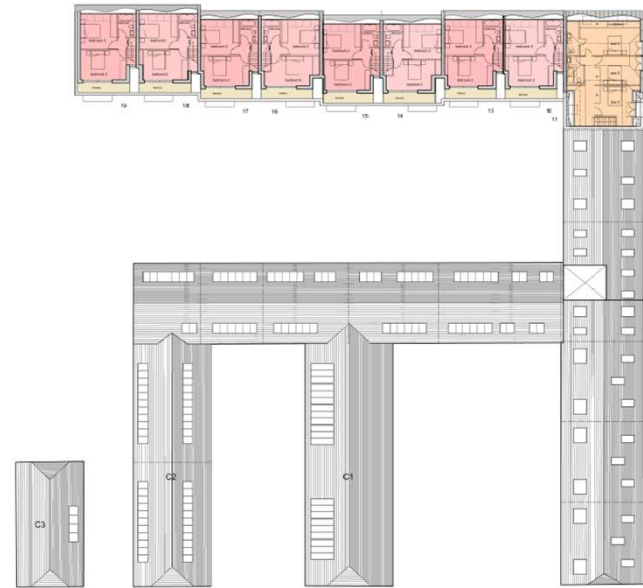
Provision of 19 residential units (Use Class C3)

- 7x 2-bed
- 11x 3-bed units
- 1x 4-bed

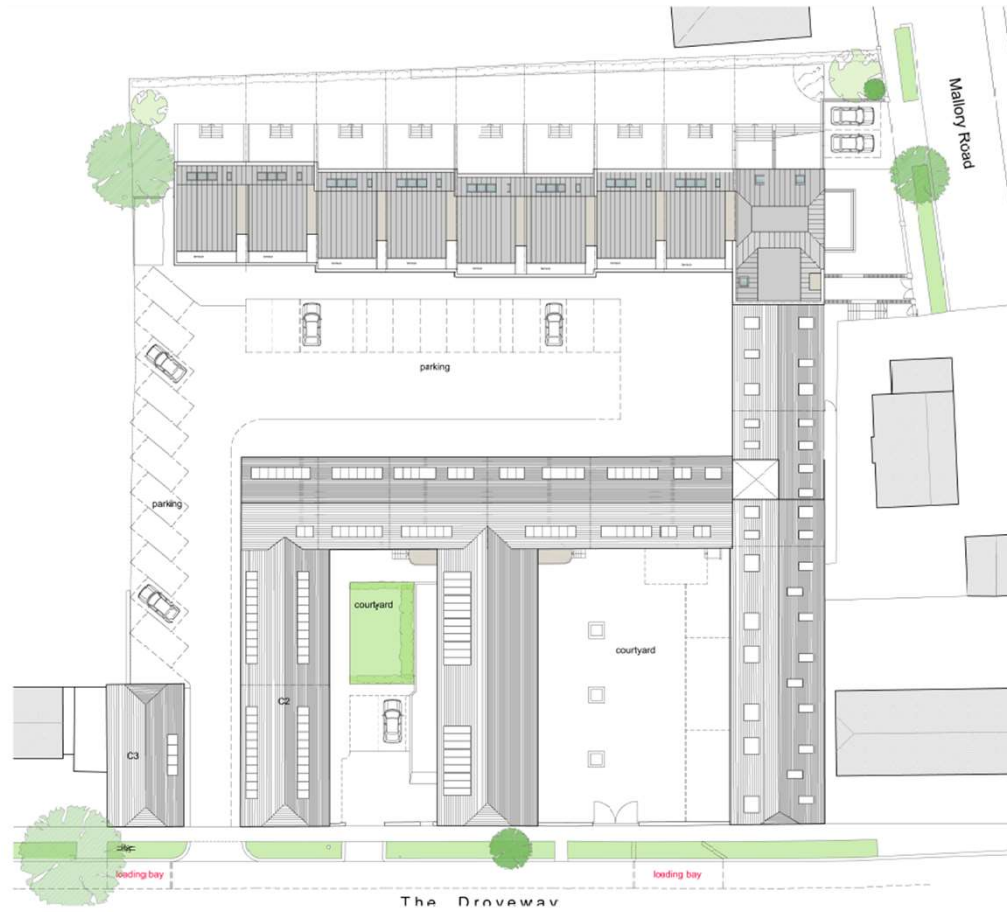
# Proposed Ground Floor Plan



# Proposed First & Second Floor Plans



# Proposed Roof Plan



24

ID





# Proposed Southern Elevation: The Droveaway

---



Proposed Southern street elevation fronting The Droveaway scale 1:200 @A2 - See drawing TA1215/10

25

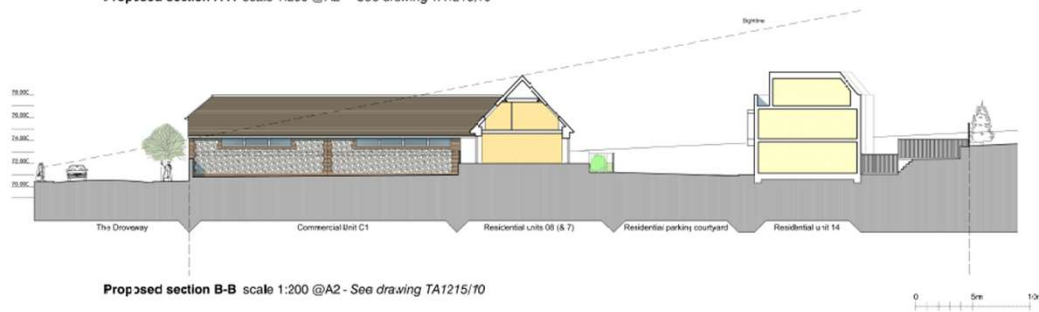
ID



# Proposed Main Barn & Sections



Proposed section A-A scale 1:200 @A2 - See drawing TA1215/10



Proposed section B-B scale 1:200 @A2 - See drawing TA1215/10

## Proposed rear of Main Central Barn



Proposed section GG scale 1:100 @A2 - See drawing TA1215/10



# Proposed Internal Courtyard Elevations



Proposed section EE scale 1:100 @A2 - See drawing TA1215/10



Proposed section CC - scale 1:100 @A2 - See drawing TA1215/10



# Proposed Mallory Road Elevation



Proposed cross section H-H scale 1:200 @A2 - See drawing TA1215/10



Proposed cross section J-J scale 1:200 @A2 - See drawing TA1215/10

DRAFT  
REVISED PI  
ISSUE

C 211220 Scheme t  
B 091220 Scheme t  
A 1010620 Roof heig

# Proposed Elevations of North building



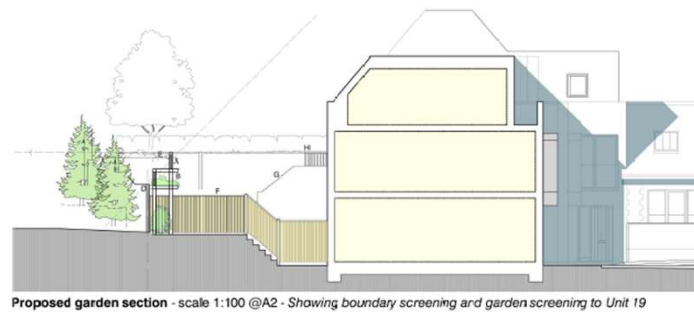
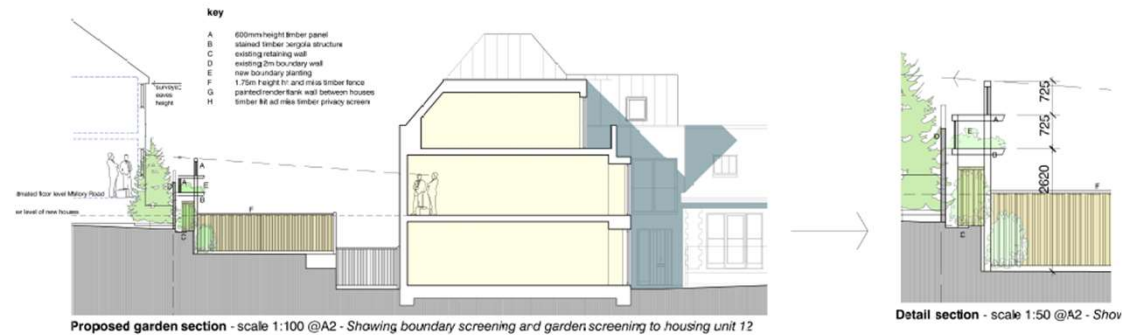
Proposed elevation/cross section K-K scale 1:200 @A2 - See drawing TA1215/10



Proposed elevation/cross section L-L scale 1:200 @A2 - See drawing TA12'5/10



# Proposed North Elevation Boundary & Screening



# Key Considerations in the Application

---

- Principle of the development already approved in Extant Permissions
- Provision of proposed commercial floorspace
- Affordable housing provision
- Housing mix
- The impact of the proposed development upon the character and importance of the locally listed heritage asset and the wider area
- Impacts upon neighbouring amenity
- Sustainable drainage, sustainability, landscaping, ecology, and trees
- Traffic implications.

# S106 table

---

## Affordable Housing:

- Secure on-site affordable housing of 3 units (2x affordable rent and 1x shared ownership), or as a commuted sum in lieu of onsite provision
- A Review Mechanism to reassess the viability of the scheme close to completion in order to, where possible, secure up to policy compliant level of affordable housing via an off-site financial contribution

## Artistic Component

- Provision to the value of £19,470 towards an Artistic component to be provided on site

## Employment and Training

- Employment and Training Strategies for the provision of local employment opportunities with 20% of any new roles created from the demolition and construction phases of development, at least one month before the intended date of formal commencement of the development.
- £11,100 developer contribution toward the Council's Local Employment Scheme

## Highway Works

The following highway works are required to be secured via a section 278 (/38) agreement:

- New vehicle crossover on Mallory Road
- Reinstatement of existing eastern crossover on The Droveaway
- Reinstatement of existing crossover on western garage block as a grass verge
- Provision of two on-street loading bays.

A detailed scheme of highway works and associated TRO changes to be agreed and the TRO confirmed before prior to commencement of development



Brighton & Hove  
City Council

# Conclusion and Planning Balance

---

- The Council is currently unable to demonstrate a 5-year housing supply. In the current climate, this scheme would make a significant contribution to the housing shortfall.
- The proposed development would provide a significant delivery of commercial employment floorspace
- The proposal would ensure the retention of much of the fabric and character of a locally listed heritage asset and would secure an active use of the site for the future.
- Other factors including impacts relating to ecology, sustainability, landscaping, flood risk, land contamination, and air quality have been assessed and have been considered acceptable.
- Whilst the proposed scheme would have some impact upon neighbouring amenity and traffic implications, it is considered that the scheme would deliver genuine benefits in the form of new employment and mixed use spaces, residential units including affordable units, and would ensure an appropriate redevelopment of a locally listed heritage asset.
- Overall the scheme is considered acceptable and it is recommended for approval subject to the conditions and s106 requirements set out in this report.



Brighton & Hove  
City Council

