Garages Opposite 6-10 St Johns Road

BH2021/01163
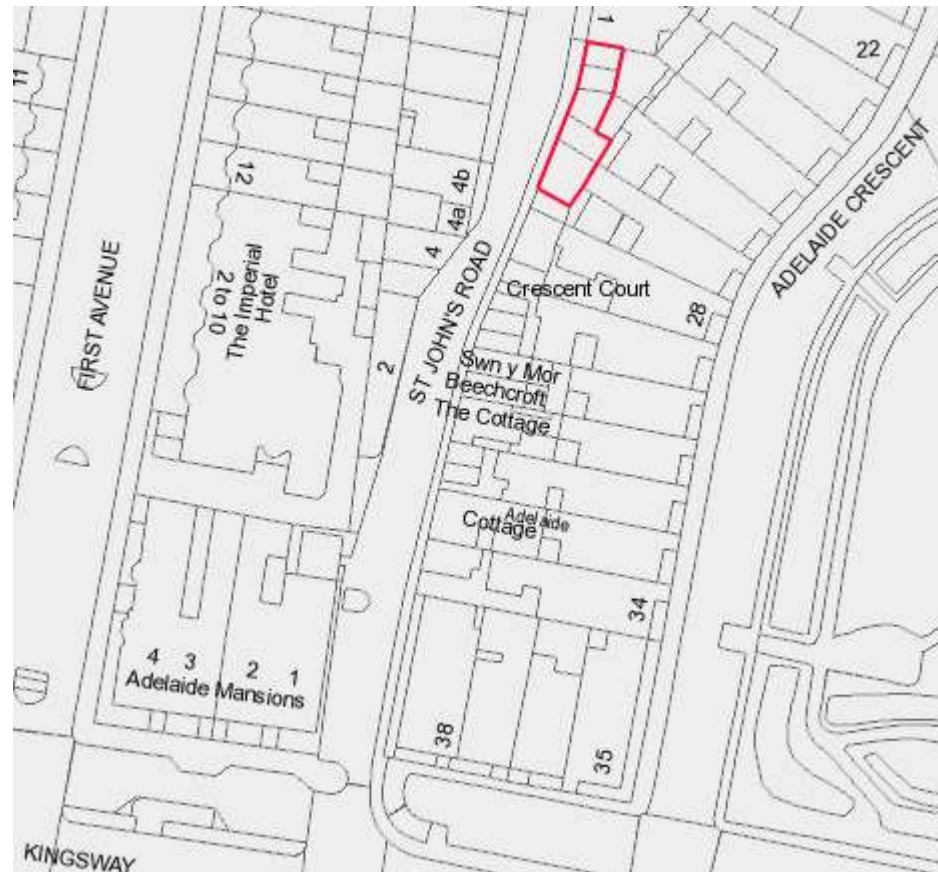
Brighton & Hove
City Council

Application Description

- Demolition of existing garages (Sui Generis) and erection of a two storey building to form 4no. residential flats (C3).

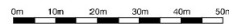Brighton & Hove City Council

Map of application site

Existing Location Plan

Existing location plan scale 1:1250@A3

0m   10m   20m   30m   40m   50m

TA 1213 /01

Proposed Block Plan

Proposed block plan scale 1:500@A3

TA 1213 /01

Aerial photo of site
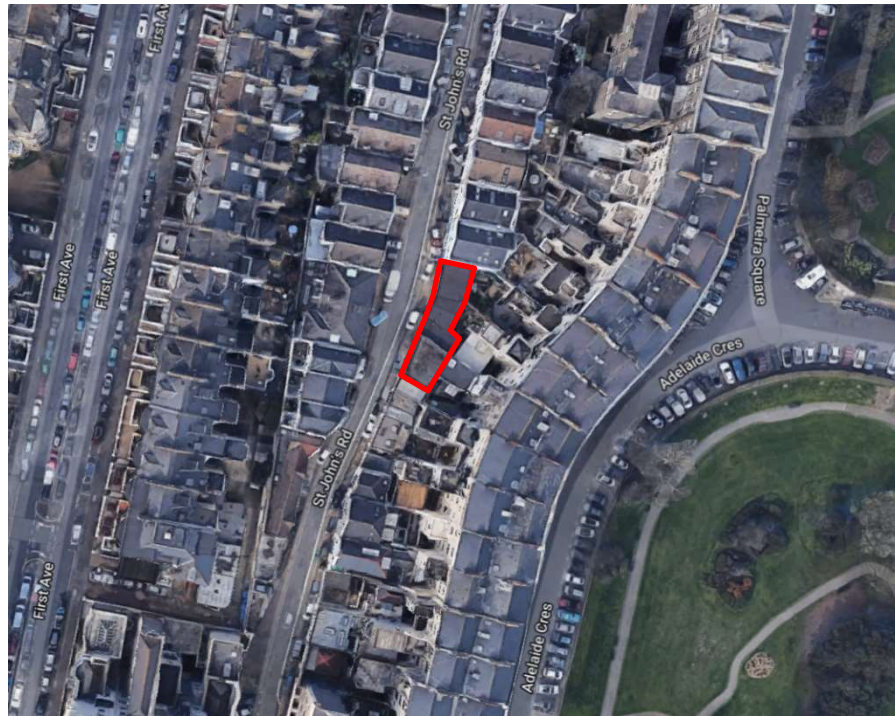
3D Aerial photo of site

NORTH

Brighton & Hove City Council
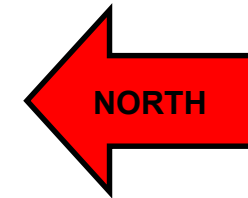
Street photos of site

October 2020

March 2019

Rear of 25 Adelaide Crescent

Rear of 26 & 27 Adelaide Crescent

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City Council

Rear of 26 & 27 Adelaide Crescent

Rear of 26, 27 & 28 Adelaide Crescent

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City Council

Rear of 24, 25 & 26 Adelaide Crescent

Existing Ground Floor Plan

Existing ground floor plan scale 1:100@A3
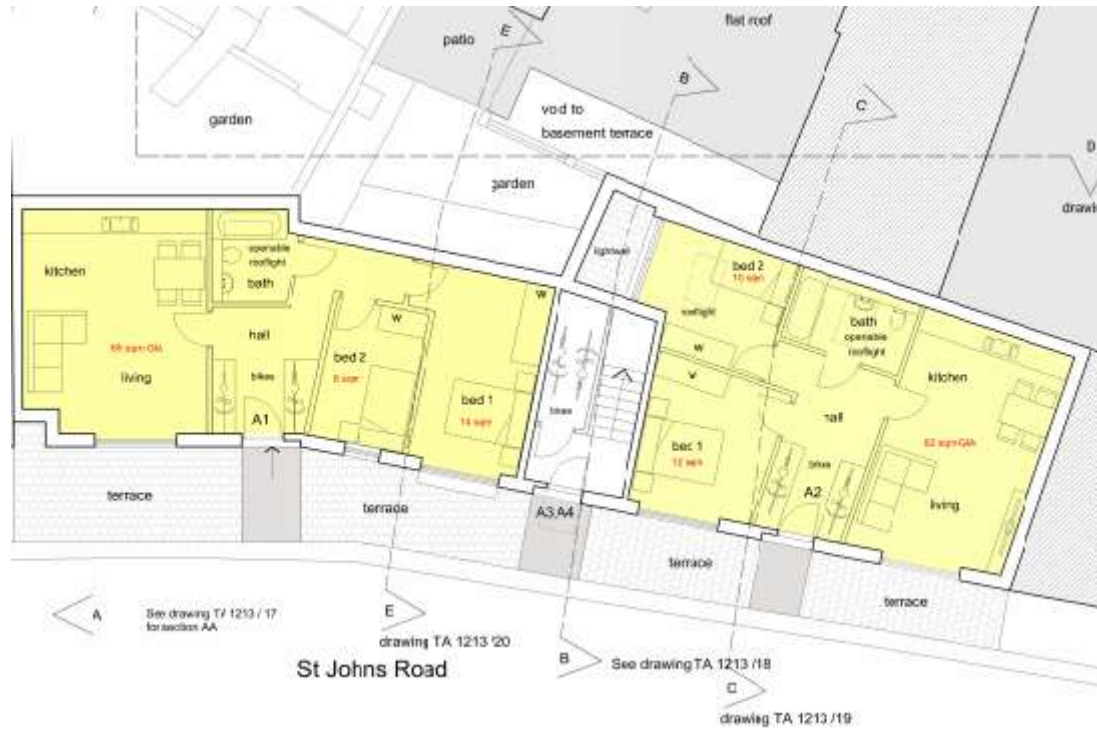
TA 1213 /05

Proposed Ground Floor Plan

TA 1213 /11 F

Proposed First Floor Plan

TA 1213 /12 D

Proposed Roof / Site Plan

TA 1213 /10 C

Existing Contextual Front Elevation

Existing elevation to St Johns Road   scale 1:100@A3

0m 1m 2m 3m 4m 5m

TA 1213 /03

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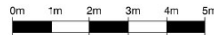
Existing Front Elevation
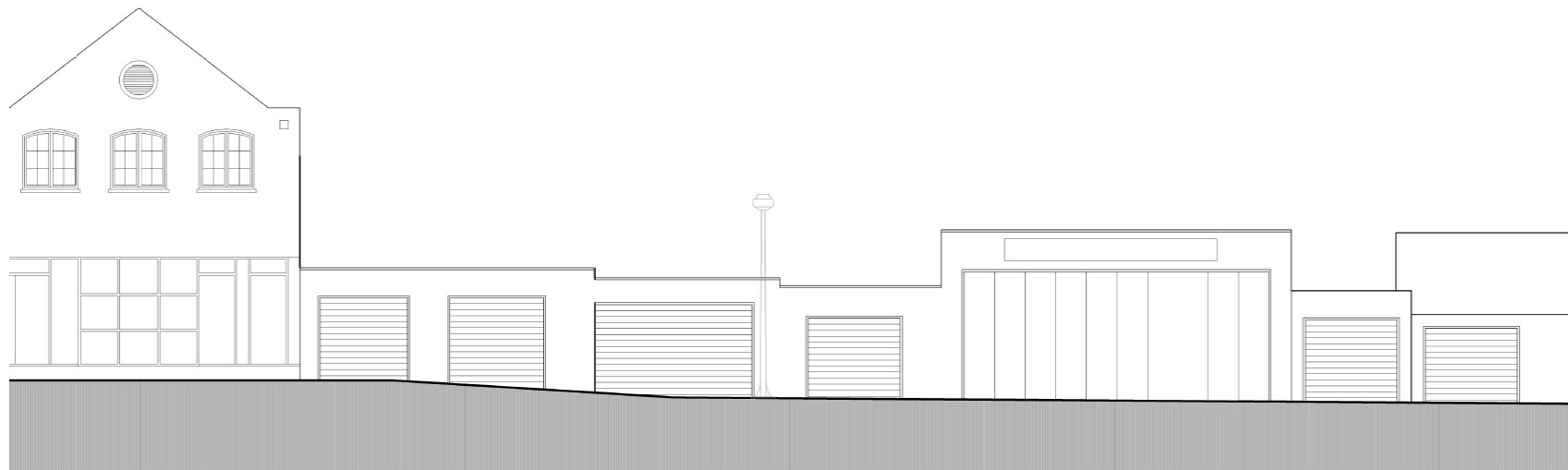
Existing elevation to St Johns Road   scale 1:100@A3   Datum 10.000   0m   1m   2m   3m   4m   5m

TA 1213 /02

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Proposed Front Elevation

previous scheme dashed in pink

Existing garages dashed in red

D   A   C   G

E

F   F

C

B

adjoining property No 1   apartments A1 and A3   access to A3, A4   apartments A2 and A4   adjoining properties

Proposed elevation to St Johns Road   scale 1:100@A3

0m   1m   2m   3m   4m   5m

TA 1213 /13 A

Existing Rear Elevation
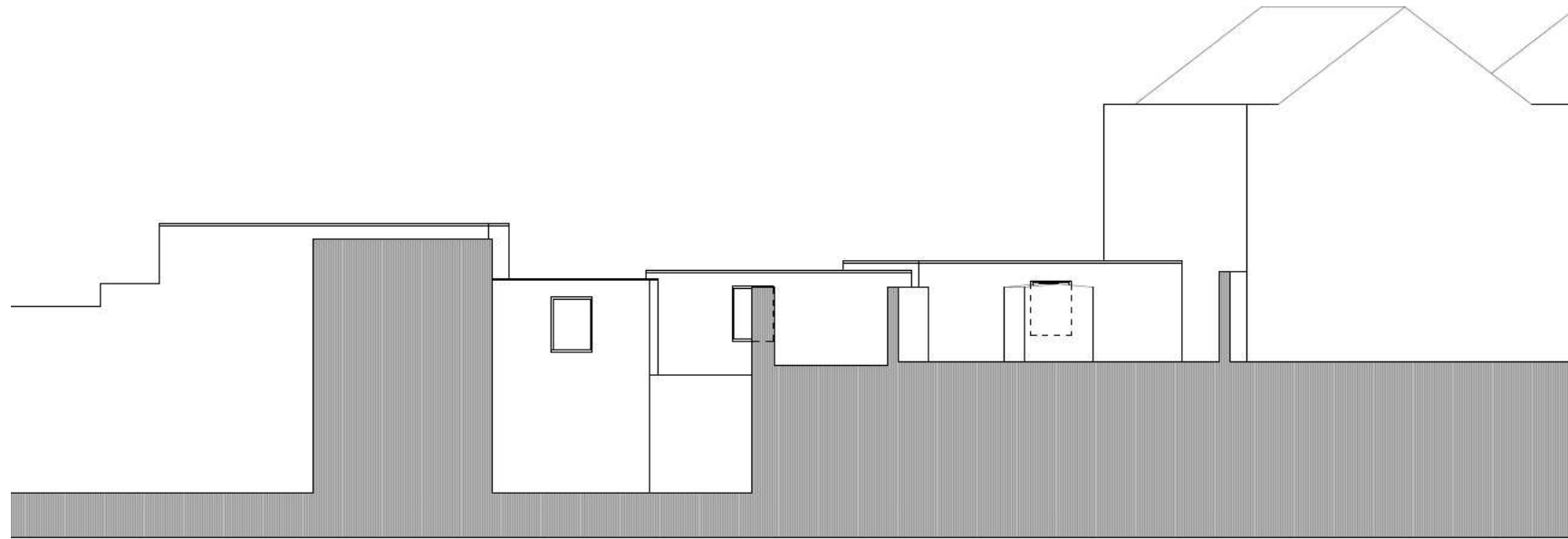
Existing rear elevation scale 1:100@A3

0m 1m 2m 3m 4m 5m

TA 1213 /04

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City Council

Proposed Rear Elevation

key

A	painted rendered finish
B	pebbled finish to flat roof
C	pitched zinc or slate roof
D	raised parapet to flat roof
E	obscured rooflight in pitched roof
	(openable for natural ventilation to bathrooms)

adjoining properties

application site

adjoining property

Proposed rear elevation DD   scale 1:100@A3

0m   1m   2m   3m   4m   5m

TA 1213 /16 B

Brighton & Hove City Council
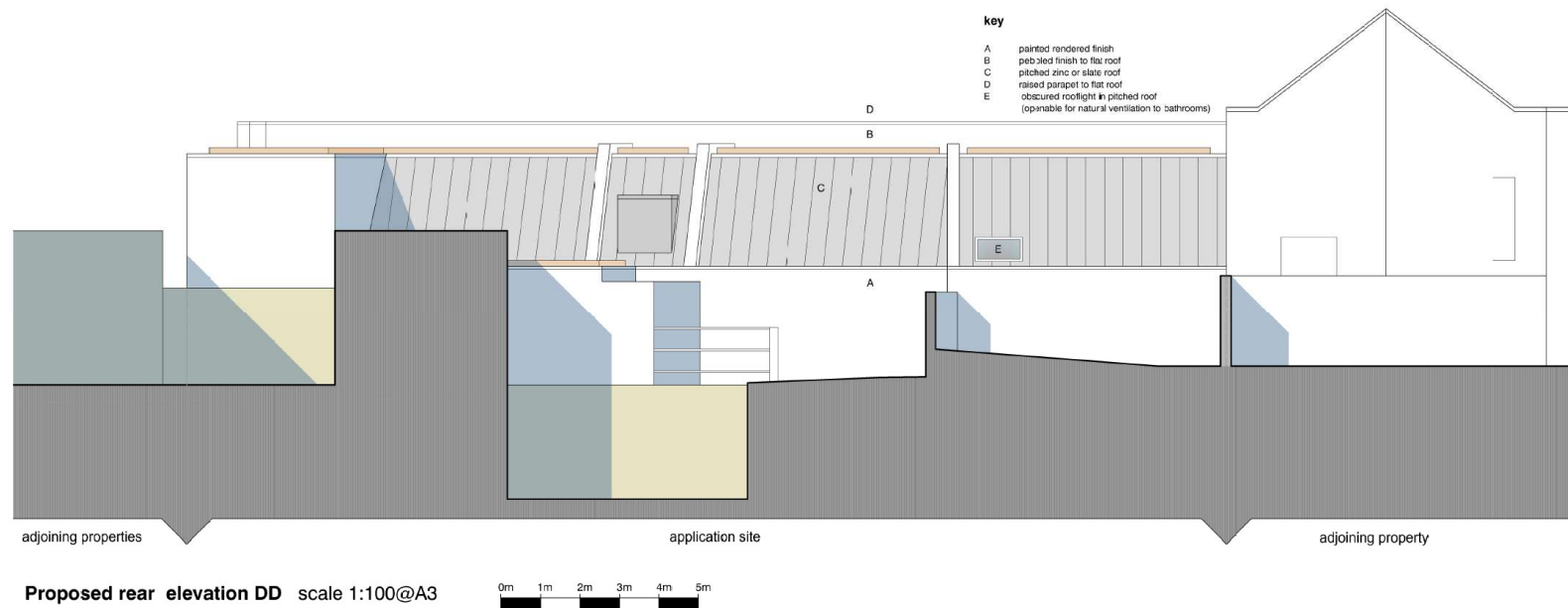
Existing Side Elevation

TA 1213 /04

Brighton & Hove
City Council

Proposed Side Elevation

C

B

D

A

outline of adjacent property

TA 1213 /15 B

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City Council

Proposed Site Section

key

A   adjacent garden
B   pebbled finish to flat roof
C   pitched zinc or slate roof
D   rendered party wall
E   metal railing to juliette balcony
F   obscured glazed rooflight in pitched roof
      (openable for natural ventilation to bathrooms)

Unit A3

Unit A1   Bath

adjoining property   St Johns Road   application site   adjoining property No 25
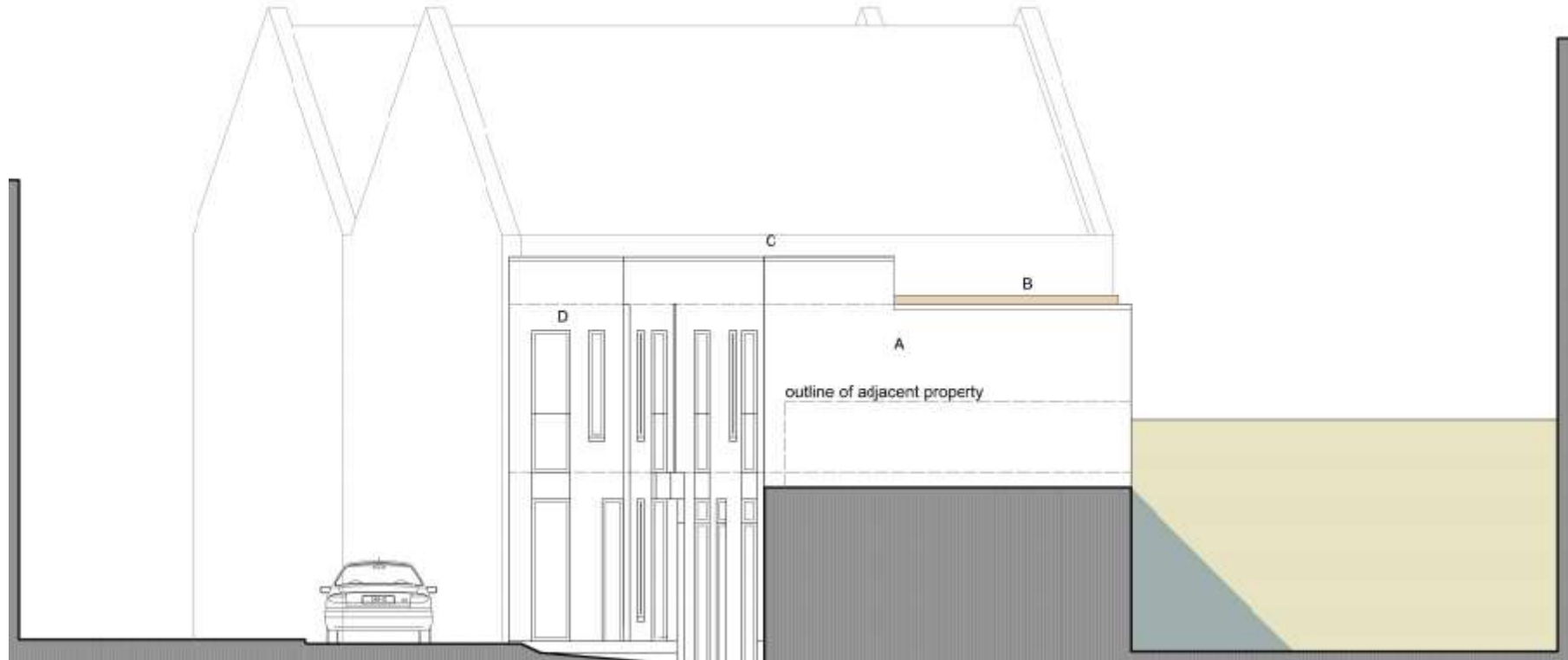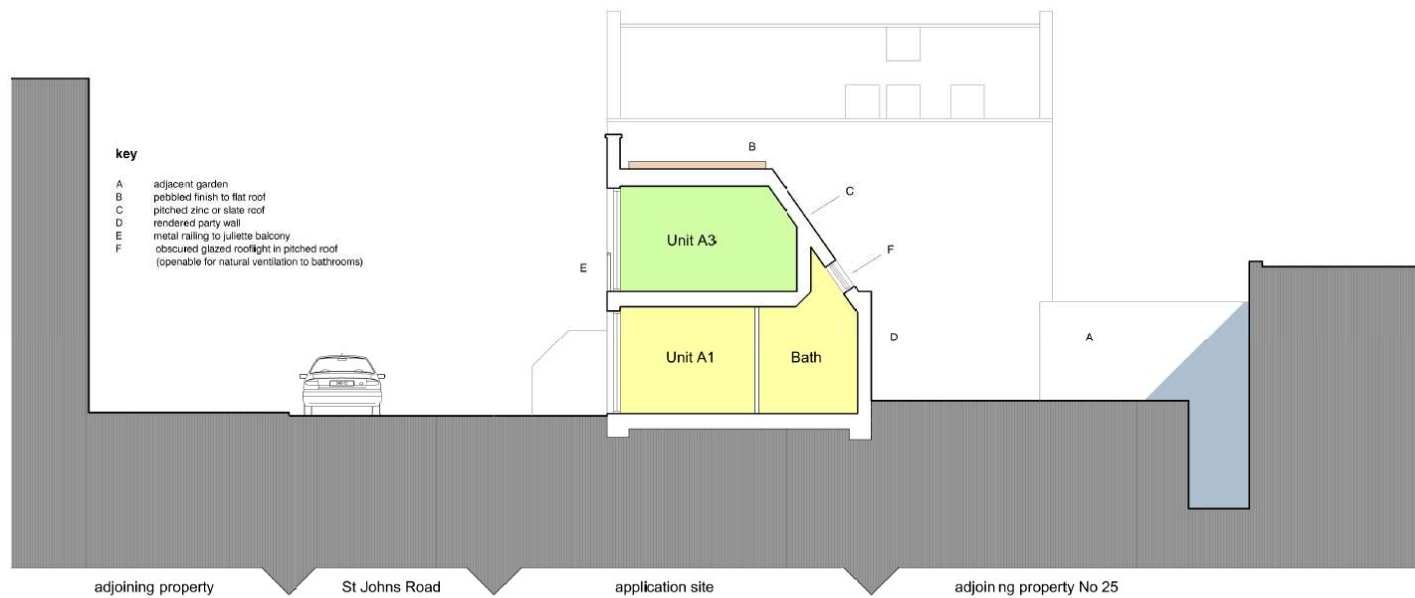
Proposed cross section AA scale 1:100@A3
See drawing 10 for the section references

0m   1m   2m   3m   4m   5m

TA 1213 /17 D

25

Brighton & Hove City Council
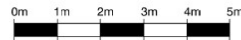
Proposed Site Section
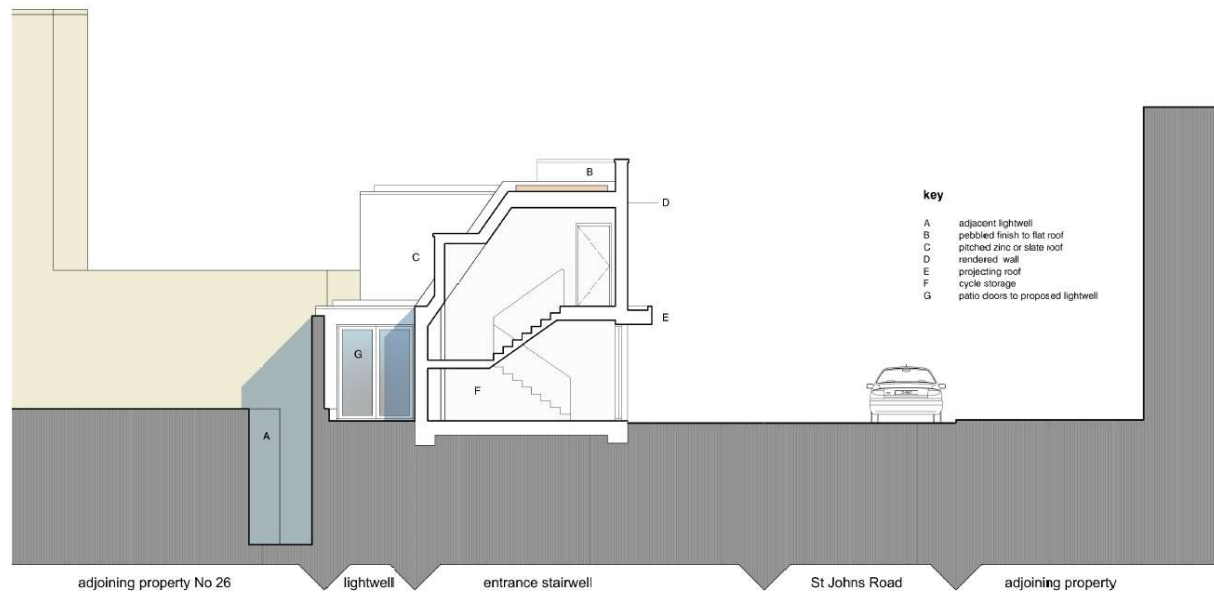
key

A	adjacent lightwell
B	pebbled finish to flat roof
C	pitched zinc or slate roof
D	rendered wall
E	projecting roof
F	cycle storage
G	patio doors to proposed lightwell

adjoining property No 26   lightwell   entrance stairwell   St Johns Road   adjoining property

Proposed section BB through communal stairwell scale 1:100@A3
See drawing 10 for the section reference

0m   1m   2m   3m   4m   5m

TA 1213 /18 C

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City Council

Proposed Site Section

key
A   painted rendered finish
B   pebbled finish to flat roof
C   pitched zinc or slate roof
D   metal railing to juliette balcony

Unit A4

Unit A2

adjoining properties   application site   St Jchns Road   adjoining property
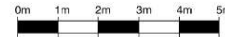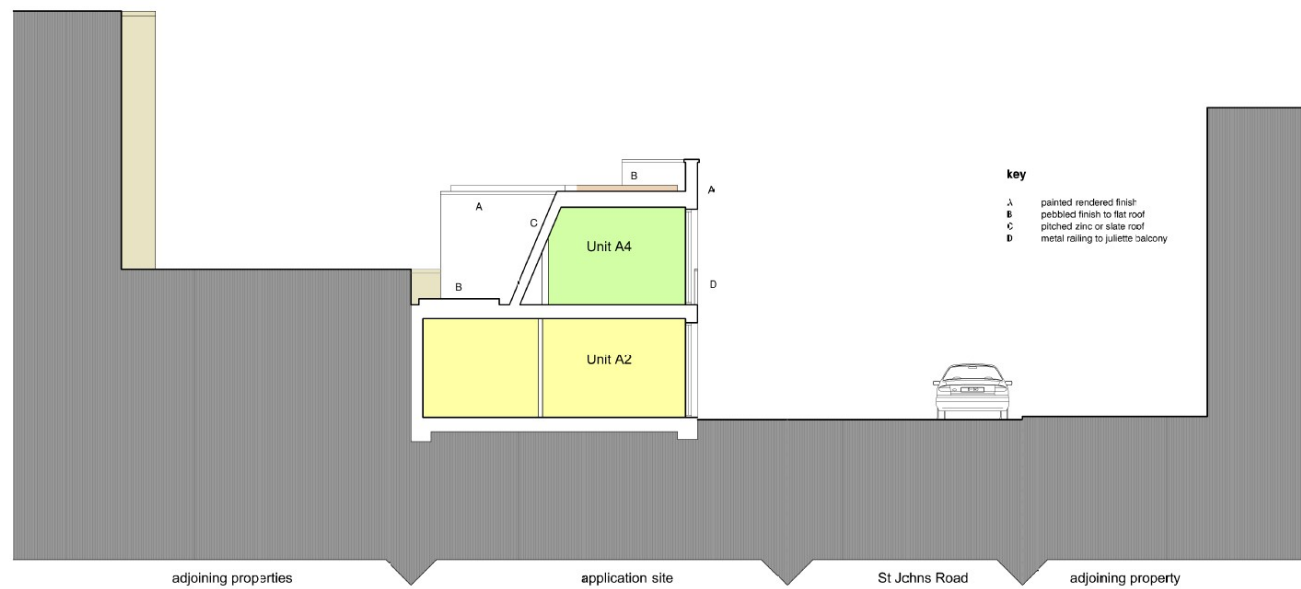
Proposed cross section CC   scale 1:100@A3
See drawing 10 for the section reference

0m 1m 2m 3m 4m 5m

TA 1213 /19 B

Brighton & Hove City Council

Proposed Site Section

key

λ   painted rendered finish
B   pebbled finish to flat roof
C   pitched zinc or slate roof

Datum 10.000   adjoining property No 25   application site   St Johns Road   adjoining property
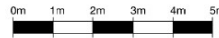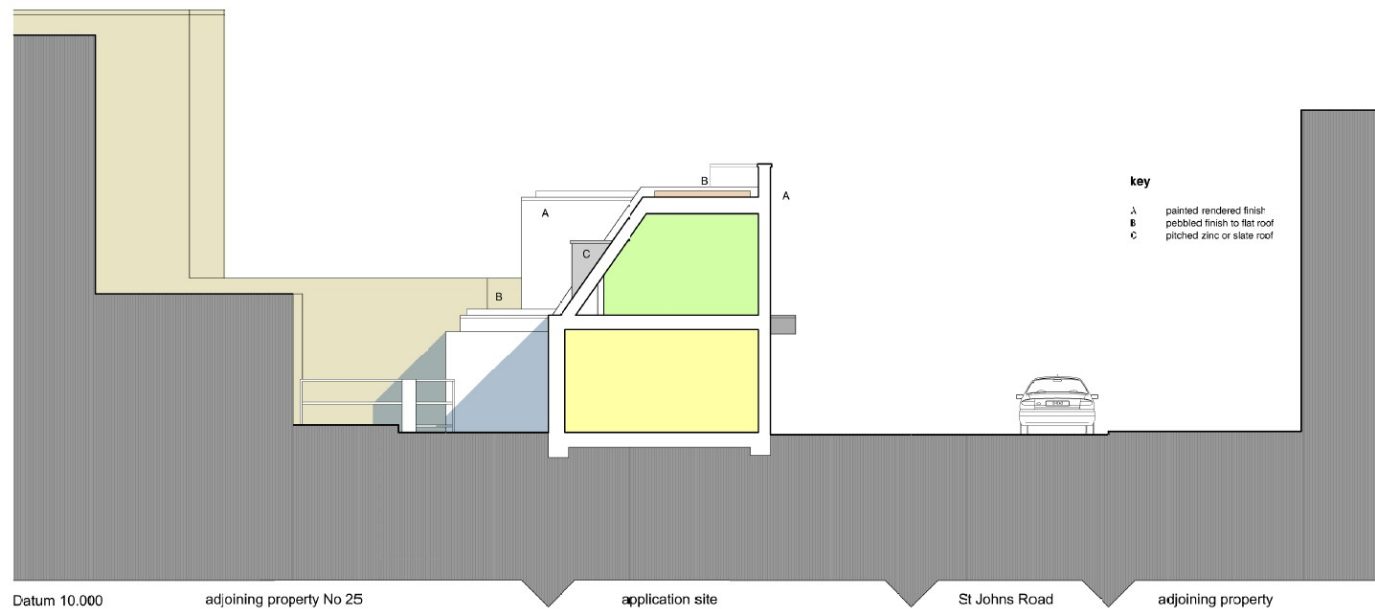
Proposed cross section EE   scale 1:100@A3
See drawing 10 for the section reference

0m   1m   2m   3m   4m   5m

TA 1213 /20

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Key Considerations in the Application

- Principle of development
- Density
- Design and heritage
- Landscaping and biodiversity
- Impact on neighbouring amenity
- Impact on highways
- Standard of accommodation

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Conclusion and Planning Balance

- Would provide four dwellings to meet an identified local need;
- Sustainability and biodiversity net gains
- Design of the buildings would not have a significantly adverse impact on heritage assets, neighbouring amenity or on highways safety, whilst providing an acceptable standard of accommodation.

The proposed development is therefore recommended for **Approval**.