

2 Montefiore Road

BH2016/02850



Brighton & Hove
City Council

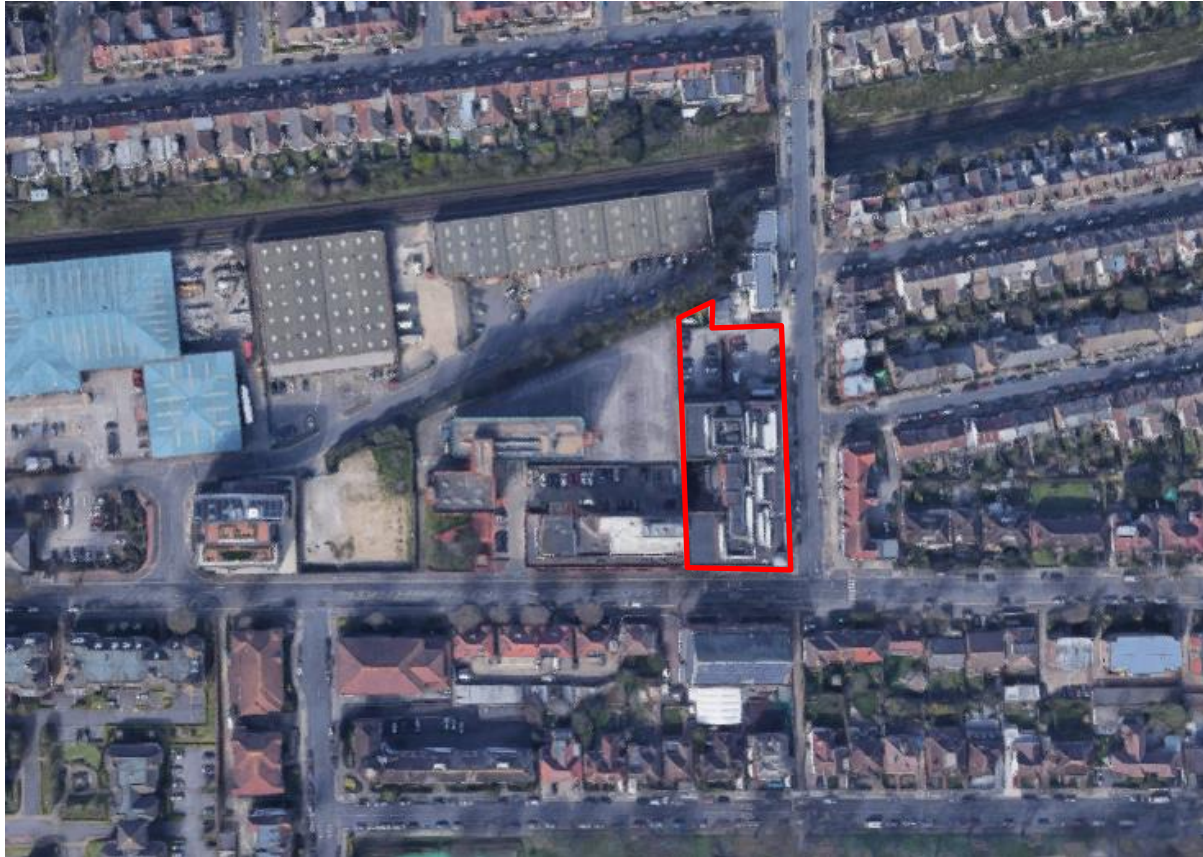
Application Description

- Erection of four storey side extension with roof top plant to existing hospital with re-arrangement of existing vehicular access and car parking.

Map of application site



Aerial photo(s) of site



3D Aerial photo of site



Street photo From Davigdor Road



Street Photo From Colbourne Road



Street Photo From Montefiore Road

8



Location Plan

6



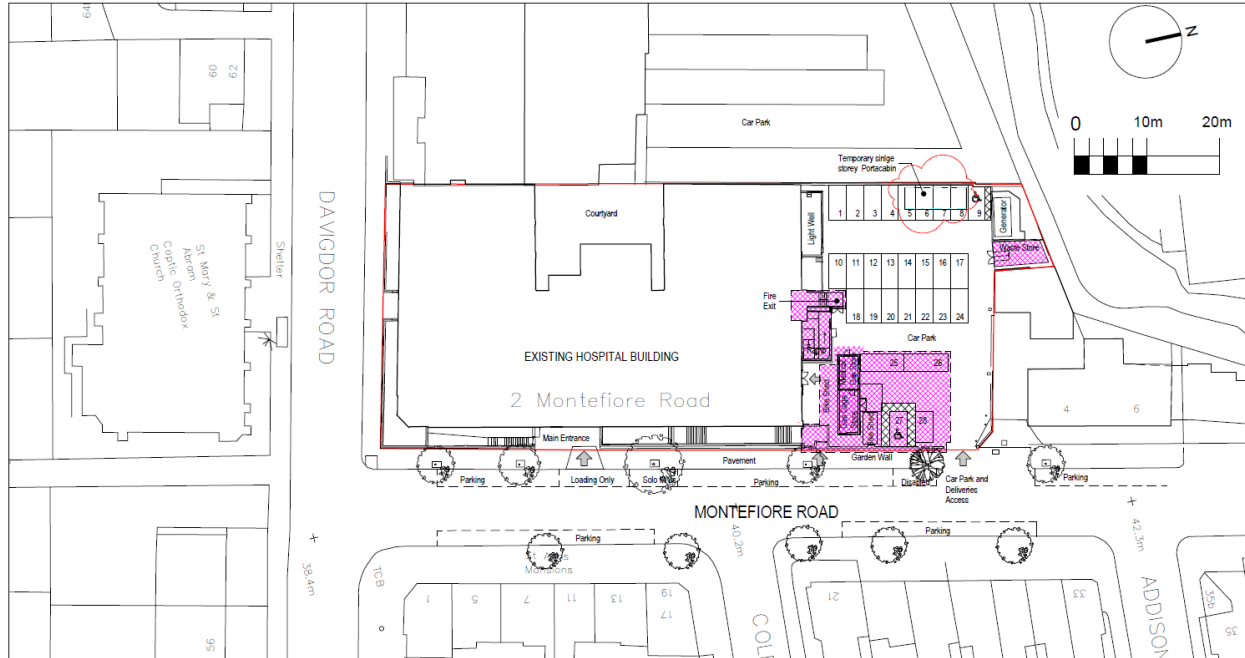
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Existing Block Plan

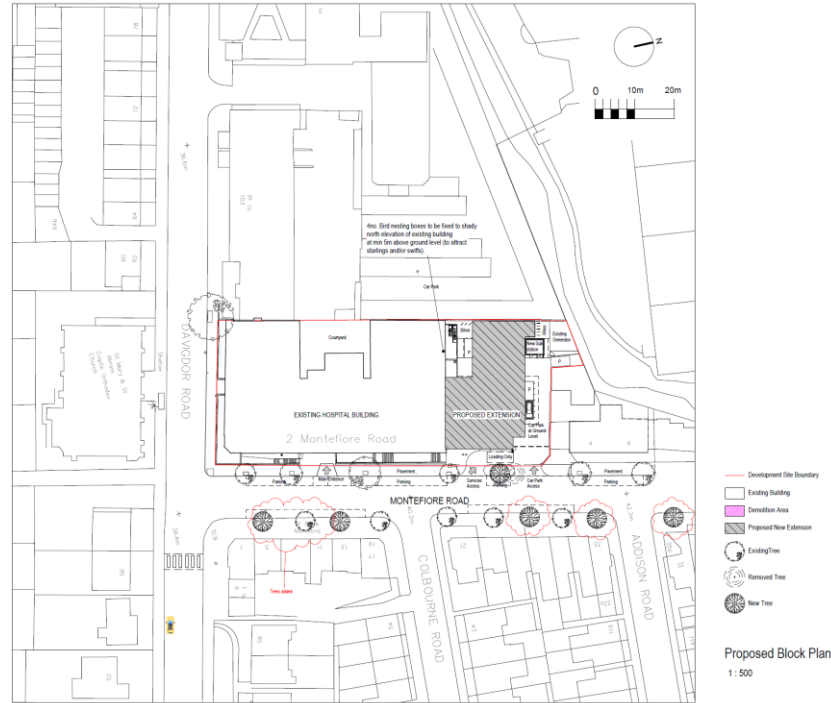
10

- Development Site Boundary
- Existing Building
- Demolition Area
- Proposed New Extension
- Existing Tree
- Removed Tree
- New Tree

Existing Block Plan
1: 500



Proposed Block Plan



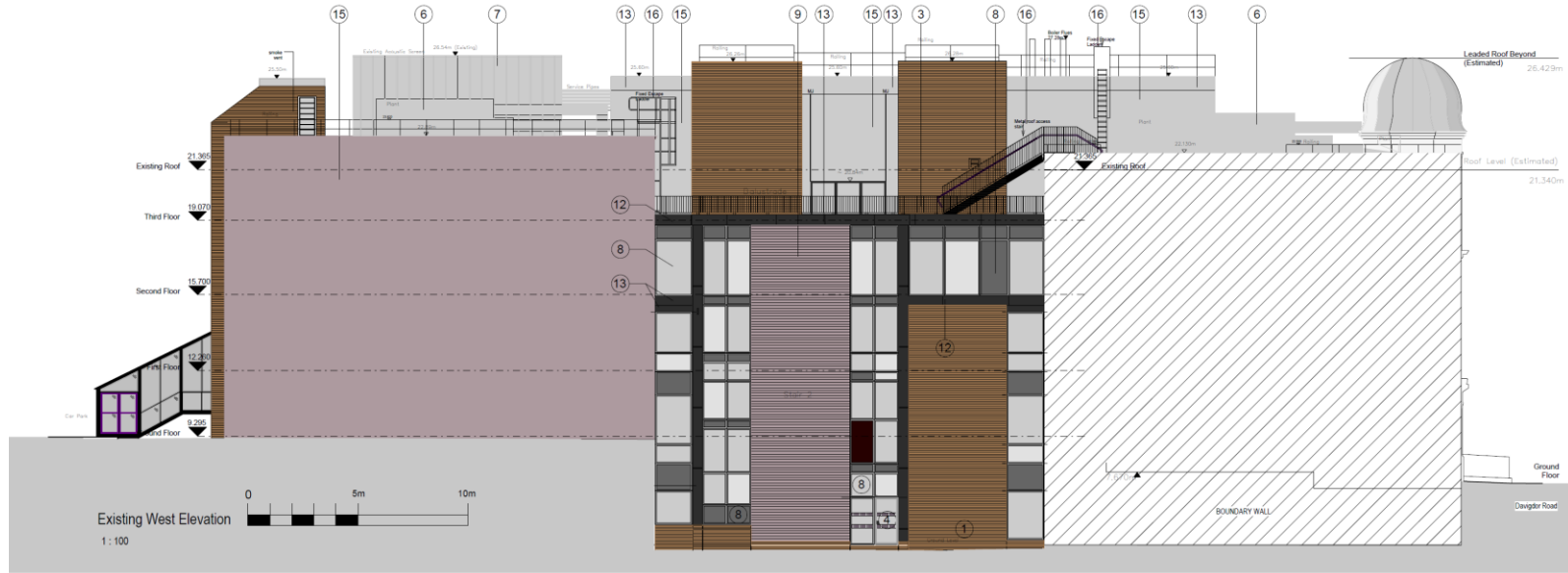
Proposed Front Elevation

13



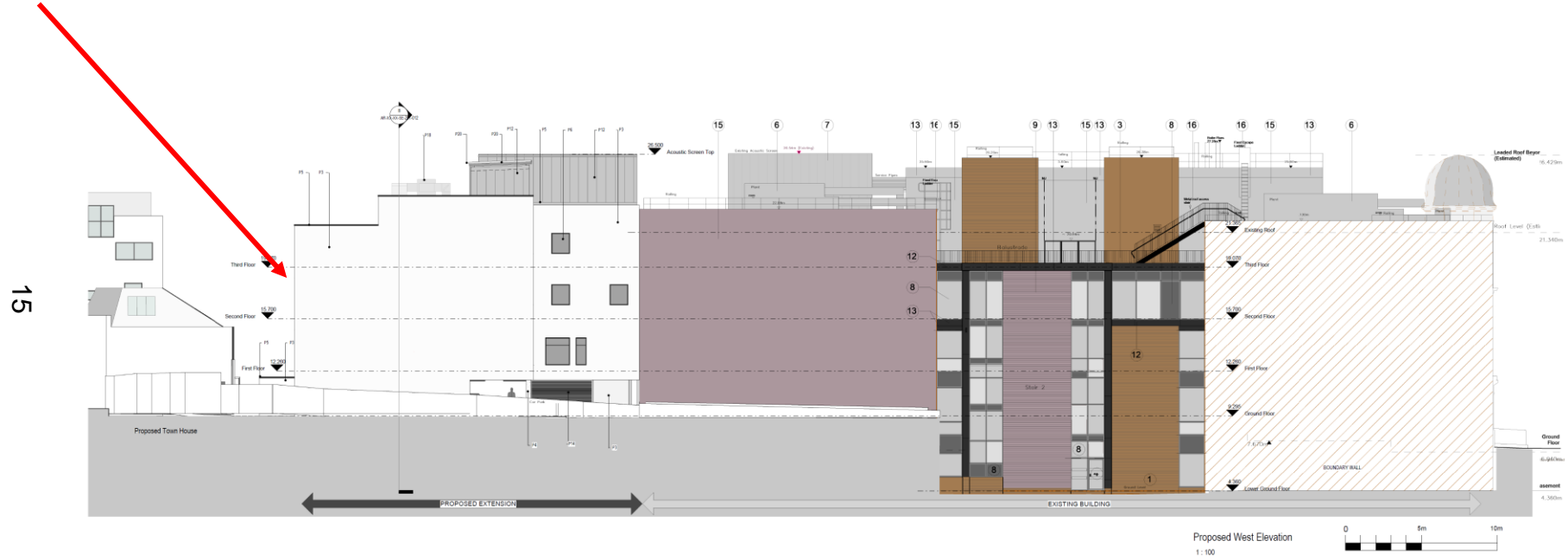
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Existing Rear Elevation

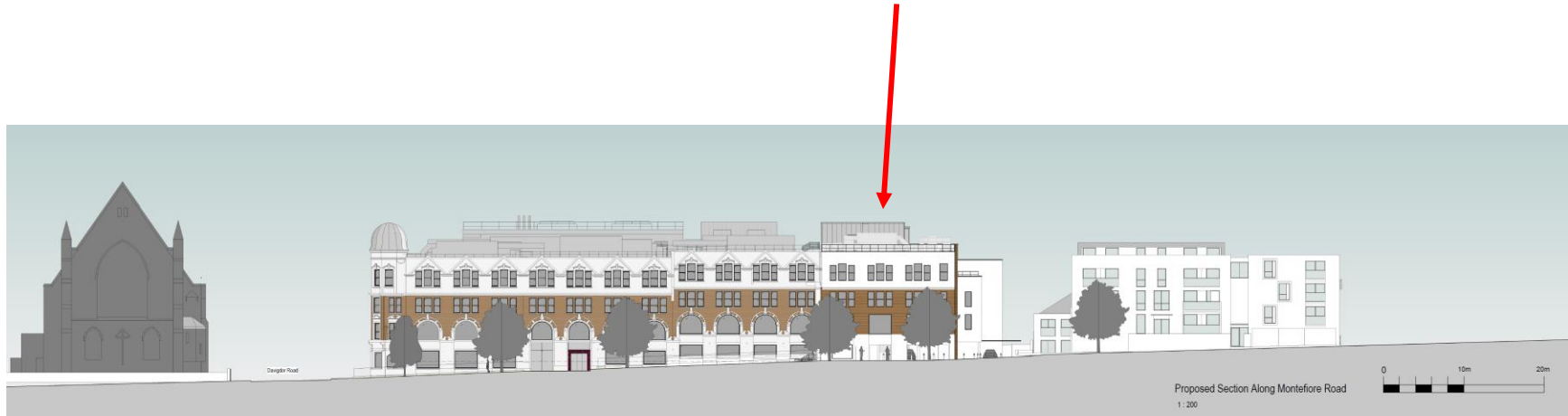


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Proposed Rear Elevation



Contextual Front Elevation



Proposed Visual



17

ID

Proposed Visual



Google Earth
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Key Considerations in the Application

- Principle of Development
- Design and Appearance/Impact on Locally Listed Heritage Asset
- Impact on Neighbouring Amenity
- Sustainability
- Arboriculture
- Sustainable Transport

S106 table

Employment:

- Submission of an Employment & Training Strategy
- A financial contribution of £18,290 towards the Local Employment Scheme

Replacement Trees:

- A scheme to secure four replacement street trees for every tree lost within five years of commencement of development.

Sustainable Transport:

- S278 to secure removal of off-site delivery bay, relocation of disabled bay, rearrangement of on-street car/motorcycle parking, signage, relocation of street furniture and removal of dropped kerb.

Conclusion and Planning Balance

- The proposed development would provide 1,829sqm of additional hospital floorspace within a sustainable location and would improve the efficiency of the site. The proposed building and associated landscaping are considered to represent an appropriate redevelopment of the site which would introduce a contemporary building extension into the street scene and would have a positive visual impact whilst paying respect to the locally listed building.
- The proposed development is acceptable in transport, sustainability and ecological terms, and conditions / s106 requirements are recommended to secure
 - Ecological improvements
 - Highways works/alterations
 - Replacement trees
 - Improved cycle parking provision
 - Compliance with energy standards
 - Contributions towards the Council's Local Employment Scheme.
- The scheme would result in the loss of one street tree and would have some negative impact upon neighbouring amenity, however the resultant scenario would be in keeping with the pattern of development in the immediate area and overall the harm does not warrant the refusal of planning permission.
- Overall, whilst the proposed scheme would result in some harm, it is considered that the scheme would deliver a number of benefits including a significant amount of additional floorspace to the existing hospital, 19 additional jobs and improvements to the overall aesthetic of the street.
- **Recommendation: Approve**



