

**Dolphin House,  
2-6 Manchester Street  
BH2021/01328**



**Brighton & Hove  
City Council**

# Application Description

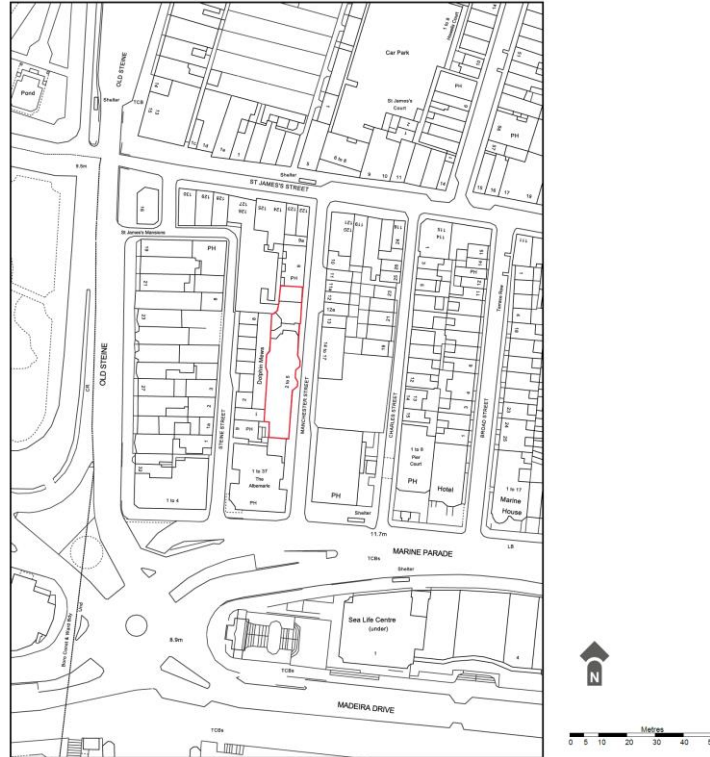
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- Change of use from language school to music school (F1).

# Map of application site



# Existing/Proposed Location Plan



# Aerial photo(s) of site



# 3D Aerial photo of site



# Street photo of site – southern end of property



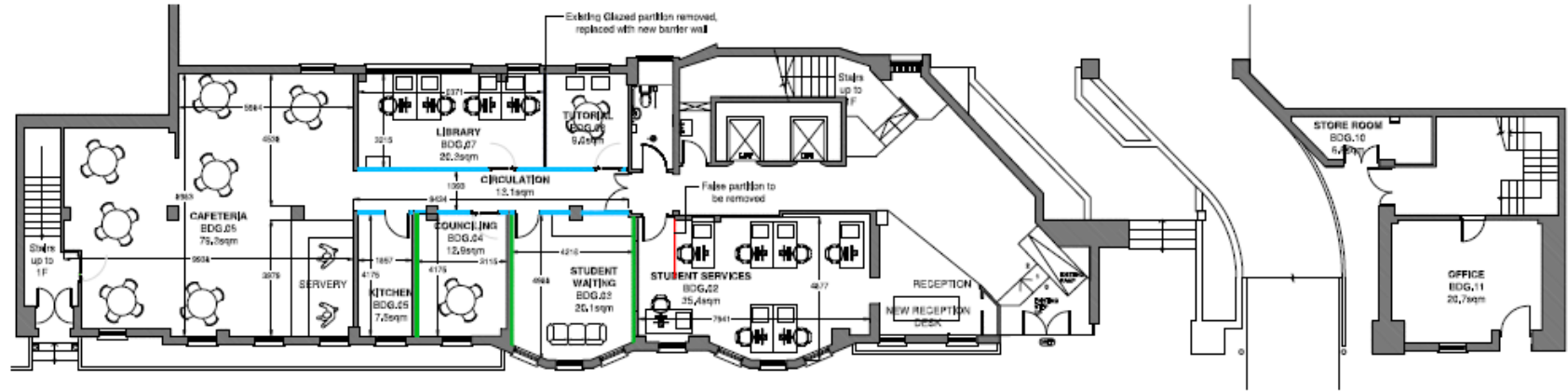
# Street photo of mid part of the site



# Street photo of site – northern end of property



# Proposed GF Plan



## STRUCTURAL LEGEND

-  EXISTING STRUCTURE TO BE RETAINED
-  NEW ACOUSTIC BARRIER WALL
-  NEW ACOUSTIC STUDIO WALL
-  NEW ACOUSTIC TREATMENT
-  EXISTING GLASS PARTITION

[1:100] 0 2 4 6 8 10 m

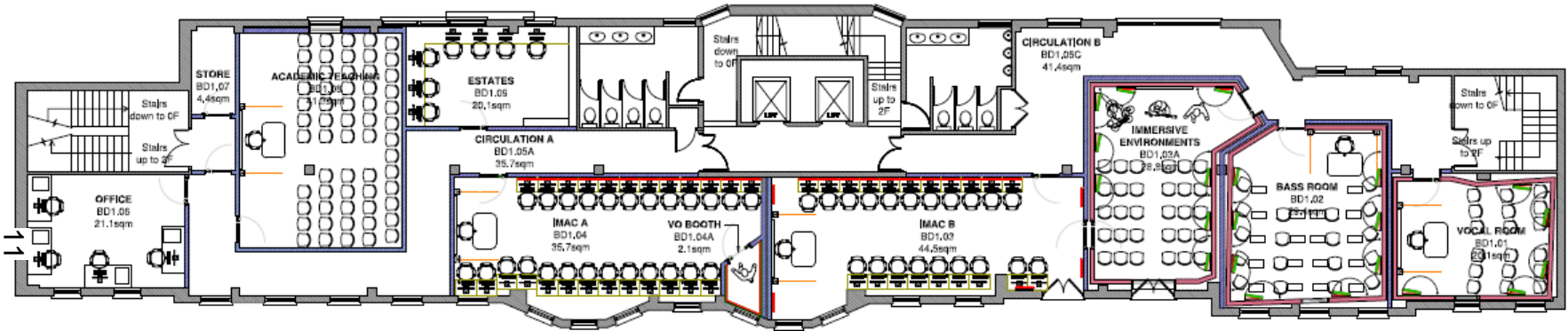
## GROUND FLOOR

PLAN @ 1:100 (A1)



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# Proposed 1<sup>st</sup> Floor Plan



[1:75] 0 1 2 3 4 5 6 7 7.5m

**FIRST FLOOR**  
PLAN @ 1:100 (A1)

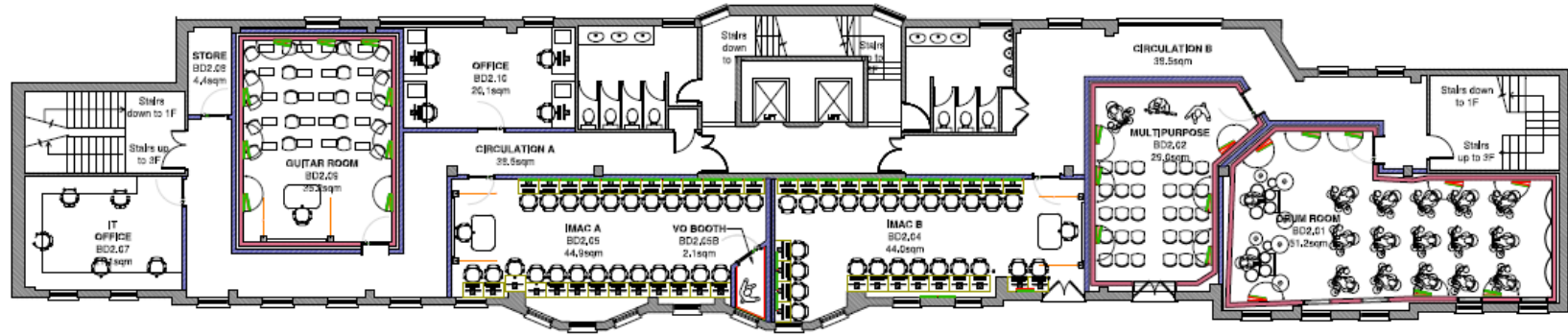
## STRUCTURAL LEGEND

-  EXISTING STRUCTURE TO BE RETAINED
-  NEW ACOUSTIC BARRIER WALL
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-  NEW ACOUSTIC TREATMENT
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# Proposed 2<sup>nd</sup> floor plan



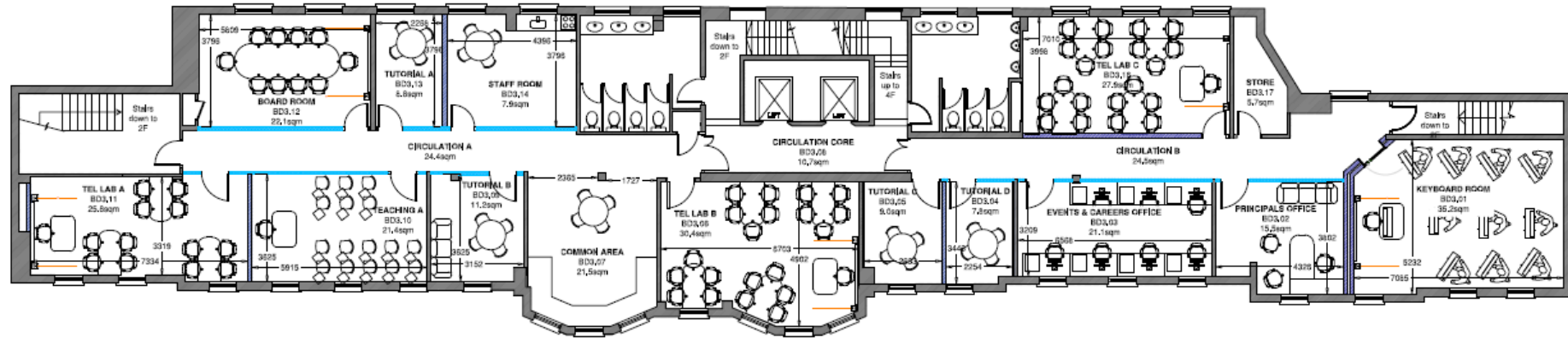
[1:100] 0 2 4 6 8 10m

**SECOND FLOOR**  
PLAN @ 1:100 (A1)

## STRUCTURAL LEGEND

-  EXISTING STRUCTURE TO BE RETAINED
-  NEW ACOUSTIC BARRIER WALL
-  NEW ACOUSTIC STUDIO WALL
-  NEW ACOUSTIC TREATMENT
-  EXISTING GLASS PARTITION

# Proposed 3<sup>rd</sup> floor plan

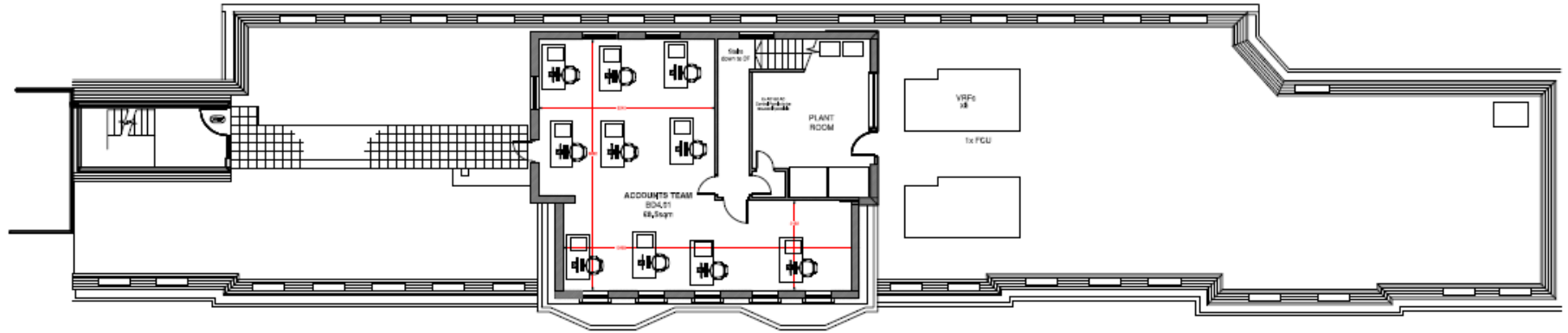


[1:100] 0 2 4 6 8 10 m

**THIRD FLOOR**  
PLAN @ 1:100 (A1)

-  EXISTING STRUCTURE TO BE RETAINED
-  NEW ACOUSTIC BARRIER WALL
-  NEW ACOUSTIC STUDIO WALL
-  NEW ACOUSTIC TREATMENT
-  EXISTING GLASS PARTITION

# Proposed 4<sup>th</sup> floor plan



[1:100] 0 2 4 6 8 10 m

**FOURTH FLOOR**  
PLAN @ 1:100 (A1)

- EXISTING STRUCTURE TO BE RETAINED
- NEW ACOUSTIC BARRIER WALL
- NEW ACOUSTIC STUDIO WALL
- NEW ACOUSTIC TREATMENT
- EXISTING GLASS PARTITION

# Properties Behind

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# Key Considerations in the Application

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- Principle of use as a music school (use class F1).
- Impact on neighbouring amenity
- Transport/highways implications

# Conclusion and Planning Balance

- No objection to the loss of the existing language school/offices
- No adverse harm to surrounding conservation area (no external alterations proposed)
- Given existing use of the site, no significant adverse harm to neighbouring amenity (conditions recommended to protect neighbours from noise), and
- No adverse transport/highway issues identified – subject to travel plan condition

**Recommended for approval**

