

Former Dairy

35-39 The Drove

BH2022/00456

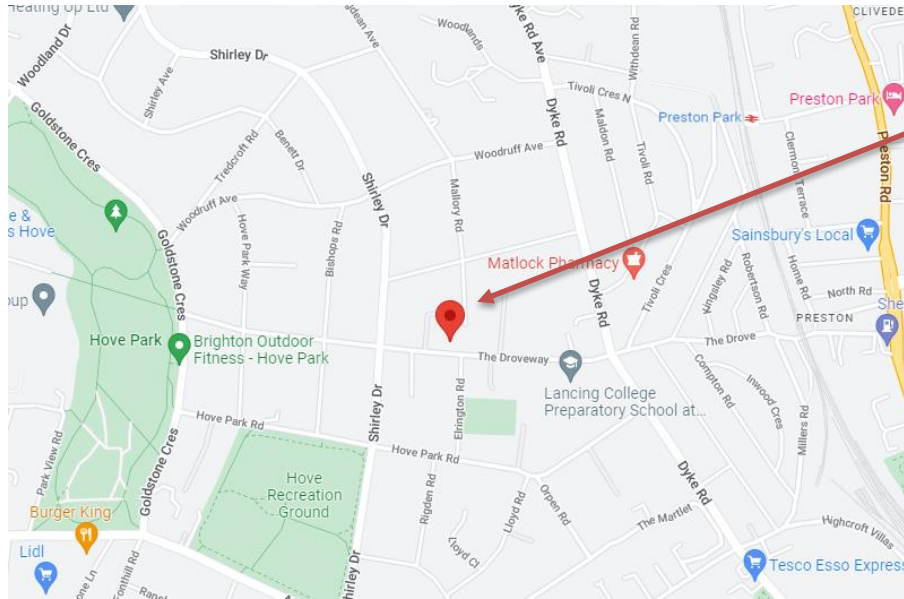


**Brighton & Hove
City Council**

Application Description

- Change of use from former dairy depot (B8) to mixed-use development comprising 19no. dwellings (Use Class C3) and commercial space (Use Class E), including erection of a new northern wing and a new central wing to courtyard; onsite car and cycle parking and associated works. (part-retrospective)

Map of application site

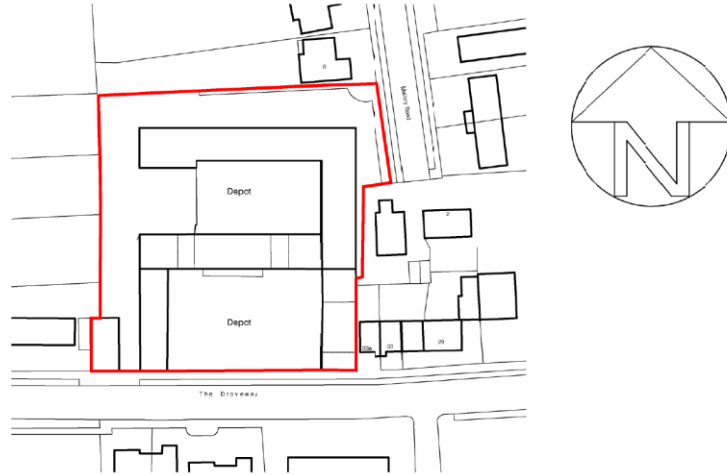


Application site

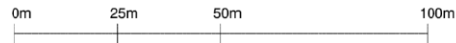


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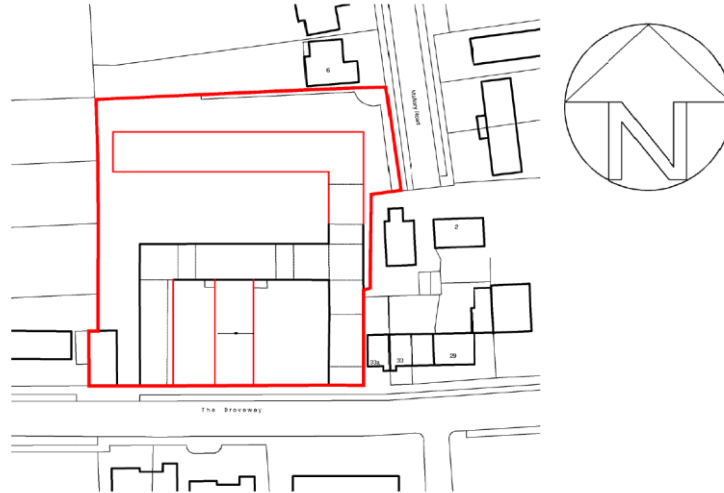
Existing Location Plan



Site location plan scale 1:1250 @A2



Proposed Location Plan



Site location plan scale 1:1250 @A2



Aerial photo(s) of site



3D Aerial photo of site



Street photos taken from Mallory Road

Application site



Application site

No. 6 Mallory Road



View towards the south down Mallory Road

Street photos taken from The Drove

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Application site



Application site

Photos showing application site



North boundary of the site
with No.6 Mallory Road

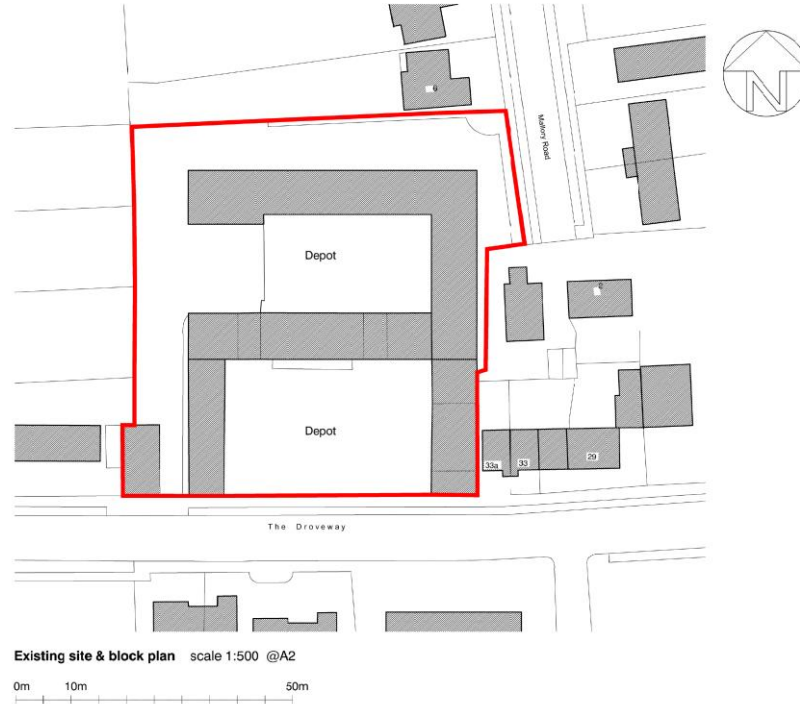


Northern part of the site



Southern part of the
site fronting The
Droveway

Existing Block Plan



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Proposed Block Plan

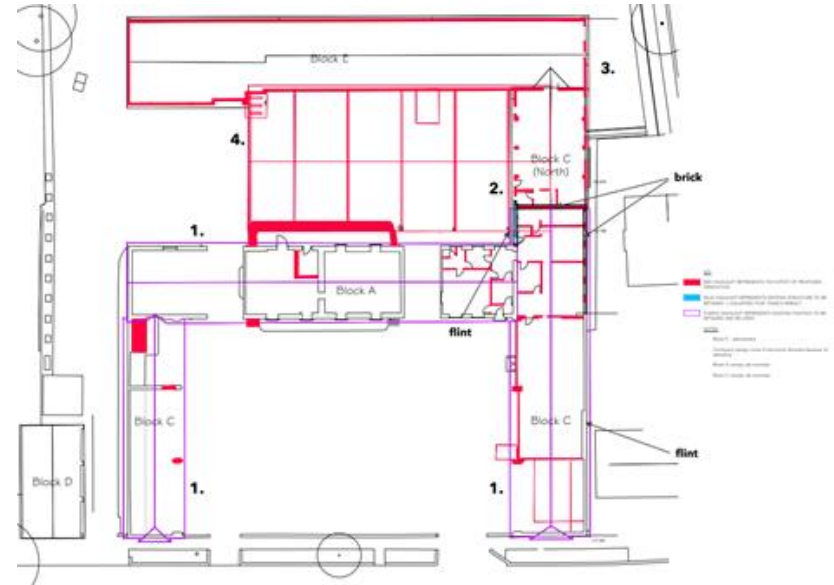


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Approved and proposed demolition plans



2020 Approved demolition plan



Proposed demolition plan

Split of uses/Number of units

- The site as proposed will provide 4no. Commercial units and 19 C3 dwellings.
- The mix of units is as follows:
 - 6 x 2 bedroom units
 - 12 x 3 bedroom units
 - 1 x 4 Bedroom unit

Comparison Site plans



Proposed layout under current application



Approved site layout under application BH2020/00931

Proposed floor plans



Proposed ground floor plan



Proposed first floor plan



Proposed second and third floor plan

Proposed South Elevation (facing The Droveaway)



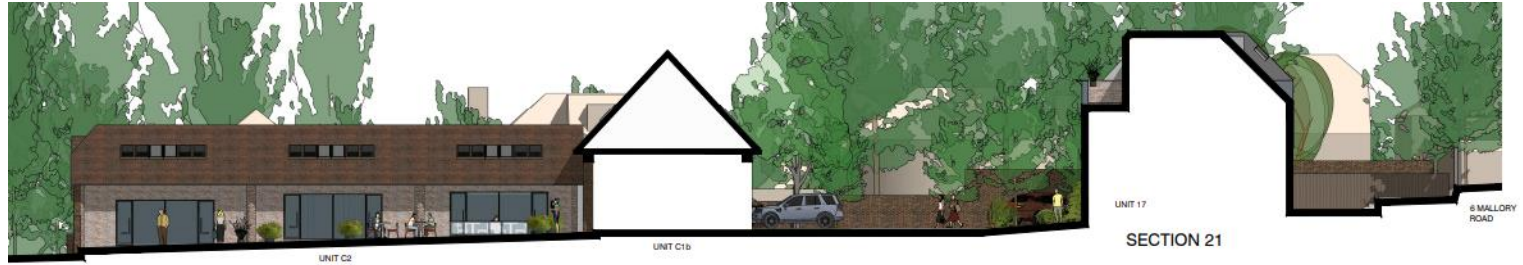
Proposed Contextual Elevations

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Elevation onto Mallyory Road

Proposed Eastern elevations



MATERIALS KEY

1. EXISTING FLINT FINISH
2. EXISTING BRICK FINISH
3. NEW FLINT FINISH
4. NEW BRICK FINISH
5. NEW BRICK SOLDIER DETAIL
6. NEW TIMBER FINISH
7. EXISTING PANTILE ROOF FINISH
8. NEW PANTILE EFFECT ROOF FINISH
9. NEW SLATE EFFECT ROOF FINISH
10. NEW STANDING SEAM ROOF FINISH
11. BLANK PANEL TO MATCH ROOFLIGHT
12. METAL FRAMED GLAZING
13. METAL DETAIL w/ COPING
14. MID GREY METAL RAILING
15. OBSCURED GLASS

RED DOTTED LINE = PLANNING PERMISSION REF: B42018_0378
 BLUE DOTTED LINE = PLANNING PERMISSION REF: B42020_00021

Note: All materials and colours subject to planning condition



Proposed Western elevations



Proposed South (Front) Elevation of the proposed terraces



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Proposed Southern elevation of unit 12



Proposed Rear Elevation of the new terraces (North)



Uni 12 which faces
Mallory Road

Proposed Visual(s)



OVERVIEW OF THE EAST FRONT COURTYARD FROM THE OVERWAY



VIEW INTO THE NEW REAR COURTYARD FROM THE ENTRANCE ARCHWAY



VIEW FROM UNIT 4 COURTYARD SHOWING LINE OF ORIGINAL GABLE RECREATED IN FLINT



VIEW ALONG THE REAR COURTYARD LOOKING EAST



AERIAL VIEW FROM THE SOUTH EAST

Proposed Visual(s)



VIEW INTO THE WEST FRONT COURTYARD FROM THE DROVEWAY



OVERVIEW OF THE EAST FRONT COURTYARD FROM THE DROVEWAY



VIEW FROM WEST FRONT COURTYARD TOWARDS THE DROVEWAY



UNIT 6 BALCONY VIEW ALONG THE REAR COURTYARD LOOKING EAST



AERIAL VIEW FROM THE SOUTH WEST

Proposed Visual(s)



VIEW OF UNIT 12 FROM MALLORY ROAD



VIEW OF THE MAIN BARN FROM THE REAR COURTYARD LOOKING EAST



CONTEXT VIEW ALONG MALLORY ROAD LOOKING SOUTH



VIEW FROM THE TESCO FORECOURT



AERIAL VIEW FROM THE NORTH EAST

Key considerations

- The principle of redeveloping the site was accepted under a previous approval (BH2020/00931).
- The principle of development, the proposed land uses, affordable housing contribution, housing mix and the impact of the development on the locally listed heritage assets were previously considered acceptable and this view remains.
- When considering the changes proposed under the current application to that previously approved, the main assessment of this application is concerned with:
 - Design and visual amenity
 - Heritage considerations
 - Standard of accommodation
 - Neighbouring amenity

S106 Table

- Affordable Housing:
- Secure on-site affordable housing of 3 units (2x affordable rent and 1x shared ownership)
- 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.
- £8,100 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 Drove way
- Reinstatement of existing crossover on western garage block as a grass verge
- Provision of two on-street loading bays.
- Making good of pavement and verge adjacent to new access on Mallory Road.

Conclusion and planning balance

- The principle of development has previously been accepted under application BH2020/00931
- The proposed scheme would deliver the same number of residential units and commercial floor space as the approved scheme BH2020/00931.
- The internal space standards of each residential dwelling would exceed minimum standards.
- The external alterations to the buildings are supported by the heritage team and design officers.
- It is acknowledged that there may be some additional amenity impact as a result of the revised position of the northern terrace but this isn't deemed significant and the relationship to neighbouring properties remains acceptable.
- Subject to appropriate conditions, the scheme remains acceptable in terms of Ecology, Arboriculture and highways.
- The amendments proposed to the existing permission would not result in undue harm and result in a more efficient use of the site. The scheme is therefore recommended for **approval subject to a S106 agreement.**