

October 2021.



Proposed change of use of ground floor from workshop (B2)
to office (B1) with associated internal and external alterations.

56 FIRST AVENUE, HOVE. BN3 2FF

Design, Access and Planning Statement.

In support of a Full and Listed Planning Application.

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1.0 Introduction.

This Design, Access and Planning Statement has been prepared on behalf of Mr Philip Young. It accompanies a full planning application and listed buildings consent application for the following:

Proposed change of use to ground floor from workshop (B2) to office (B1) with associated internal and external alterations.

The contents of this statement take into account guidance produced by CABI on Design & Access Statements (2006) as well as the principles set out in the Planning (Listed Building and Conservation Areas) Act 1990, National Planning Policy Framework, Planning Practice Guidance, Historic England Good Practice Advice Notes, Local Plan policies HE1, HE4, HE6, City Plan part 1 policy CP15, Proposed Submission City Plan Part 2 policy DM27, Supplementary Planning Document 09 and, Supplementary Planning Guidance BH11.

2.0 Application Site

The application relates to a two-storey (plus loft) mews property on the eastern side of First Avenue.

The building is grade II listed and is within The Avenues Conservation Area, and has most recently been in use as a car garage/workshop (B2), with residential (C3) above.

RELEVANT HISTORY

BH2020/02128 - Change of use of ground floor from garage/ workshop (B2) to office(B1). Approved.

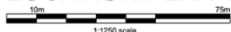
BH2019/02728 - Internal alterations to layout of flat and repositioning of existing internal spiral staircase. Approved

BH2000/01199/LB - Internal and external alterations. Approved

BH2000/01198/FP - Conversion from a commercial garage with a flat above to a single town house, and external alterations. Approved



LOCATION PLAN 1:1250



This application seeks consent for the change of use to the ground floor from B2 (general industrial) use to B1 (Office) with associated internal and external alterations.

3.0 Design Issues.

3.1 Amount

Existing ground floor area 68.1m²

Proposed ground floor area 68.1m²

There will be no change in floor area as a result of the proposals.

3.2 Use

The garage at ground floor is currently vacant.

The client (having taken commercial advice from local agents) feels the use of a garage (B2) within the vicinity of residential homes is both out of place and restrictive for the following reasons:

3.2.1 Working hours:

There is no current restrictive and it is felt noise could be an issue to residents.

3.2.2 Garage doors being blocked.

Access would be from St John Place which would result in possible access issues

to the garage.

3.2.3 Access:

The width of the road is very restrictive and there is little room to manoeuvre a tow truck to provide access to the workshops.

3.2.4 Car parking.

This is very limited within the road. There is no customer parking spaces for the use of the garage or any potential employees.

3.2.5 Pollutants.

Due to its nature car repairs will involve paint spraying, the use of epoxy resins, fibre glass etc. These are considered pollutants and their use and the odours extracted do not suit a residential area

3.3 Layout:

Refer Garrick Architects drawings 2028-P-10C and 2028-P-12D.

3.4 Scale

There will be no change to the scale of the building as a result of a change of use to B1.

3.5 Appearance

The proposed external works including the removal of the existing parking spaces and associated signage and bollards will have a positive impact on the appearance of the listed building and overall streetscene.

The new boundary wall will replicate the historic enclosure with regard to the number and size of the brick piers and materials.



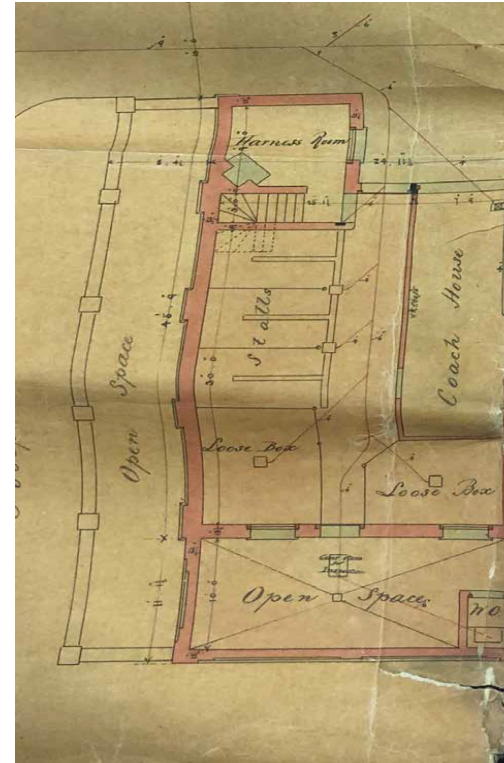
Street View.

The proposed new windows to the West facing elevation will replicate in size and materials those previously approved as part of application BH2000/01198/FP.



Rear Coutyard.

The existing rooflights enclosing the rear courtyard are in poor condition.
It is proposed to replace these with a modern alternative on a simple powder coated aluminium frame.



Historic Image.

3.6 Landscape:

As a result of reintroducing the external piers and boundary wall there is an opportunity to treat the front enclosure as a garden in order to enhance the streetscene. (landscaping design in abeyance).

4.0 Access and Transport.

The proposed change of use from B2 to B1 is unlikely to result in a significant uplift in trip generation.

The site is located within Controlled Parking Zone (CPZ) N and so any increase in demand for car parking can be controlled by the LHA.

The existing car parking facing First Avenue is considered unsightly and this is felt a good opportunity to improve the overall appearance of the area.

Public cycle parking facilities are available nearby, as well as bike share stations.

5.0 Conclusion.

This application seeks planning permission and listed building consent for the change of use from a garage/workshop to an office.

Previously the Heritage Team would have no objection to the change of use in principle

The main considerations in the determination of this application, relate to the principle of the change of use and the impact of the proposal on neighbouring amenity and sustainable transport matters.

The proposed change of use to office (B1) would not be contrary to Policy CP3(5) of the Brighton and Hove City Plan Part One, nor to the criteria set out within Policy EM4 of the Local Plan.

B1 office space is in high demand in the city and the application site is in a sustainable location, readily accessible by public transport. Whilst the site is

located within a mixed-use area, a B1 use of the site would be more compatible with the nearby residential properties than the existing B2 use.

Impact on Amenity:

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health. As aforementioned, B1 use of the site is likely to have a reduced impact on neighbouring amenity compared to the existing B2 use.

The site is located in a relatively densely built up area of the city, and the conversion of the building from a workshop to an office space will omit any future impact on local residents with regard to noise, pollutants or parking.

This scheme offers major benefits to the local area and residents and is in keeping with Policy QD27 of the Brighton & Hove Local Plan.

It does not cause material nuisance or loss of amenity to adjacent users, residents, occupiers and is not in any way detrimental to human health.

The impact on the adjacent properties has been fully considered in terms of daylight, sunlight and outlook.

Sean Garrick

BA (Hons) Dip Arch RIBA ARB FPWS