

Planning & Development Control  
Brighton and Hove City Council  
Hove Town Hall  
Norton Road  
Hove  
BN3 3BQ

28 August 2024

Dear Sirs,

**SPACE ABOVE CO-OP STORE, 76-82 BLATCHINGTON RD, HOVE, BN3 3YH**

This letter is submitted with regard to an application for pre-application advice for the conversion of the first floor, and the addition of a new second storey, to create a total of 17 flats (8 on the converted first floor, and 9 on the new second floor). The ground floor business will be unaffected.

We ask for the pre-application advice to include a site meeting and written response – for which we understand the fee to be £1,565.29 (albeit additional consultees may change this price).

This submission for pre-application advice includes a Location Plan, and the following drawings from Turner Associates:

- SK10 – Site Layout Plan
- SK11 – Proposed Ground Floor and First Floor Plans
- SK12 – Proposed First Floor Plan
- SK13A – Proposed Second Floor Plan
- SK14 – Proposed North and South Elevations
- SK15 – Proposed East Elevation and Section
- SK16 – Proposed Section

## The Site and Surroundings

The application site comprises a mid to late 20<sup>th</sup> century building accommodating a ground floor supermarket and storage above. The site is located on the south side of Blatchington Road, on its junction with Haddington Street. The site is surrounded by commercial uses, some with residential above, plus a school is located to the south.

*The Site – as viewed from Blatchington Road. Note that the gymnasium above the ground floor has ceased trading, and that there is also a gym (The Gym Group) on the building to the east, on the other side of Haddington Street:*



*The Site – Blatchington Road and Haddington Street elevations:*



*The Site – rear elevation, with local school opposite:*

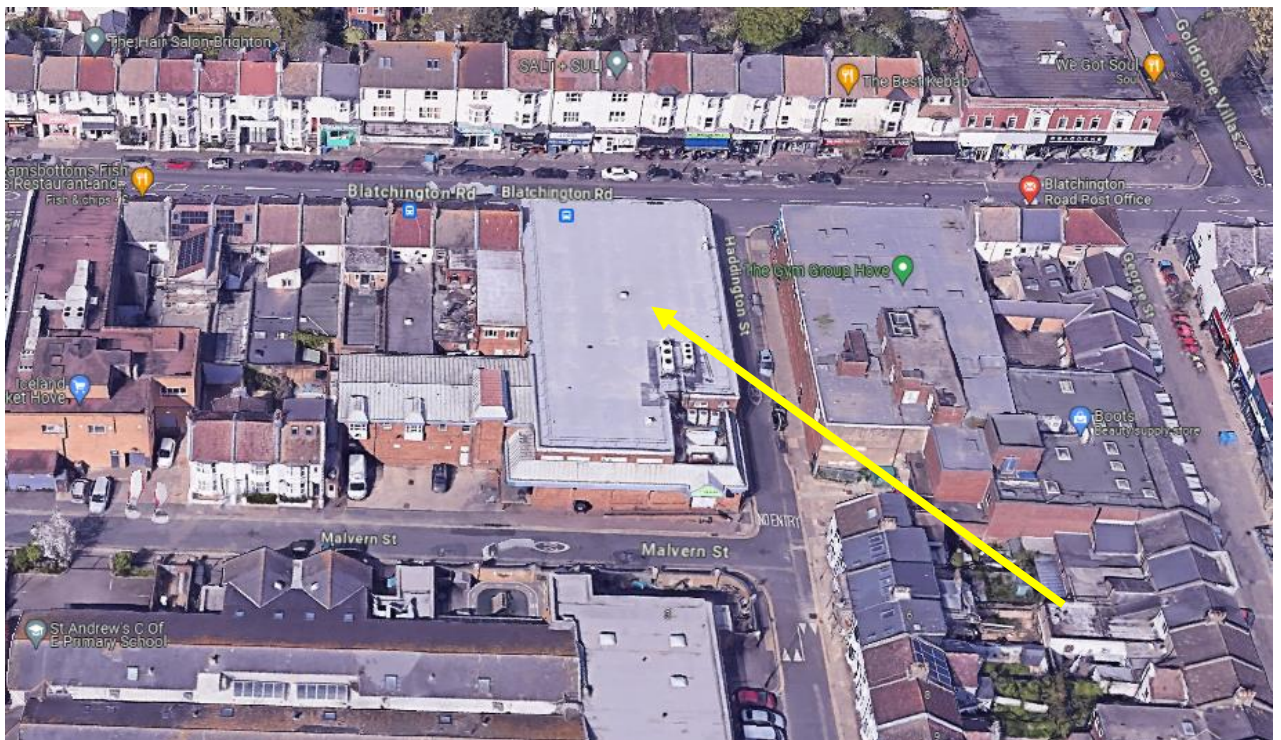




*The Site – aerial view from the north:*



*The site – aerial view from the south:*





*The site – aerial view from the east:*



The first floor storage area above the main shop is no longer used owing to changes in the operation of the store. The storage area suffers from a very deep floor plate and lack of windows – meaning that it is a dark space that cannot be used for alternative uses without significant structural alteration.



Note that former ancillary offices at the front of the first floor have been converted into a gym. The gymnasium has ceased trading. Use of the gym is significantly restricted, as condition 2 of its planning permission (reference BH2008/00695) states:

2 Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 as amended, or any subsequent similar re-enactment, the use hereby granted permission shall be for an indoor exercise facility in the manner outlined within the approved Design and Access Statement, i.e. for exercise circuit training with light-weight exercise machines, and for no other purpose, including any other use within Class D2 (Assembly and leisure) of the Schedule to the Order.  
Reason: In order for the Local Planning Authority to control the use of the premises as use for any other purpose in Use Class D2 may be harmful to neighbouring amenity, and in compliance with policies SU10 and QD27 of the Brighton & Hove Local Plan.

### **Proposed Development**

The application proposes the reconstruction/conversion of the first floor, and the erection of a new second floor, to create 17 new apartments.

The works involve the removal of the central section of the first floor to create a communal access deck and amenity area, around which will be located 8 new flats. A second floor of flats will then be created above, albeit with greater set-back from the building's edges to reflect the elevated position.

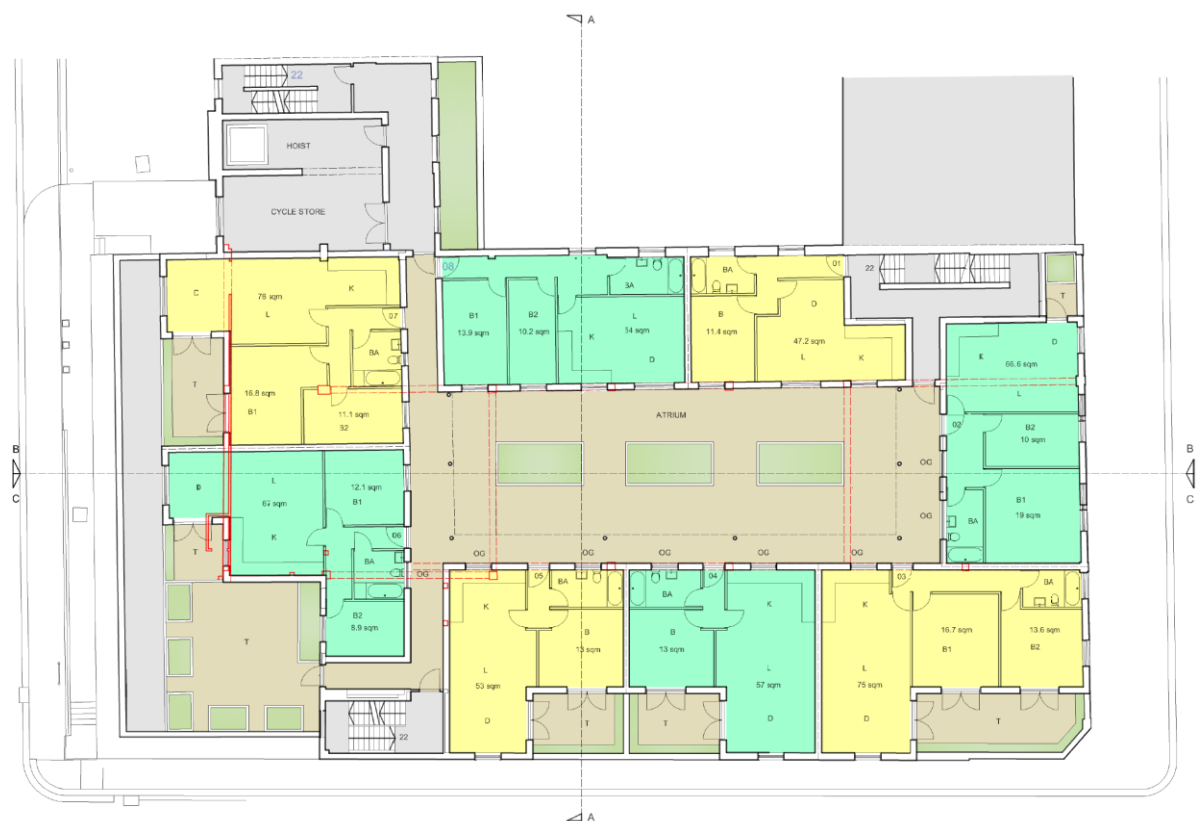
Overall the scheme will provide for eight 1-bedroom units and nine 2-bedroom units. Cycle storage will be provided at first floor level in the building's south west corner – where there is an existing lift (the former goods hoist) that will enable easy transfer to the ground floor. The site is located in an area served by public collection points for waste and recycling, and so there is no need for such facilities to be provided within the site.

Proposed Plans are shown overleaf.

Proposed Site Plan:



Proposed First Floor Plan:



*Proposed Second Floor Plan:*



*Proposed North Elevation (Blatchington Road):*





*Proposed Rear Elevation:*



*Proposed East Elevation:*



*Proposed Cross Section:*



## Pre-application Advice

We should be grateful if the Council could provide for pre-application advice (in the form of an on site meeting and letter) with regard to the following main matters:

1. The principle of development: The first floor floorspace is effectively unusable as it is no longer needed by the supermarket, but its dark and deep floor plan means it can't be used for other purposes. The gymnasium at the front is severely restricted with regard to the activities that can be carried out, and is adjacent to another larger gym that does not have the same restrictions. On this basis, the provision of new housing at a time of significant housing need is seen as a significant benefit to the scheme.
2. The proposed mix of residential units. The scheme proposes 17 apartments – which will be a mixture of 1 and 2 bedroom units. Given that the scheme is for apartments above a large supermarket in a busy central location, the site is not viewed as suitable for the provision of 3-bedroom family units.
3. Visual Impact with regard to design approach and scale of surrounding development. See architect's plans that include cross sections and elevations that detail the proposed scheme and neighbouring development.
4. Neighbour impact, with regard to height of building and impact on outlook from properties opposite on Blatchington Road, and impact on privacy given that windows on the front elevations of properties in Blatchington Road are on public elevations.
5. Highways – the principle of first floor cycle storage, given that access is provided through the existing goods hoist.
6. Commentary on registration requirements for a major application, should the project proceed to a full planning application.

We look forward to your reply, and dates when a site visit can be convened.

Yours faithfully,

**LCP**

Lewis & Co Planning

If replying, please email to [simon.bareham@lewisplanning.co.uk](mailto:simon.bareham@lewisplanning.co.uk)