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# Ovingdean Hall, English Language School

BH2023/00830

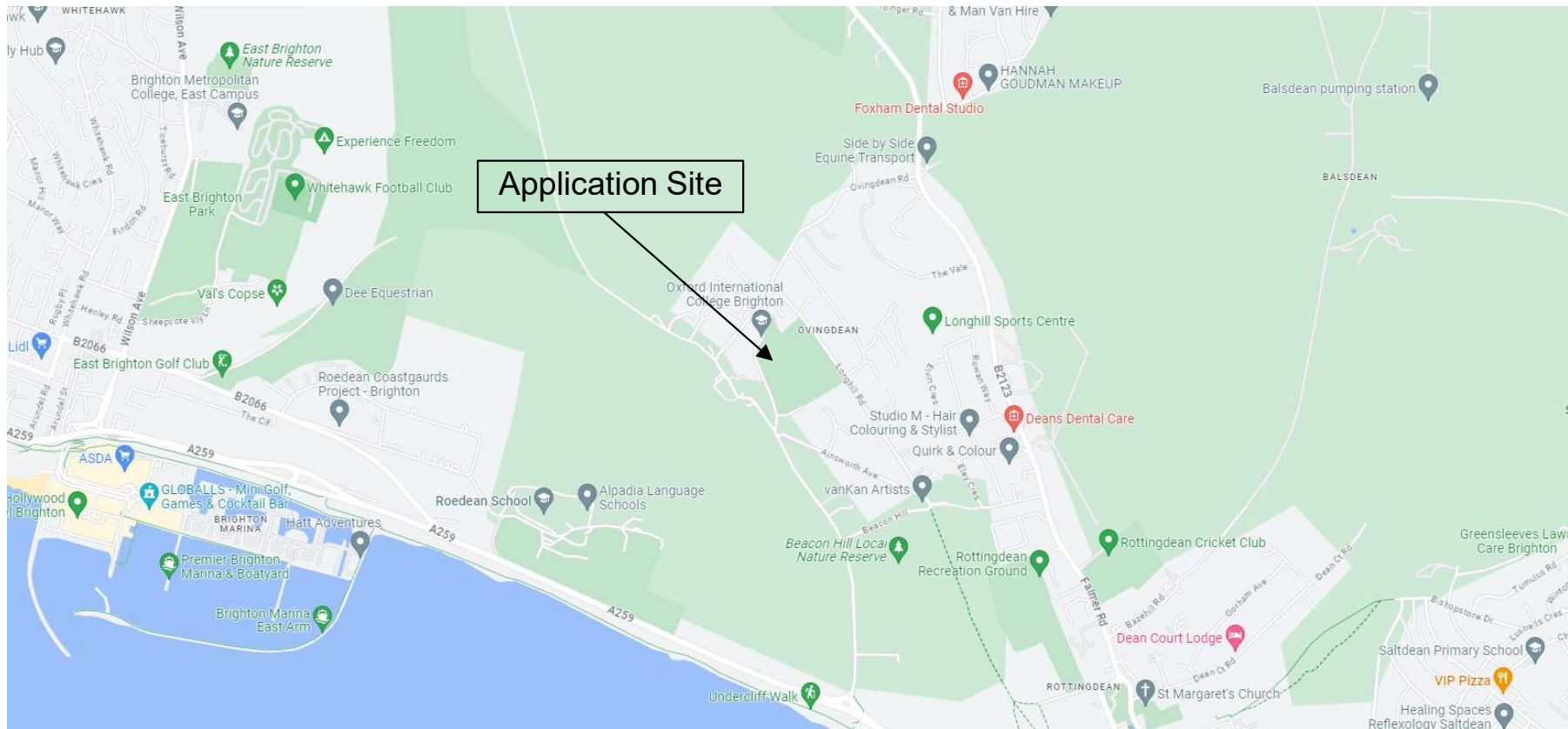


Brighton & Hove  
City Council

# Application Description

- Demolition of existing theatre, swimming pool, external storage and two accommodation blocks and erection of part-two and part-three storey extension to Ovingdean Wing, erection of detached three-storey accommodation building, relocation of existing MUGA, landscaping alterations and associated works.

# Map of application site



Brighton & Hove  
City Council

# Existing Location Plan

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# Aerial photo of site

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Brighton & Hove  
City Council



# 3D Aerial photo of site

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Brighton & Hove  
City Council



# Close-up aerial view





# Greenways entrance

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Brighton & Hove  
City Council



# Ovingdean Road entrance facing south

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# Ovingdean Road frontage facing north

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# Original Ovingdean Hall building

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Brighton & Hove  
City Council

# Demolition plan



**KEY**  
Demolished



Brighton & Hove  
City Council

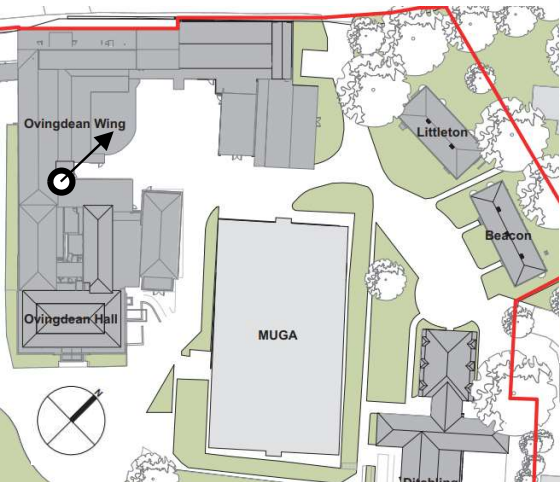


# View of buildings to be demolished

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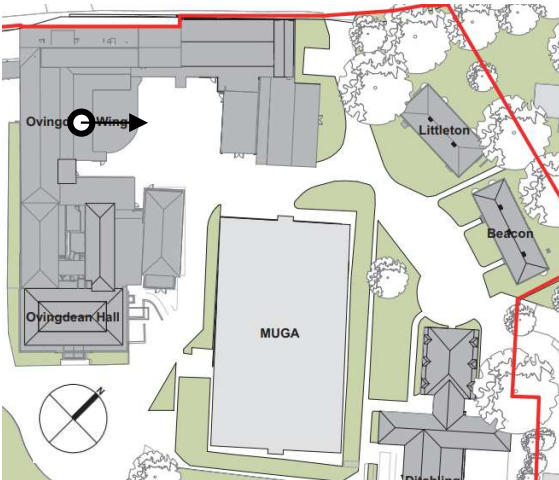


# View of buildings to be demolished

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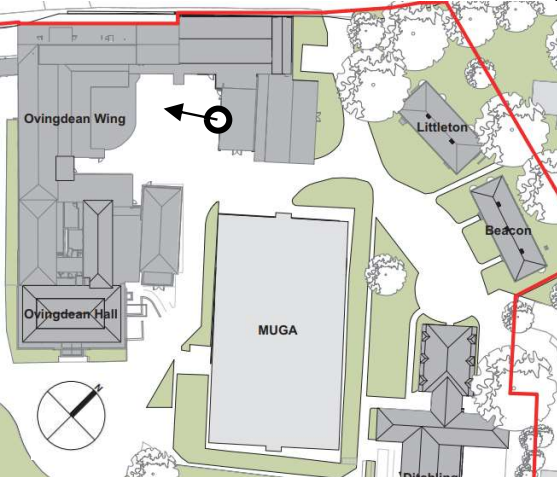
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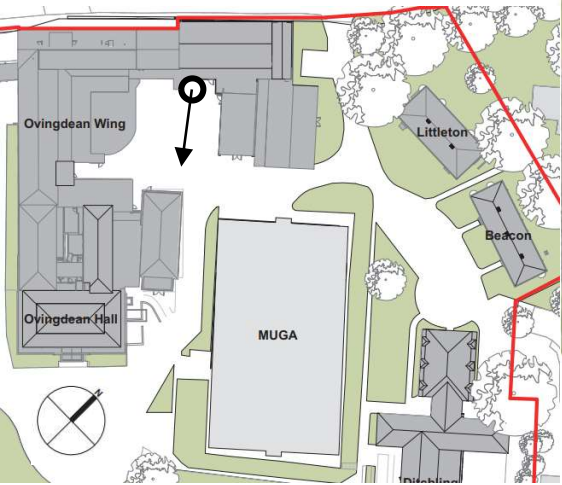




# View of buildings to be demolished

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# Existing Block Plan



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# Proposed Block Plan

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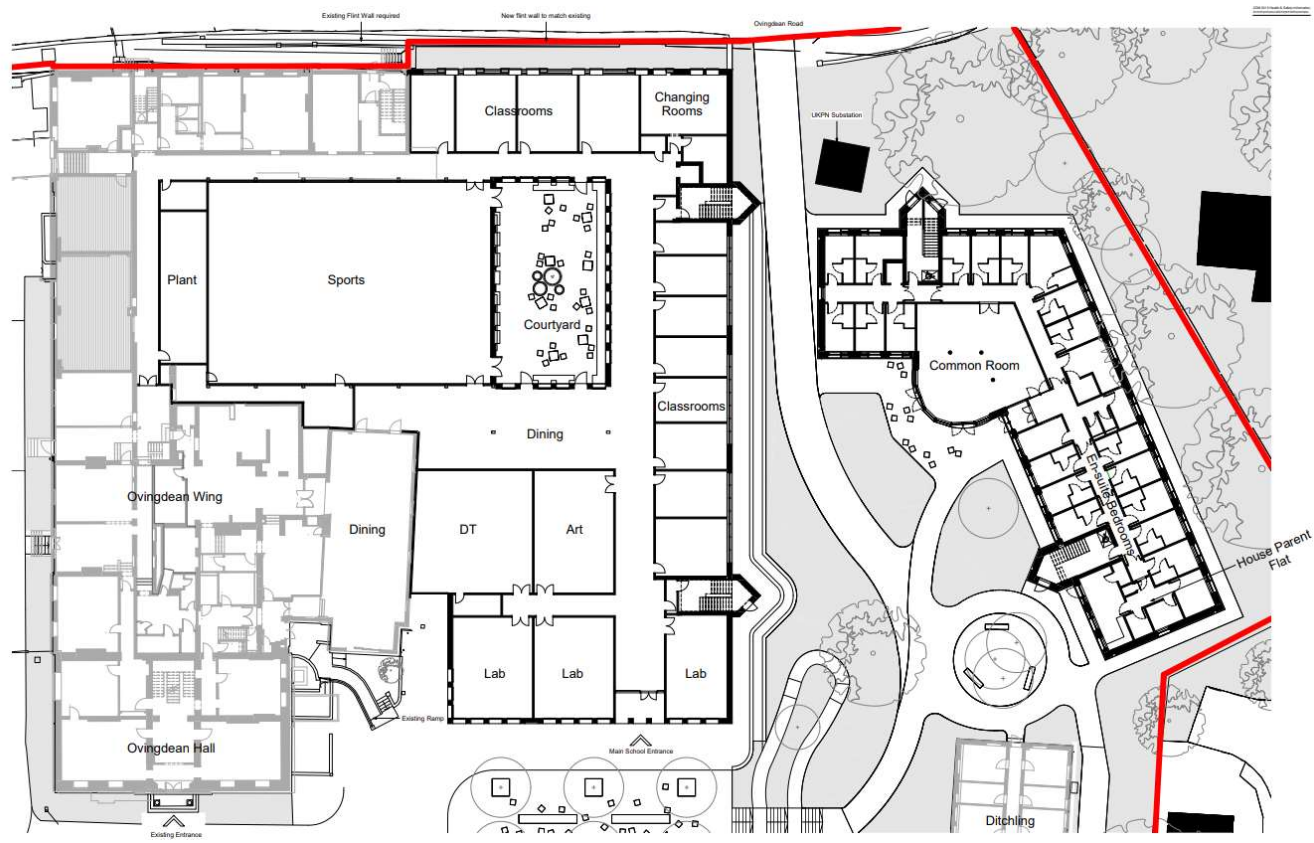


# Proposed Site Visualisation (not to scale)



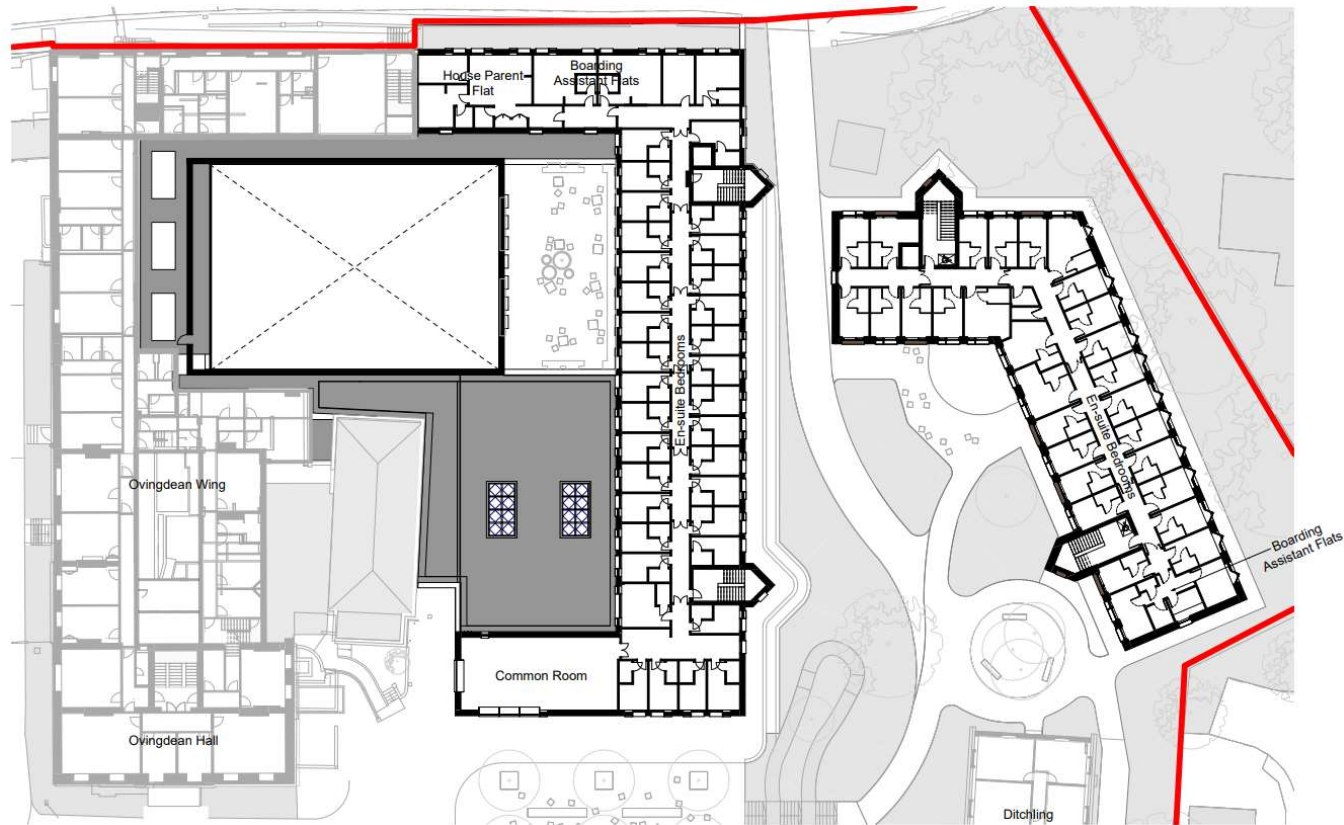
Brighton & Hove  
City Council

# Proposed Ground Floor Plan

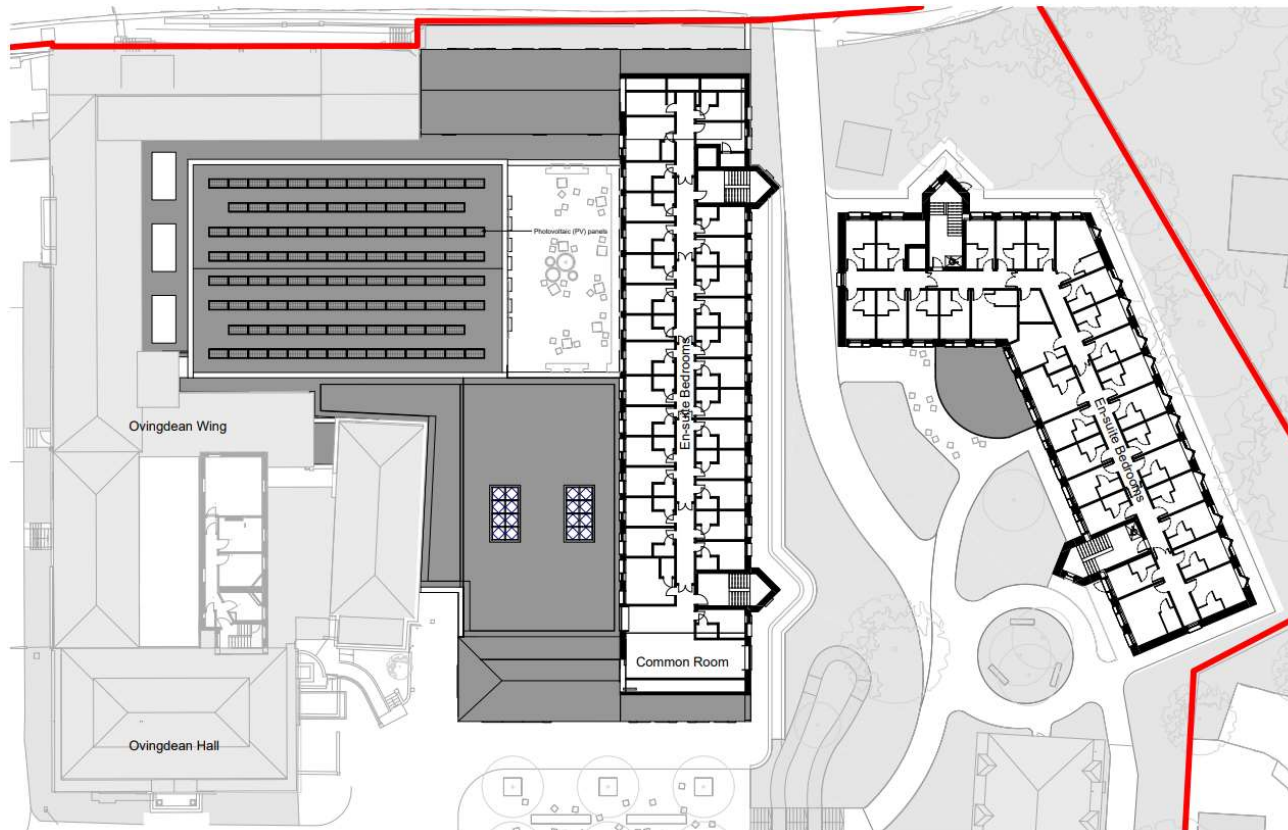




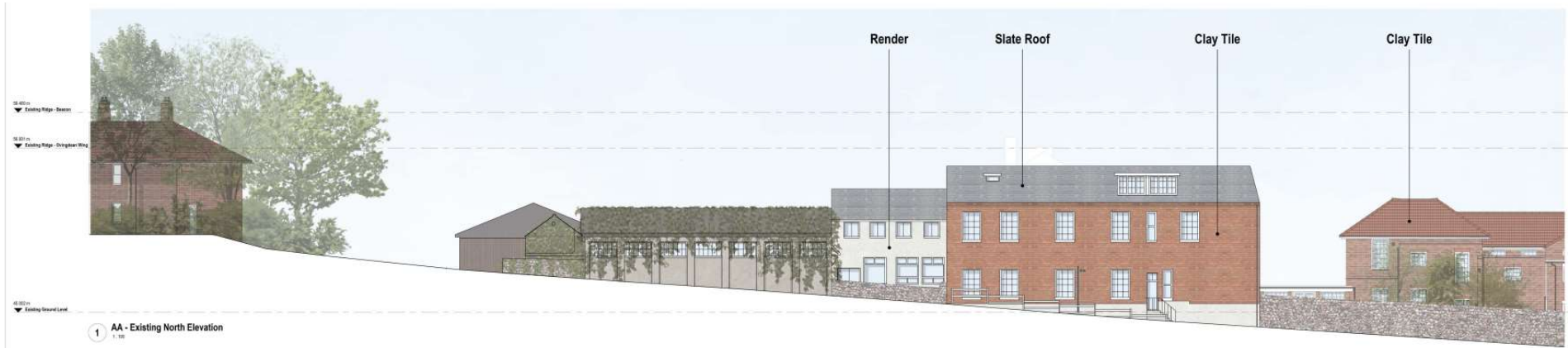
# Proposed First Floor Plan



# Proposed Second Floor Plan



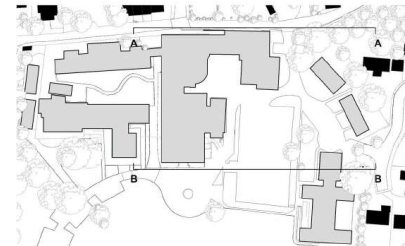
# Existing Elevations – front and rear of Ovingdean Wing extension



1 AA - Existing North Elevation  
1:50



2 BB - Existing South Elevation  
1:50





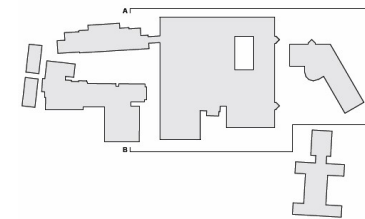
# Proposed Elevation – front and rear of Ovingdean Wing extension



1 AA - Proposed North Elevation  
1:100



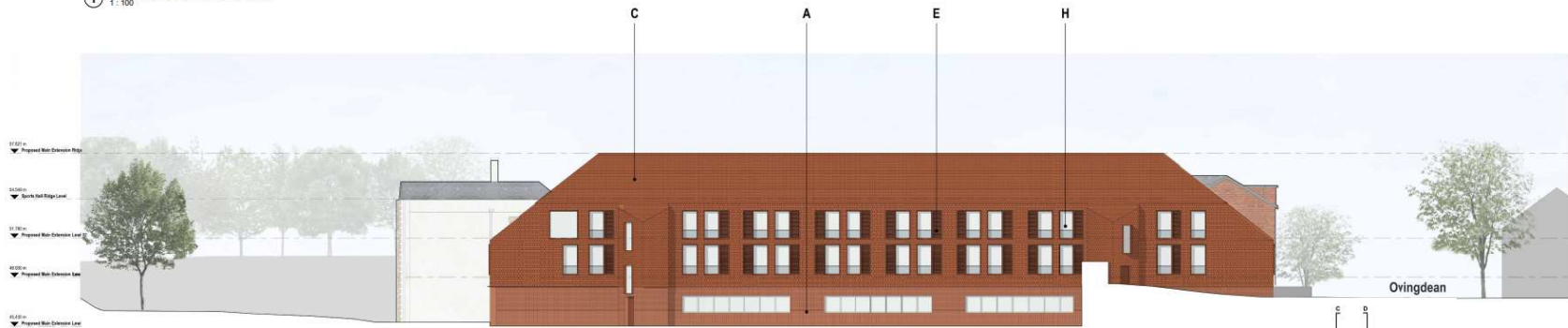
2 BB - Proposed South Elevation  
1:100



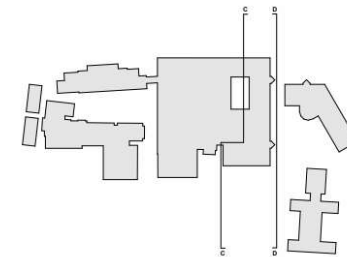
# Proposed Elevations – sides of Ovingdean Wing extension



① CC - Proposed Wet Elevation  
1:100



② DD - Proposed East Elevation  
1:100







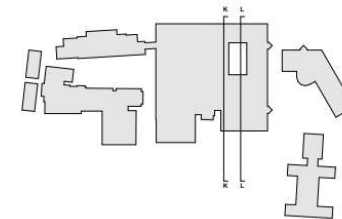
# Proposed Sections



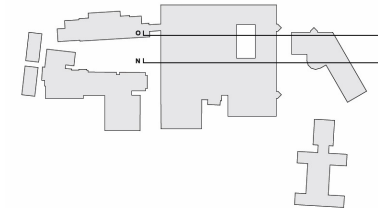
① KK - Proposed Section  
1:100



② LL - Proposed Section  
1:100



# Proposed Site Sections



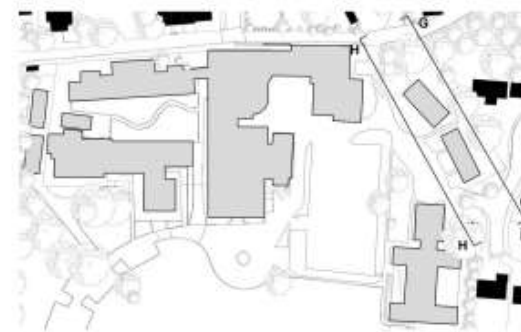
# Existing Elevations – Boarding Blocks



1 GG - Existing Boarding Block North Elevation  
1:100

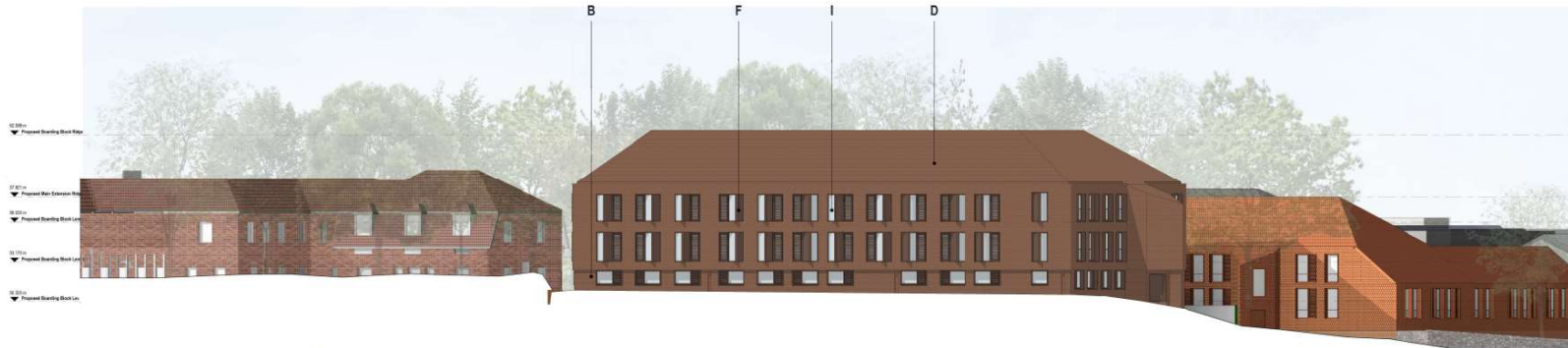


2 HH - Existing Boarding Block South Elevation  
1:100





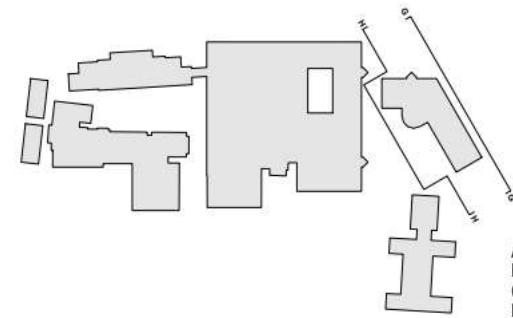
# Proposed Elevations – Boarding Block



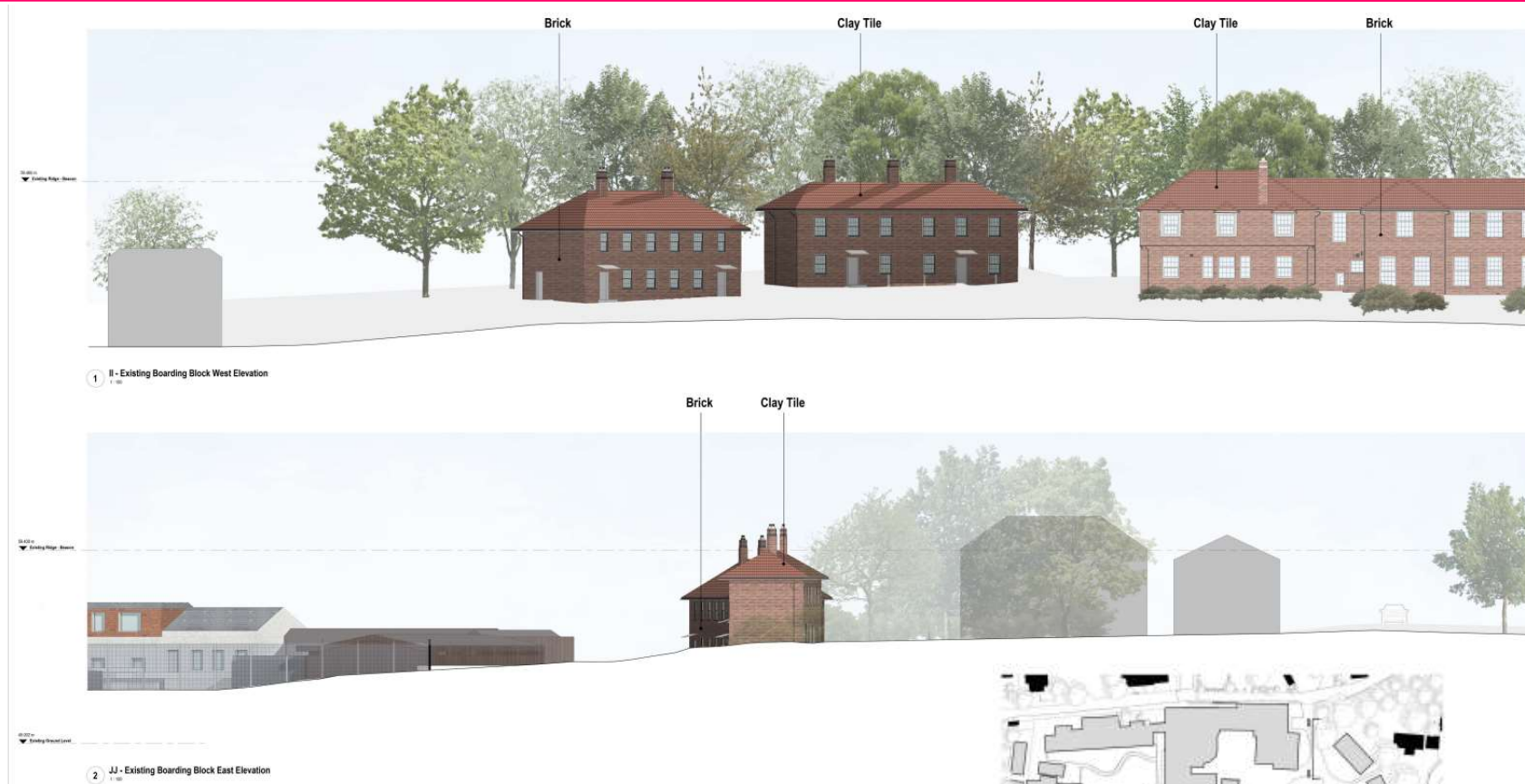
① GG - Proposed Boarding Block Northeast Elevation  
1:100



② HH - Proposed Boarding Block Southwest Elevation  
1:100



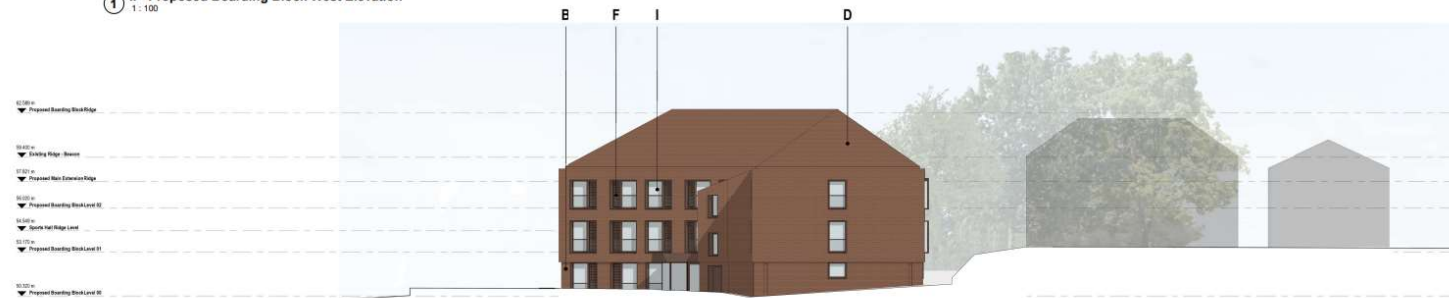
# Existing Elevations – Boarding Blocks



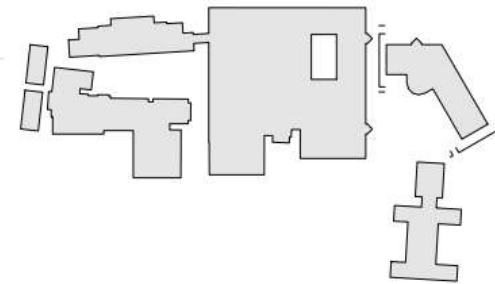
# Proposed Elevations – Boarding Block



1 II - Proposed Boarding Block West Elevation  
1:100

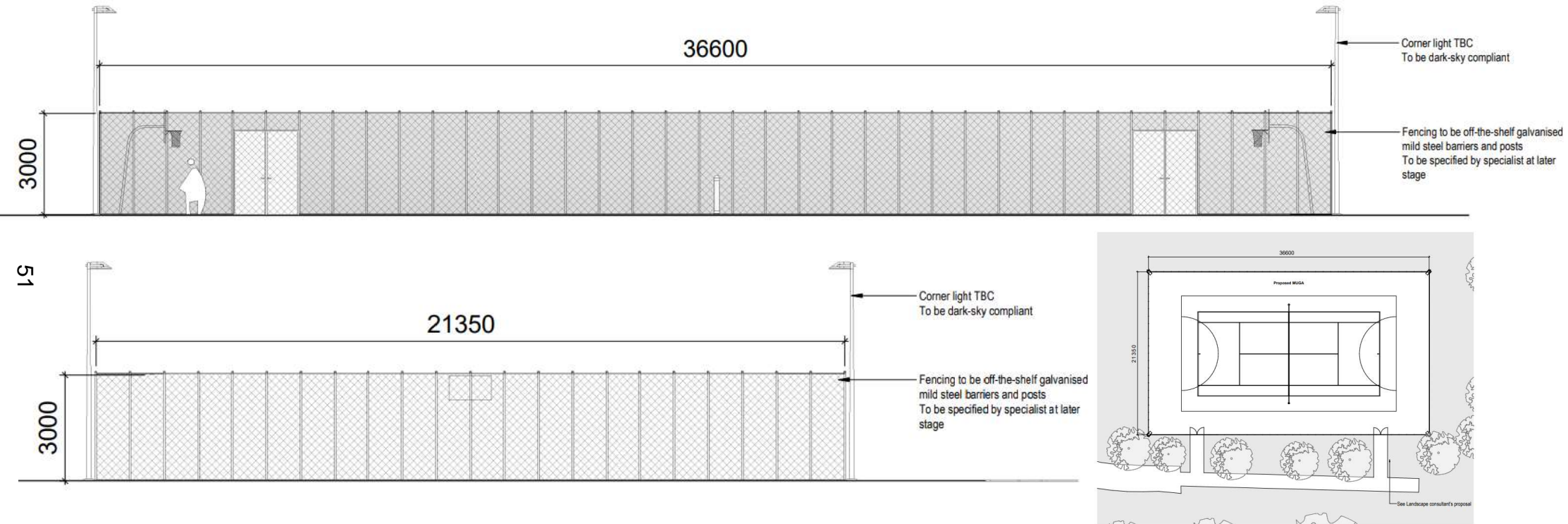


2 JJ - Proposed Boarding Block Southeast Elevation  
1:100



























# MUGA – Plan and Elevations





# Indicative Landscaping Plan (extract)

	PAVING - Concrete Setts		SINGLE STEM TREES
	RESIN BOUND GRAVEL		MULTI-STEM TREE
	GRAVEL STRIP		EXISTING HEDGE RETAINED
	ASPHALT (Proposed and Existing)		PROPOSED HEDGE
	COLOURED MACADAM (With line marking)		PLANTING
	STEPS		LAWN (Proposed and Existing)
	TABLES		REINFORCED GRASS
	BENCHES		MOWN PATH
	SINGLE SEATS		MEADOW MIX
	PLANT POTS		NO LANDSCAPE WORKS REQUIRED
	PLANTERS		
	GATE (1.5m high)		





# Existing View 1

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# Proposed View 1

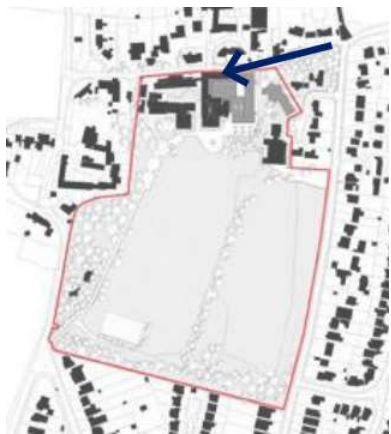


# Existing View 2

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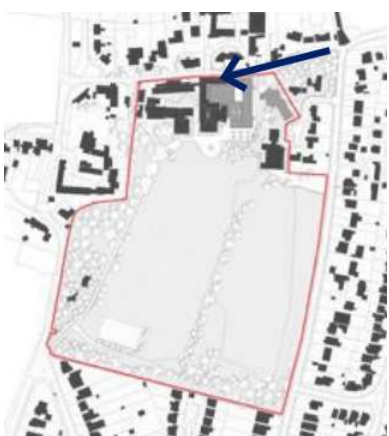


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# Proposed View 2

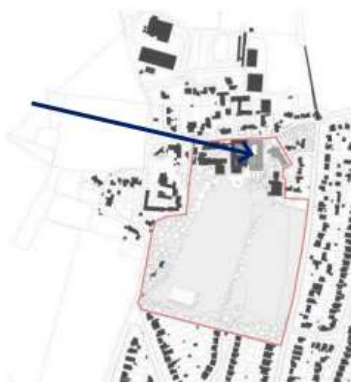


# Existing View 3

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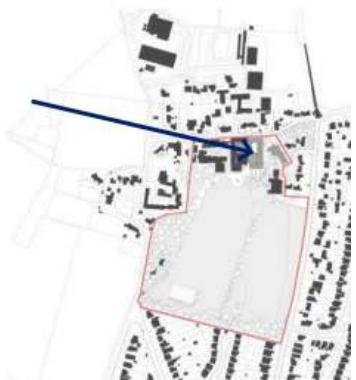


# Proposed View 3

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# Representations

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**One (1)** letter of support, raising the following points:

- Good design, in keeping with the site and village

**Four (4)** letters of objection, raising the following points:

- Overdevelopment
- Noise disturbance
- Relocation of the MUGA will be too close to residential dwellings
- Loss of outlook due to scale of new boarding accommodation block
- Overlooking

Full details of representations received can be found online on the planning register.

# Key Considerations in the Application

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- Principle of development
- Design, appearance and heritage
- Landscape
- Impact upon amenity
- Standard of accommodation
- Archaeology
- Arboriculture
- Ecology
- Drainage
- Sustainability
- Transport



# S106 table

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## **Section 106 Heads of Terms:**

### Biodiversity Net Gain

- A contribution of £12,250 towards the long-term monitoring of Biodiversity Net Gain proposals over a 30 year period.

### Transport

- A Travel Plan and an accompanying Monitoring fee of £7,004+VAT

### Employment and Training

- A contribution of £35,150 towards the Brighton & Hove Local Employment Scheme
- Employment and Training Strategies for both demolition and construction demonstrating a minimum percentage of 20% local employment





# Conclusion and Planning Balance

- Acceptable in principle – would reinvigorate established educational use of site and improve facilities
- Benefit of sports hall and MUGA (including community use) would mitigate loss of swimming pool, particularly as closed 5 years ago..
- No objection to demolition subject to suitable recording of the swimming pool which has some historic interest.
- New buildings have high standard of design, positive contribution to the site and area including heritage features of Ovingdean Conservation Area and the setting of the listed buildings on site.
- Some harm to neighbouring amenity due to increased scale of accommodation and siting of MUGA but acceptable with conditions.
- Matters relating to archaeology, arboriculture, drainage, ecology, lighting and transport acceptable subject to conditions.
- Legal agreement would secure Travel Plan and Employment & Training Strategy, as well as financial contributions towards Biodiversity Net Gain and Travel Plan monitoring and the Brighton and Hove Local Employment Scheme are to be secured by legal agreement.

**Recommend: Approval**

