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# Birch Grove Nursing Home, 1-3 Stanford Avenue

BH2022/00867



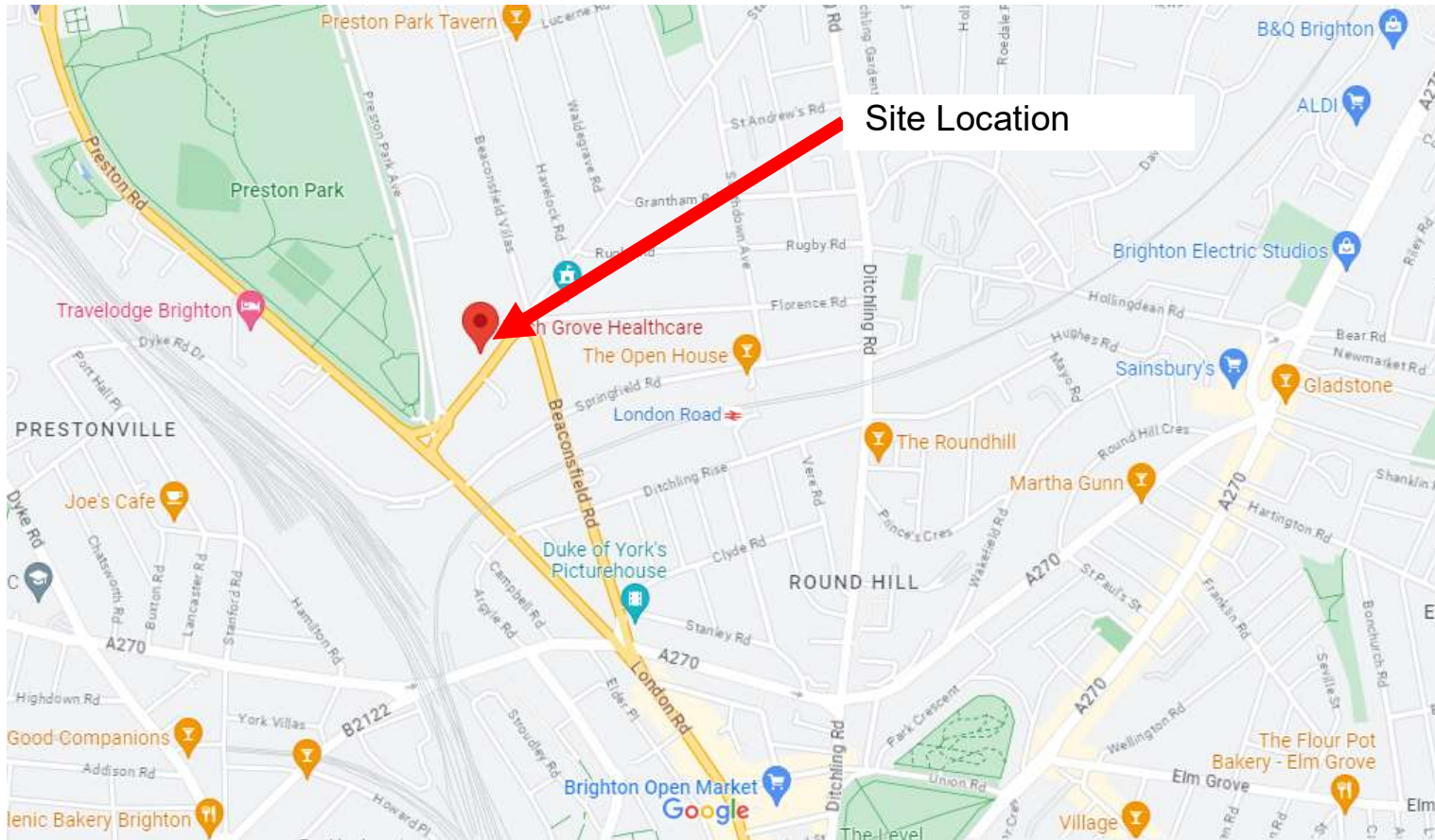
Brighton & Hove  
City Council

# Application Description

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- Demolition of existing Class C2 building and erection of a four storey building plus basement (car parking level) to provide replacement care (Class C2) facilities.

# Map of application site



# Site Location Plan

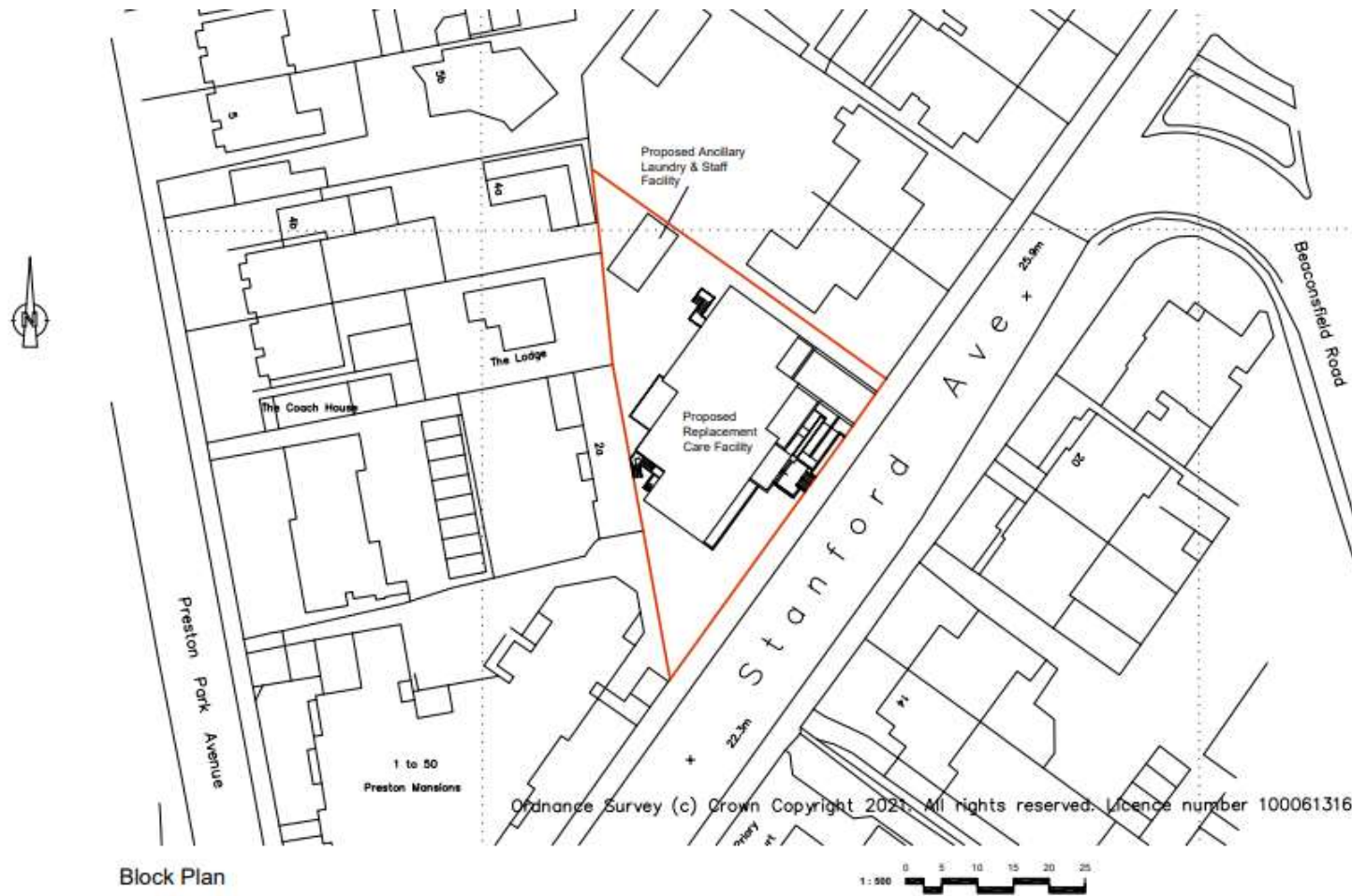


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Location Plan



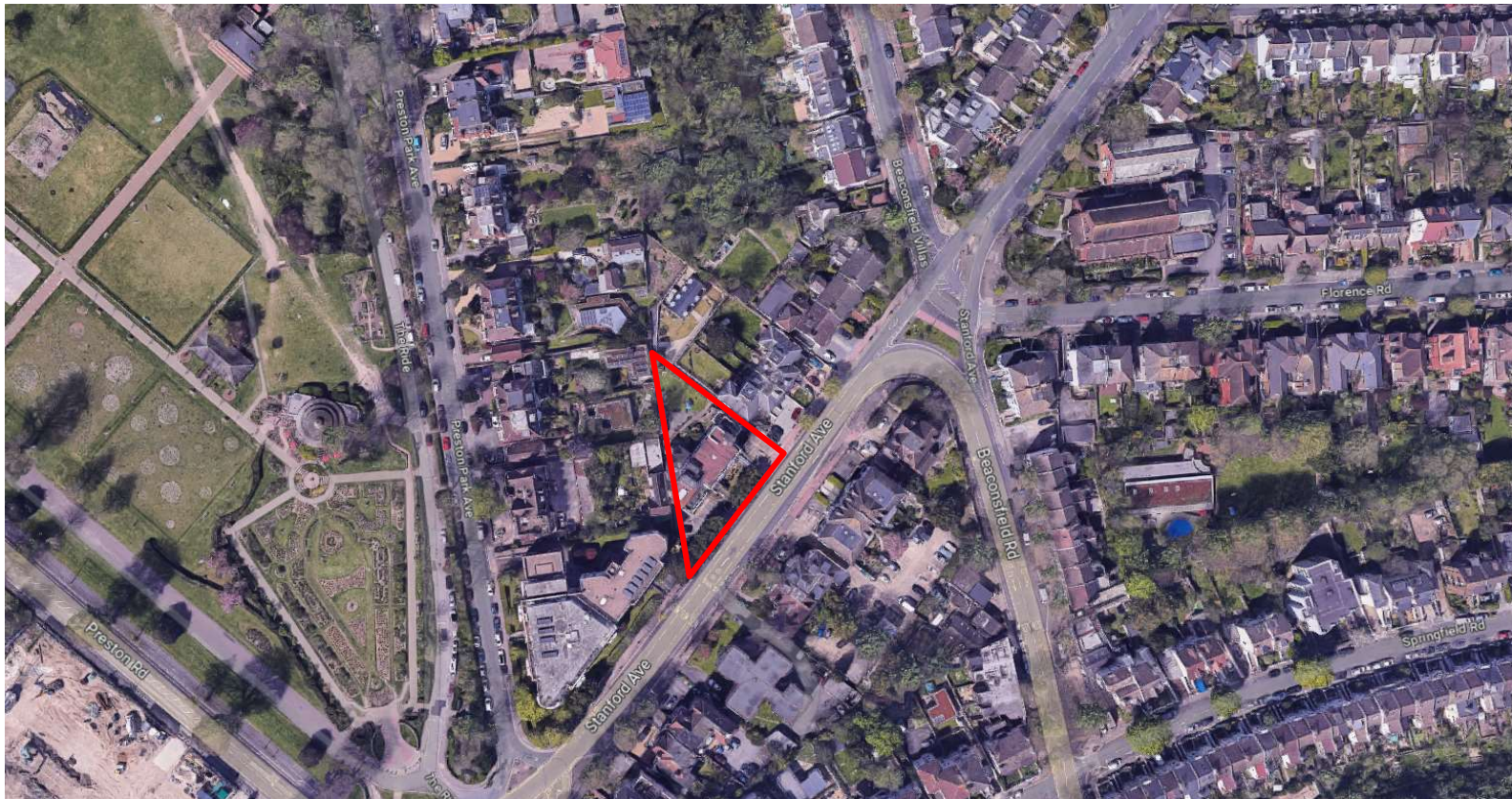
# Proposed Block Plan



Block Plan



# Aerial photo of site



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# 3D Aerial photo of site



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City Council

# Street photo of site

Site  
(facing south)

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# Street photo of site

Site  
(facing north)



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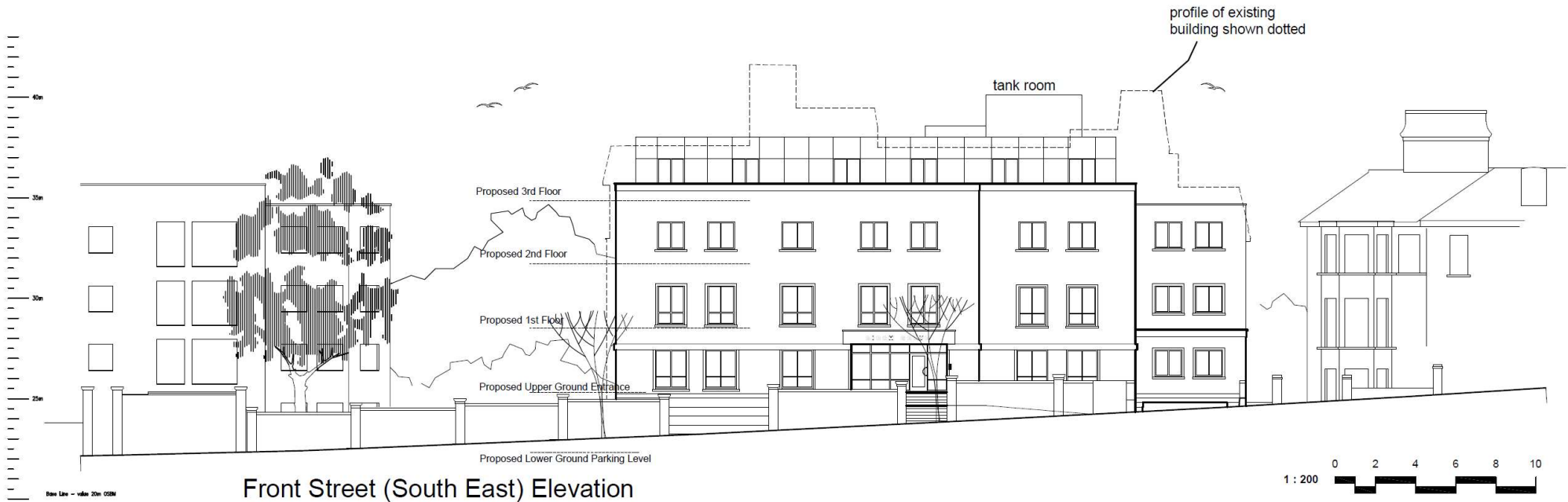
# Existing Front Elevation

70



P1207

# Proposed Front Elevation



1103-19-SKA20C



# Existing Rear Elevation

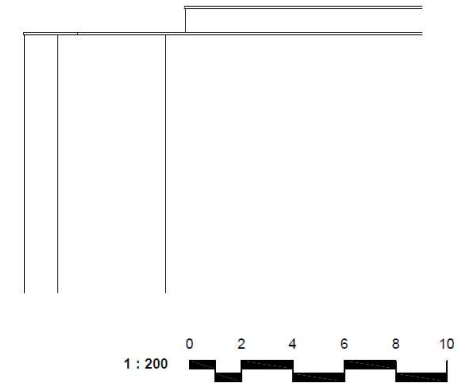


72

P1207

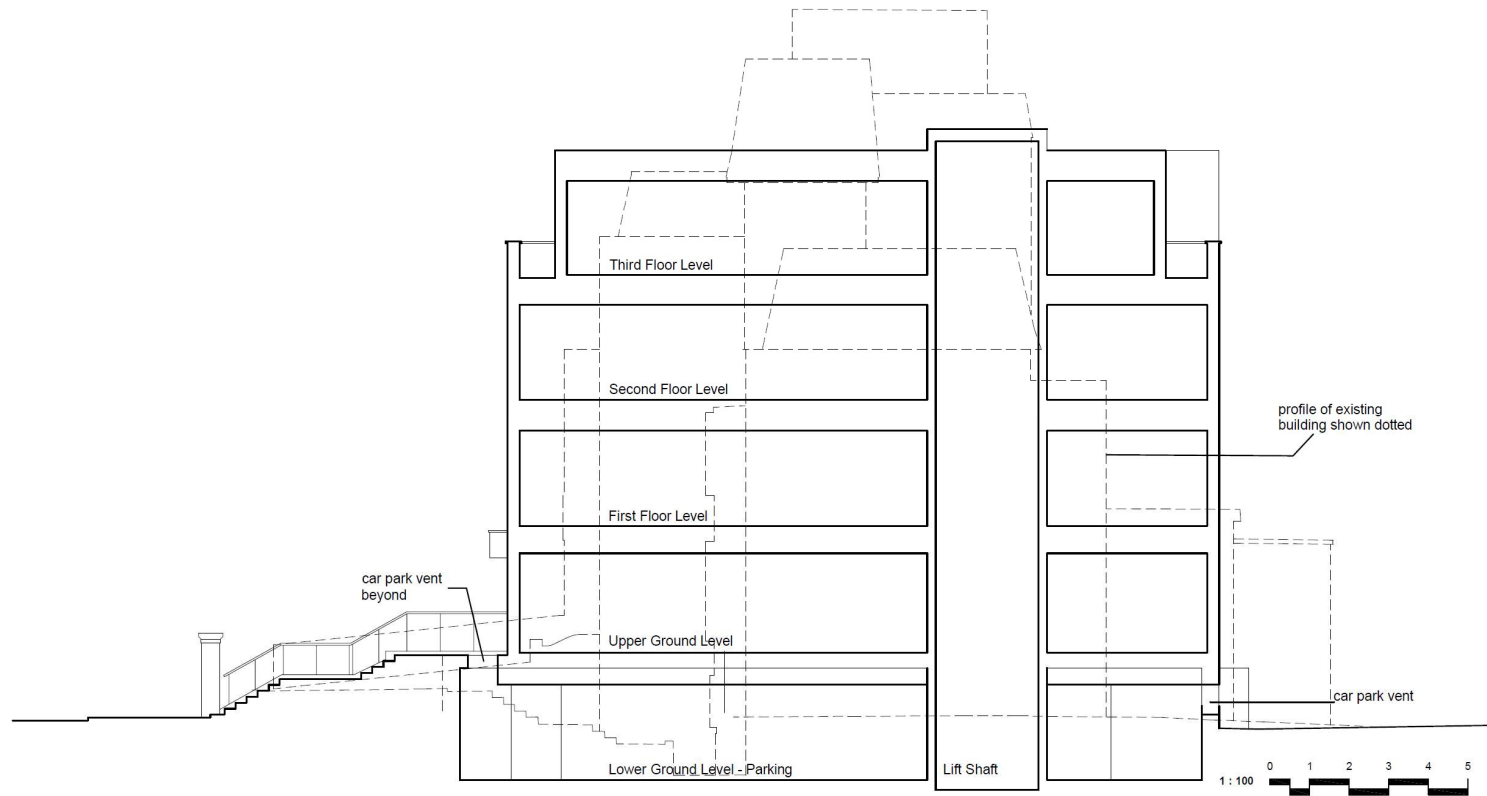
# Proposed Rear Elevation

73



1103-19-SKA20C

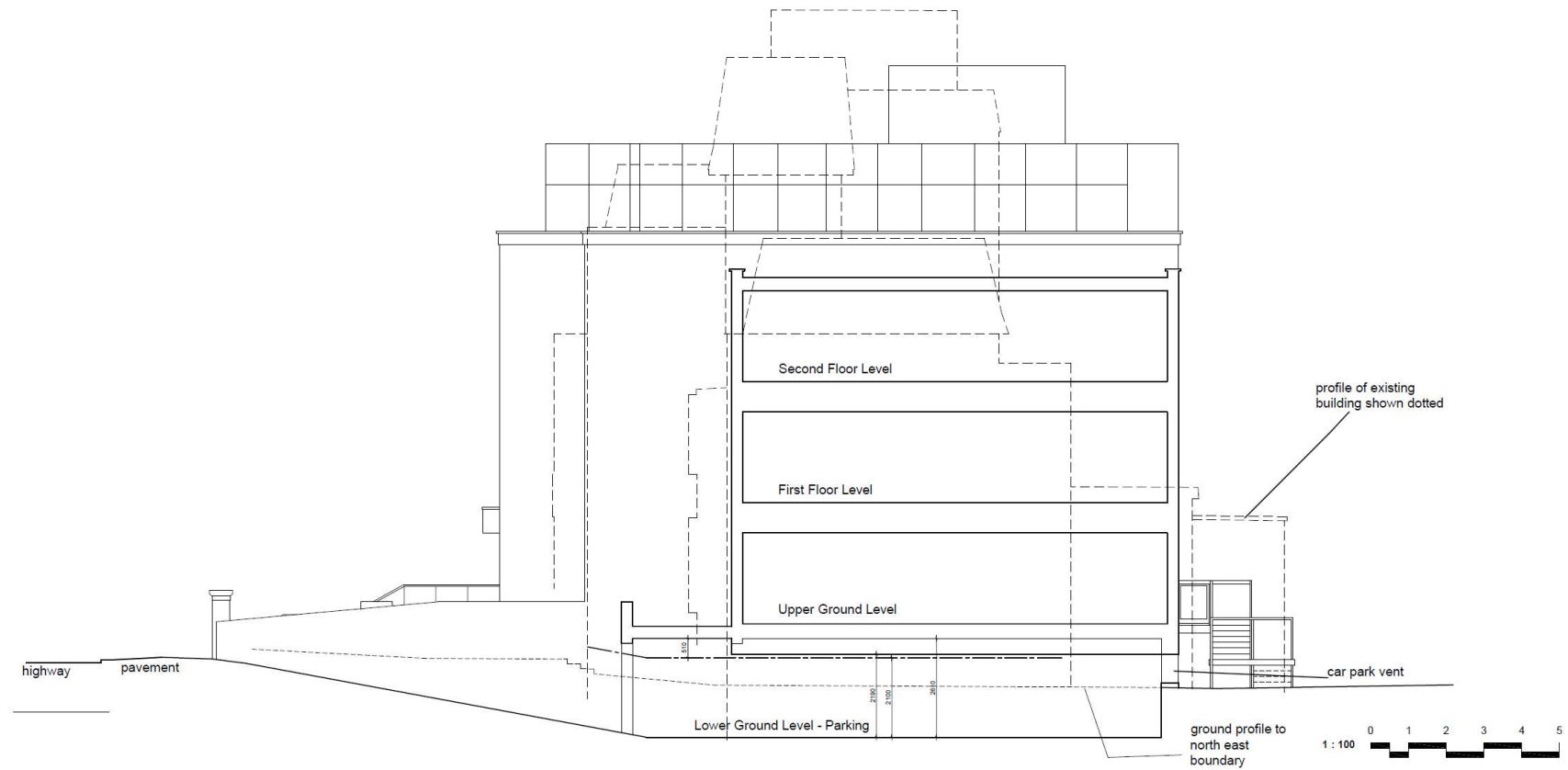
# Proposed Site Section(s)



SKA16



# Proposed Site Section(s)



SKA17A

# **Key Considerations in the Application**

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- Principle of development;
- Design and appearance, and impact on Preston Park Conservation Area;
- Impact on neighbouring amenity;
- Transport matters.

# Conclusion and Planning Balance

- Proposal is acceptable in principle as it would provide improved facilities, alternative provision has been secured for the 17 beds lost, and it would meet an identified need for psychiatric care;
- Design is acceptable and would improve appearance of the site;
- Impacts on amenity of neighbouring residents would be acceptable;
- Vehicle movements to/from the site would reduce, and the site is in a sustainable location;
- Sustainability measures would be included in building.



