

# Rottingdean Bowls Clubhouse

BH2023/00157

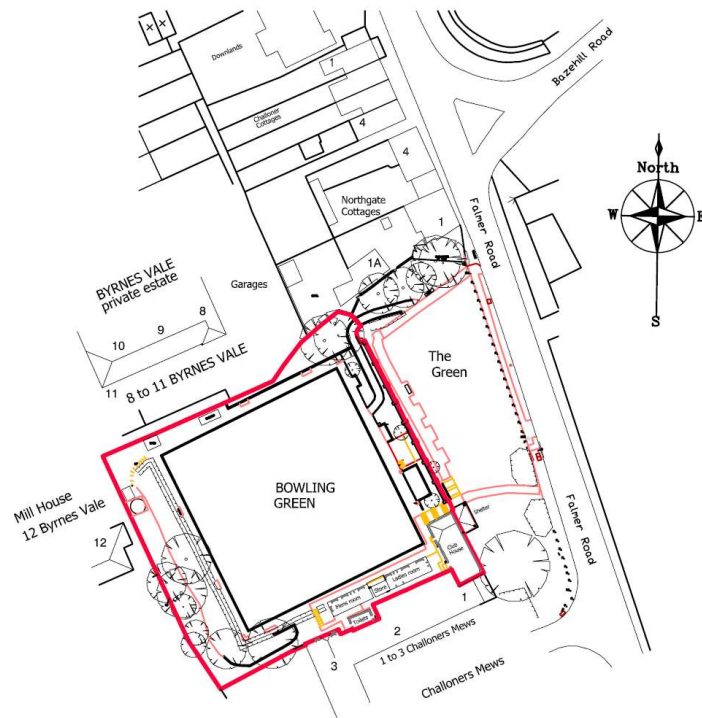


Brighton & Hove  
City Council

# Application Description

- Refurbishment of existing clubhouse and associated works including replacement of existing changing rooms and sanitary facilities with single storey block to South elevation and erection of single storey storage building to North-West corner.

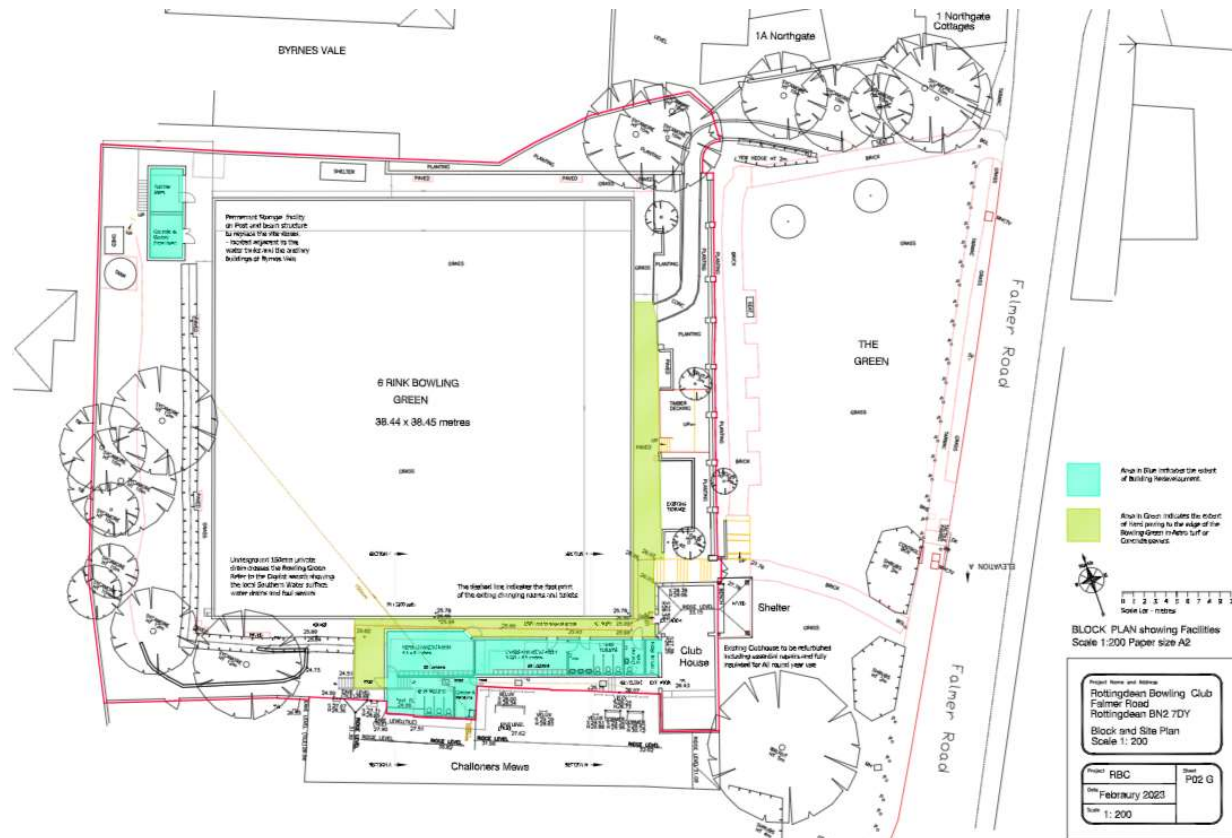
# Existing Location Plan



0 10 20 30 40 50 60 70  
Scale bar - metres

Location Plan  
Scale 1: 1250 Paper size A4

# Proposed Location Plan



198

P02 G





# Aerial photo(s) of site



Brighton & Hove  
City Council



# 3D Aerial photo of site



Brighton & Hove  
City Council

# Other photo(s) of site





# Other photos of site



202



# Other photo of site

---



Brighton & Hove  
City Council

# Other photo(s) of site



204

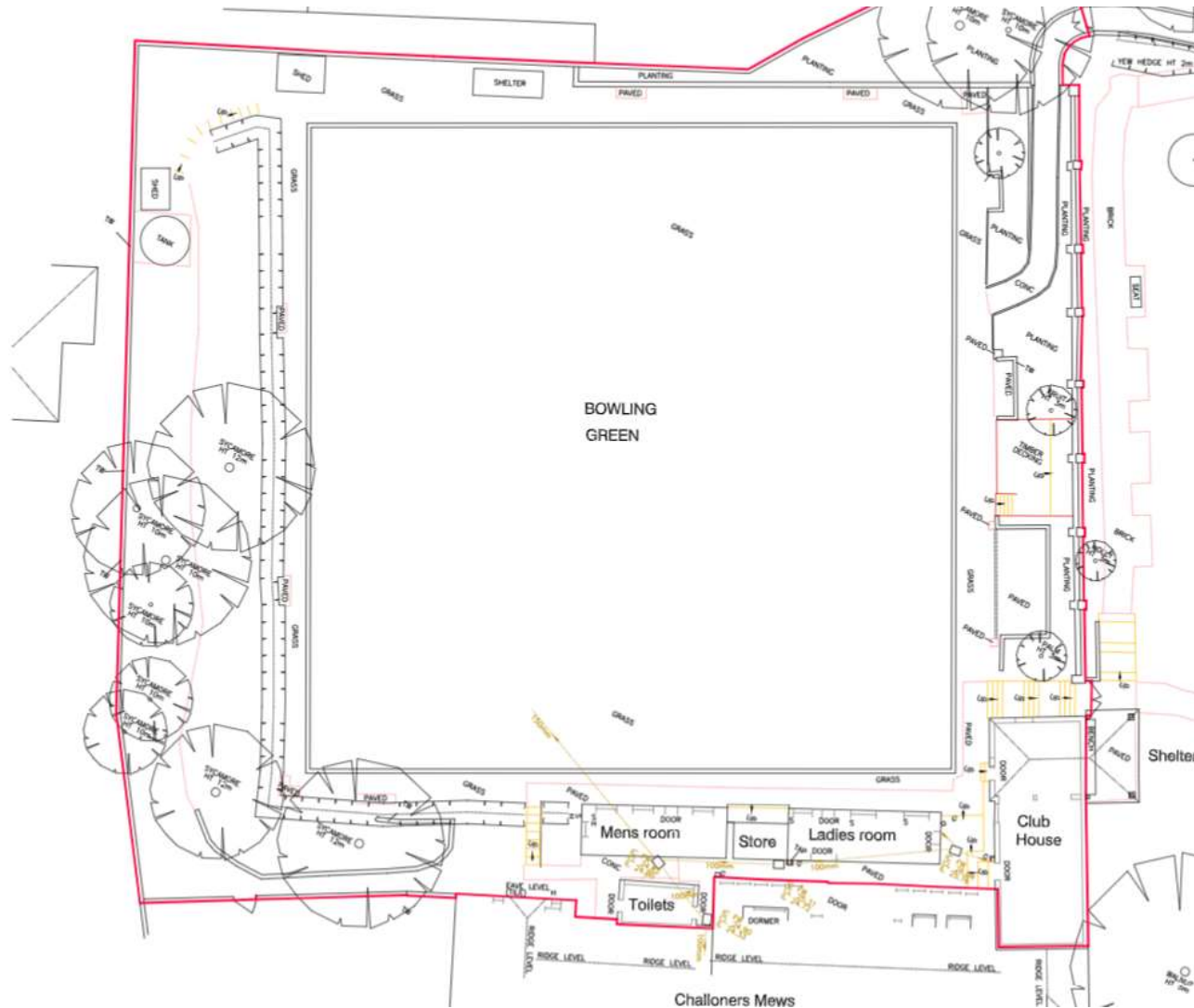
# Other photo(s) of site



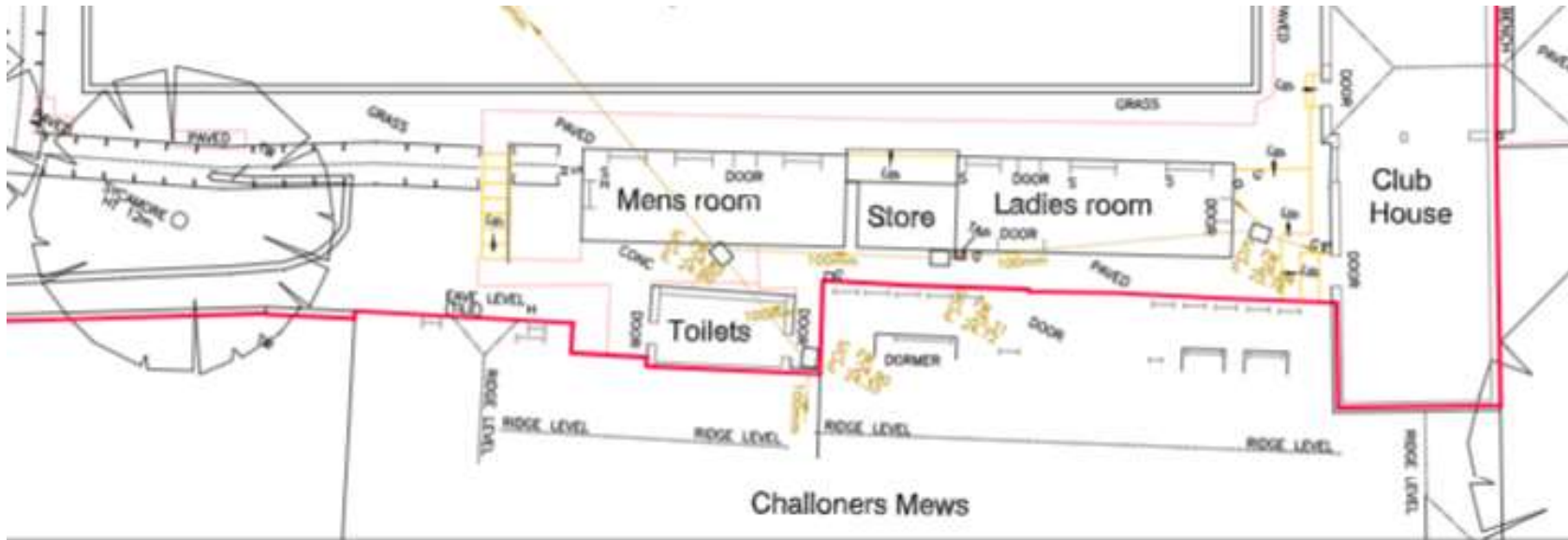
Brighton & Hove  
City Council



# Existing Plan



# Existing Plan

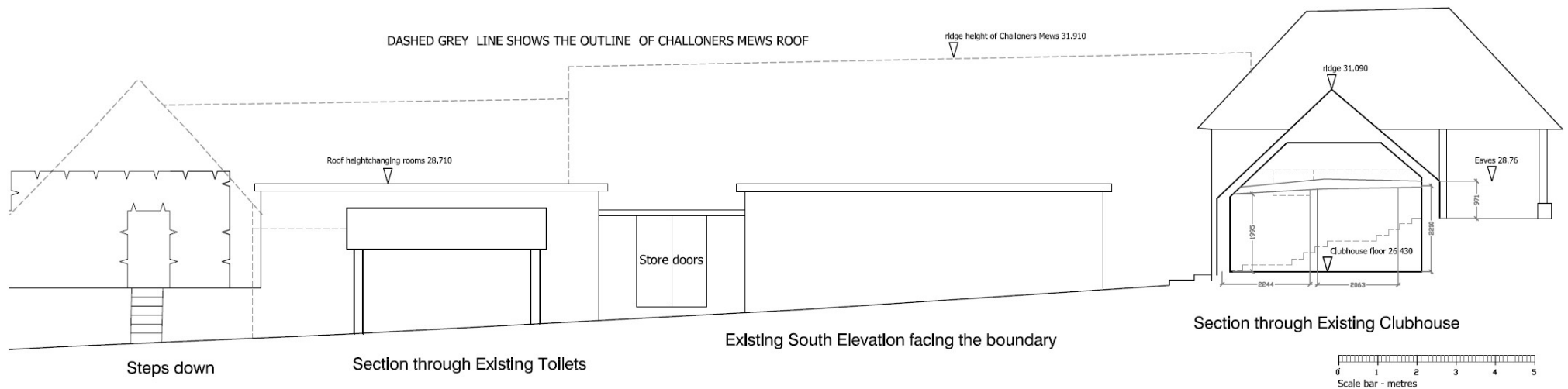


207

ID

# Existing South Elevation

208

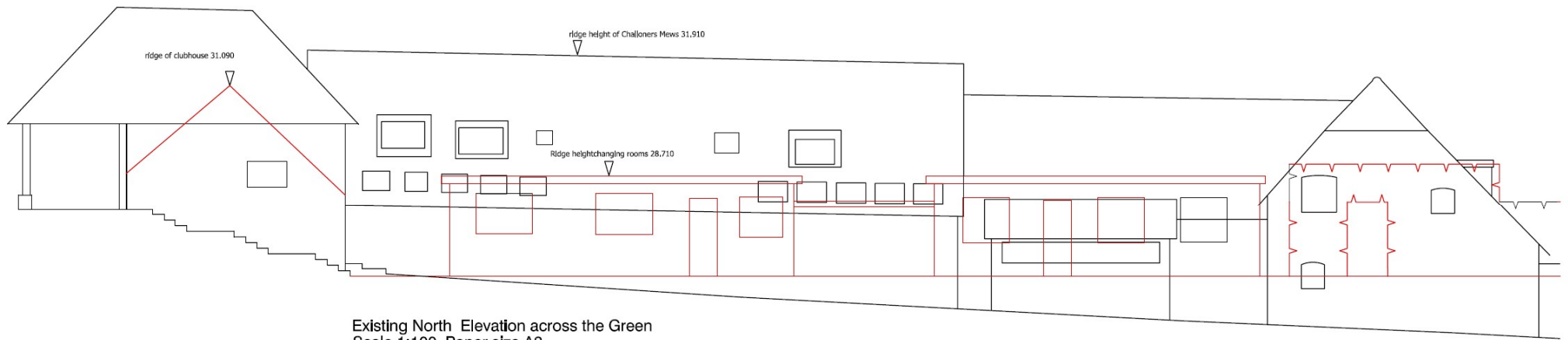


P11 B



# Existing North Elevation

209



Existing North Elevation across the Green  
Scale 1:100 Paper size A3

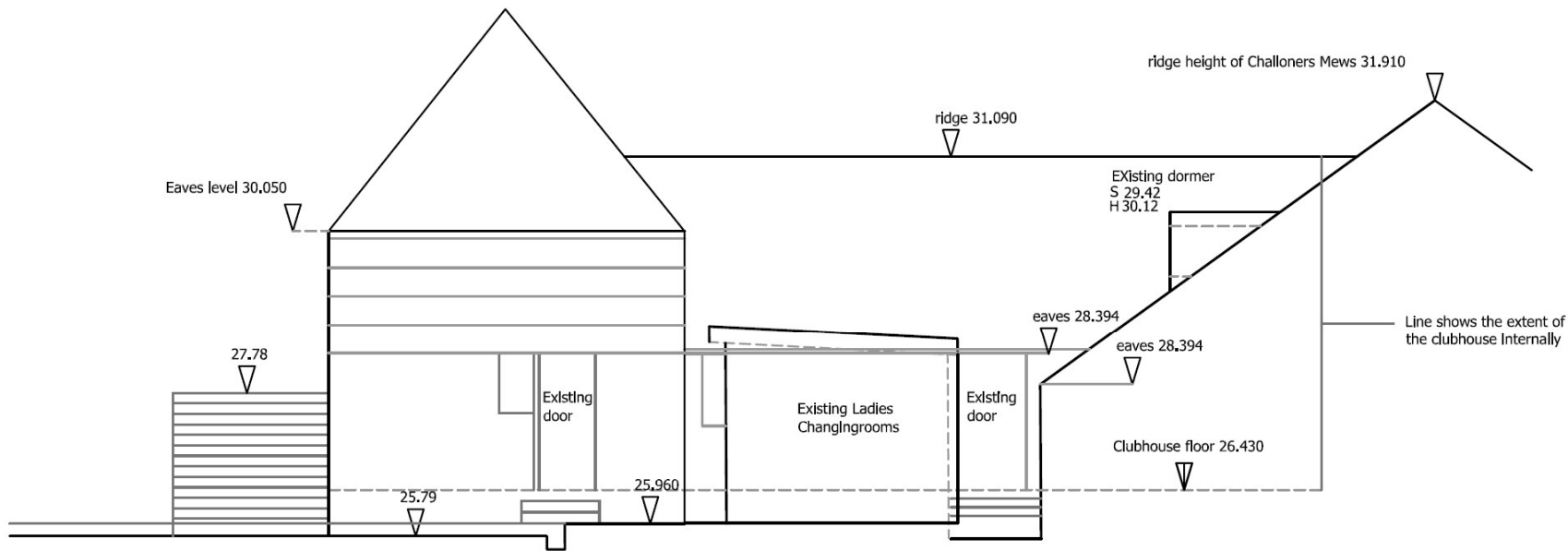
RED DETAIL OF THE EXISTING CLUB  
BUILDINGS IN THE FOREGROUND

P04C

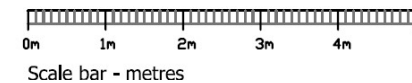


Brighton & Hove  
City Council

# Existing West Elevation

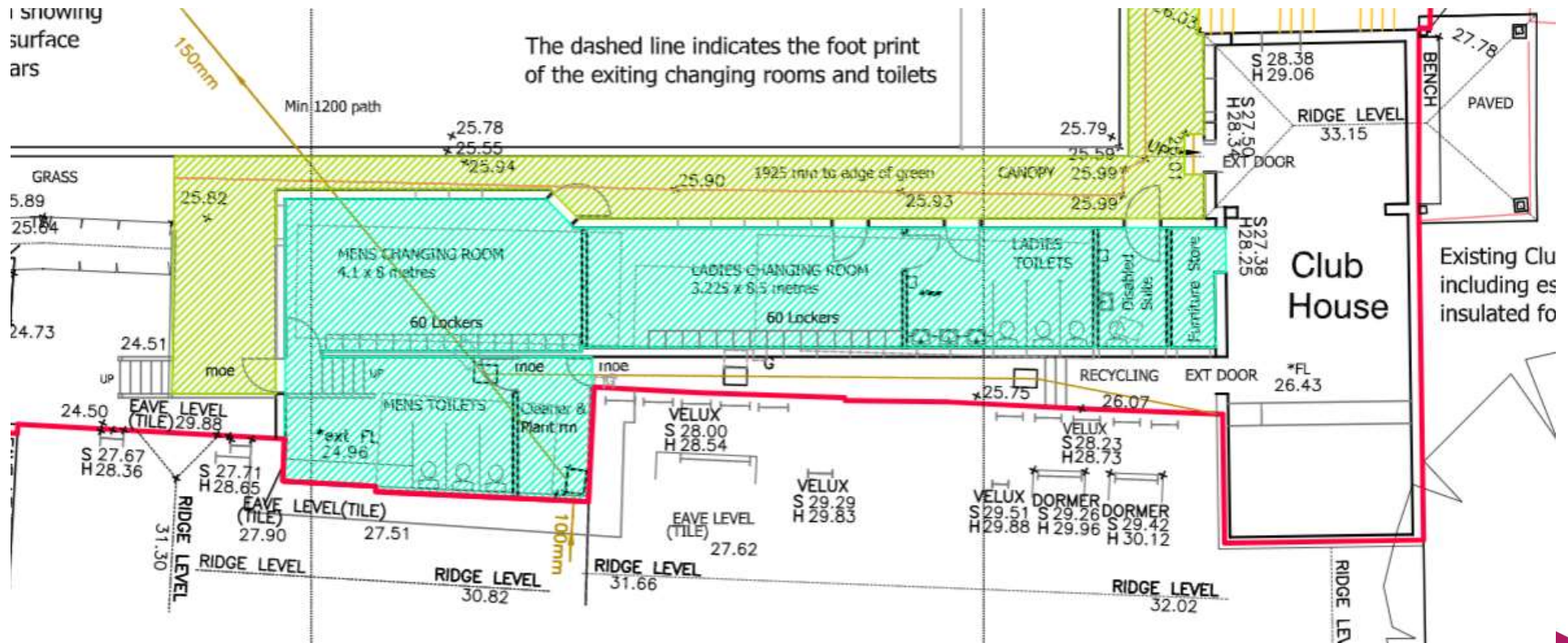


Existing West Elevation of the Clubhouse partially concealed by the existing changing rooms  
Scale 1:100 Paper size A3



P10B

# Proposed Plan



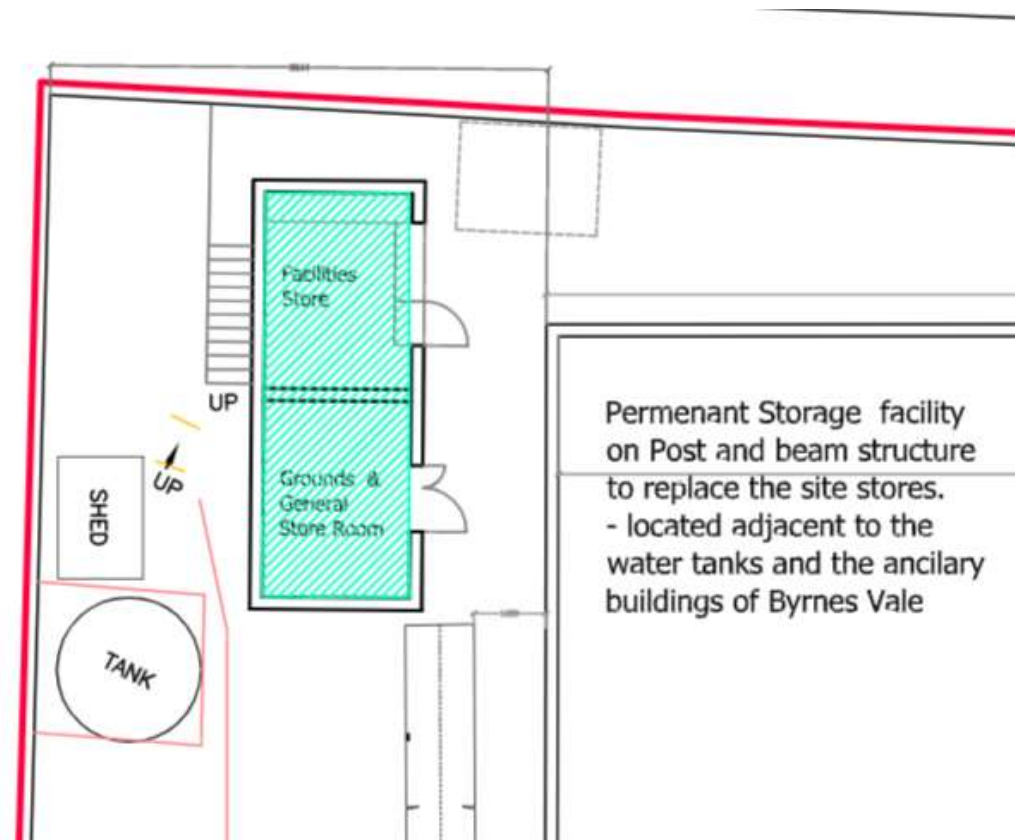
211

P02 G





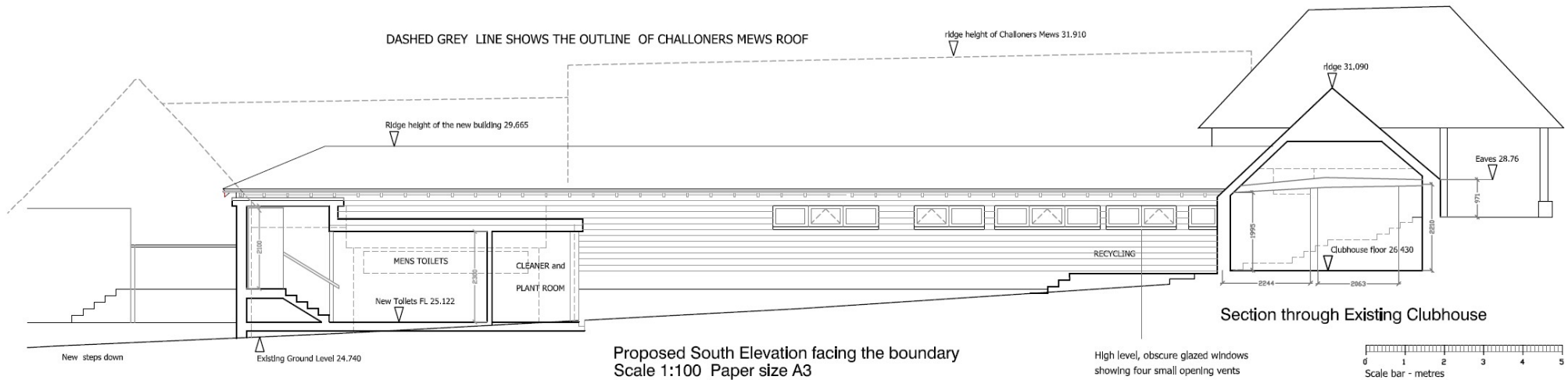
# Proposed Plan



Brighton & Hove  
City Council

# Proposed South Elevation

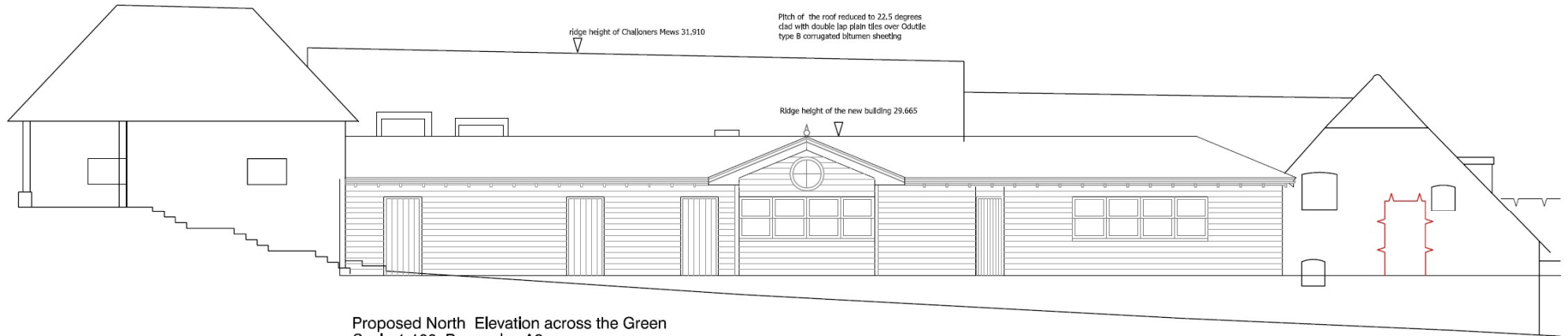
213



P11 B

# Proposed North Elevation

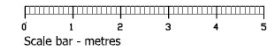
214



Proposed North Elevation across the Green  
Scale 1:100 Paper size A3

LEVEL DATUM 22.000m

Revision C  
Reduce roof pitch to 22.5 degree clad with matching double lap plain clay tiles over Odutlle type B corrugated bitumen sheeting

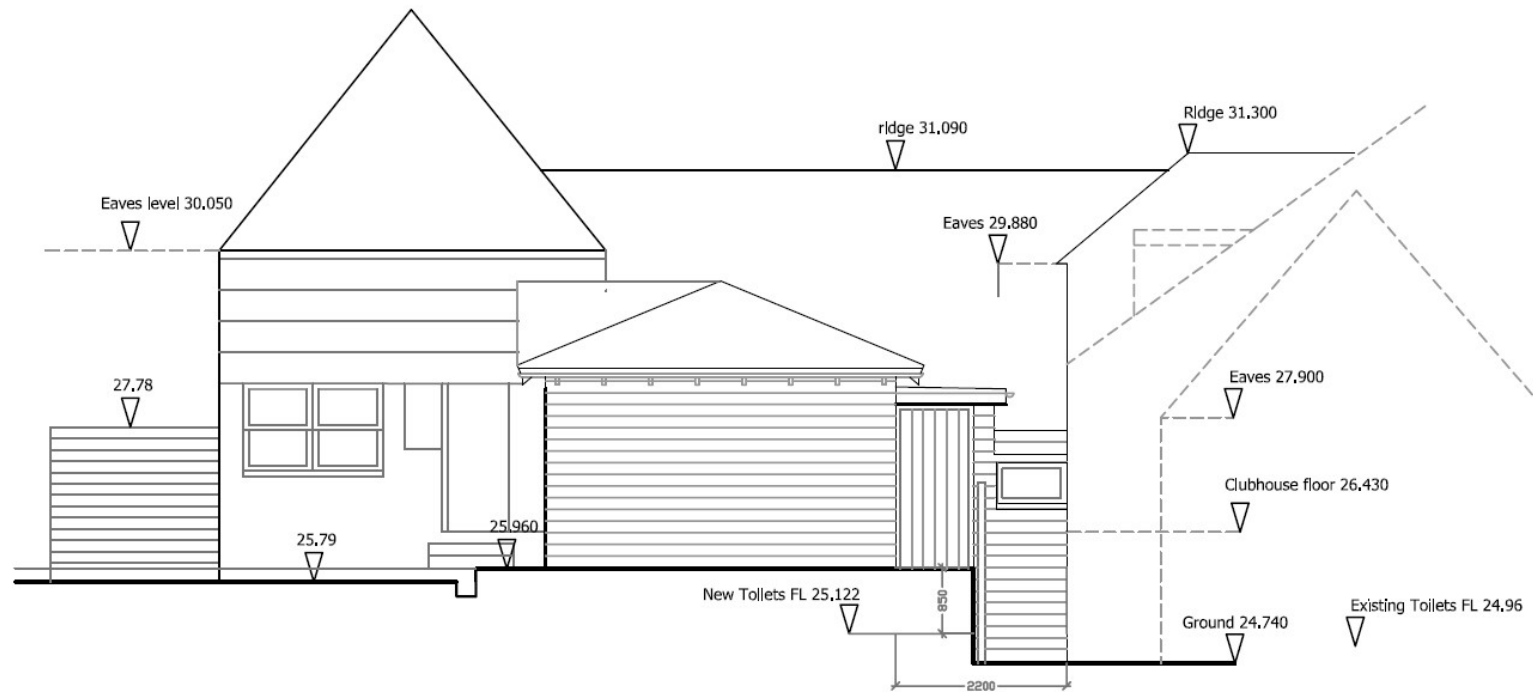


P04C

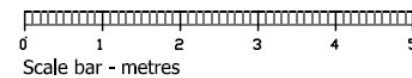




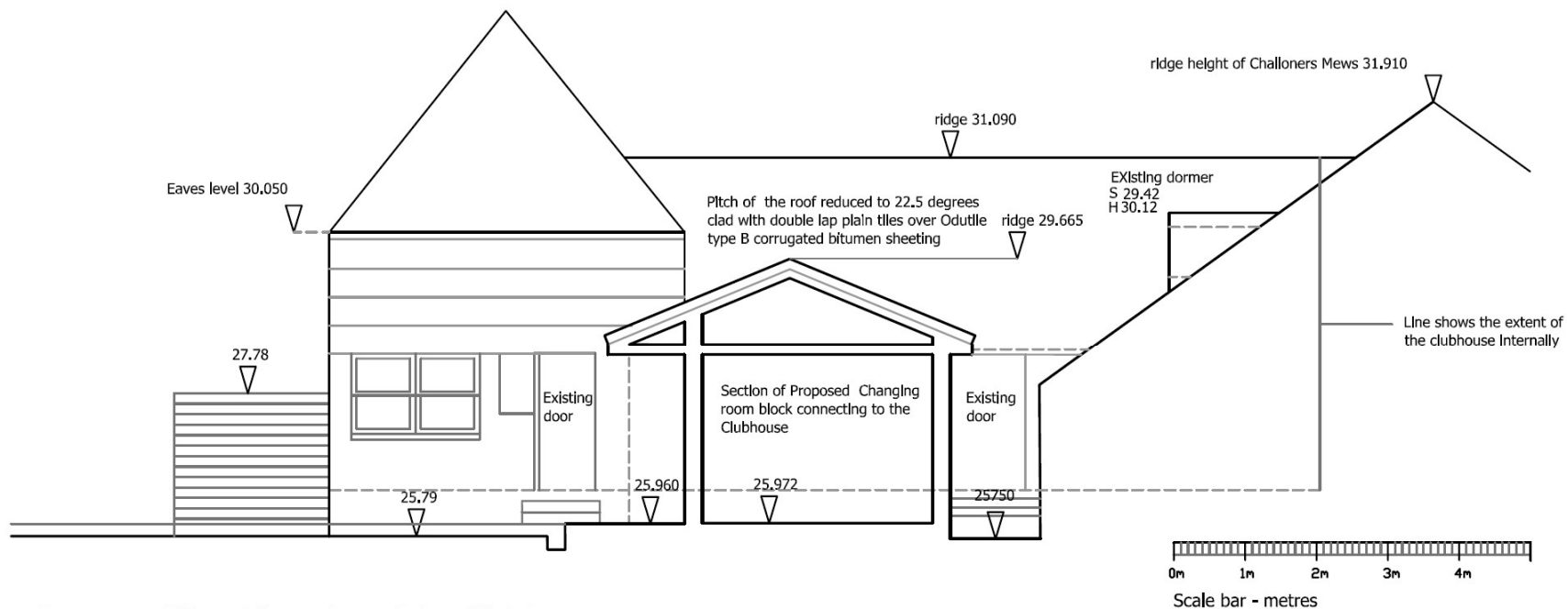
# Proposed West Elevation



Proposed West Elevation of Changing rooms and Toilets  
Scale 1:100 Paper size A3



# Proposed West Elevation

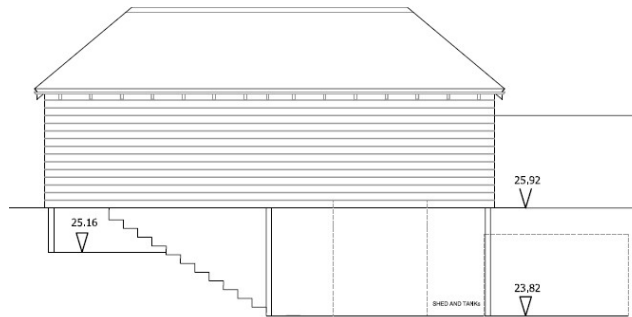


Proposed West Elevation of the Clubhouse  
Scale 1:100 Paper size A3

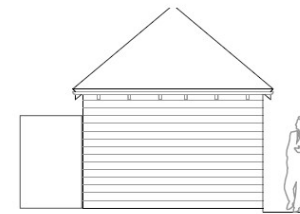
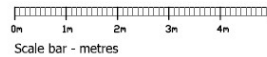
216

P10B

# Proposed Elevations – Storage



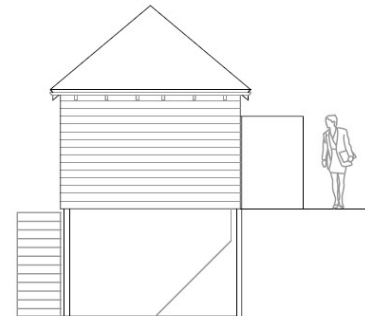
West Elevation  
Scale 1:100 - Paper size A3



North Elevation  
Scale 1:100 - Paper size A3



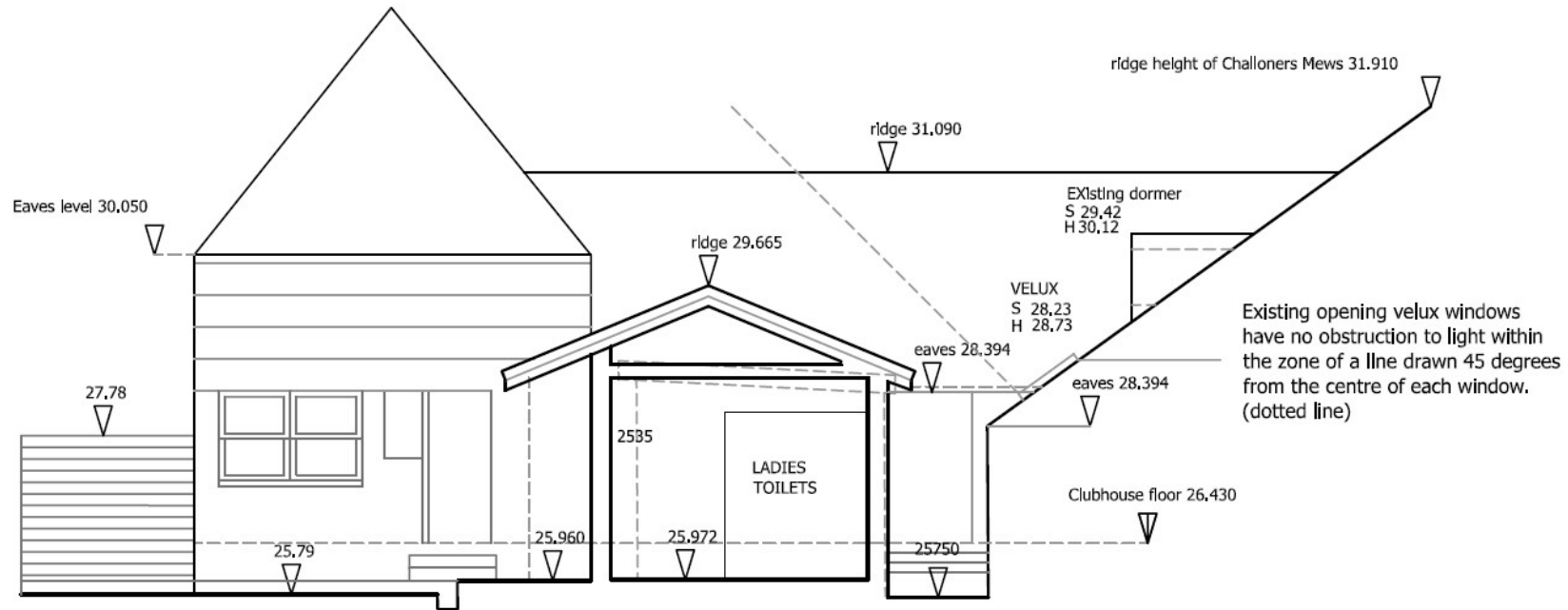
East Elevation facing the Bowling Green  
Scale 1:100 - Paper size A3



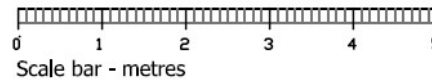
South Elevation  
Scale 1:100 - Paper size A3



# Proposed Site Section(s)

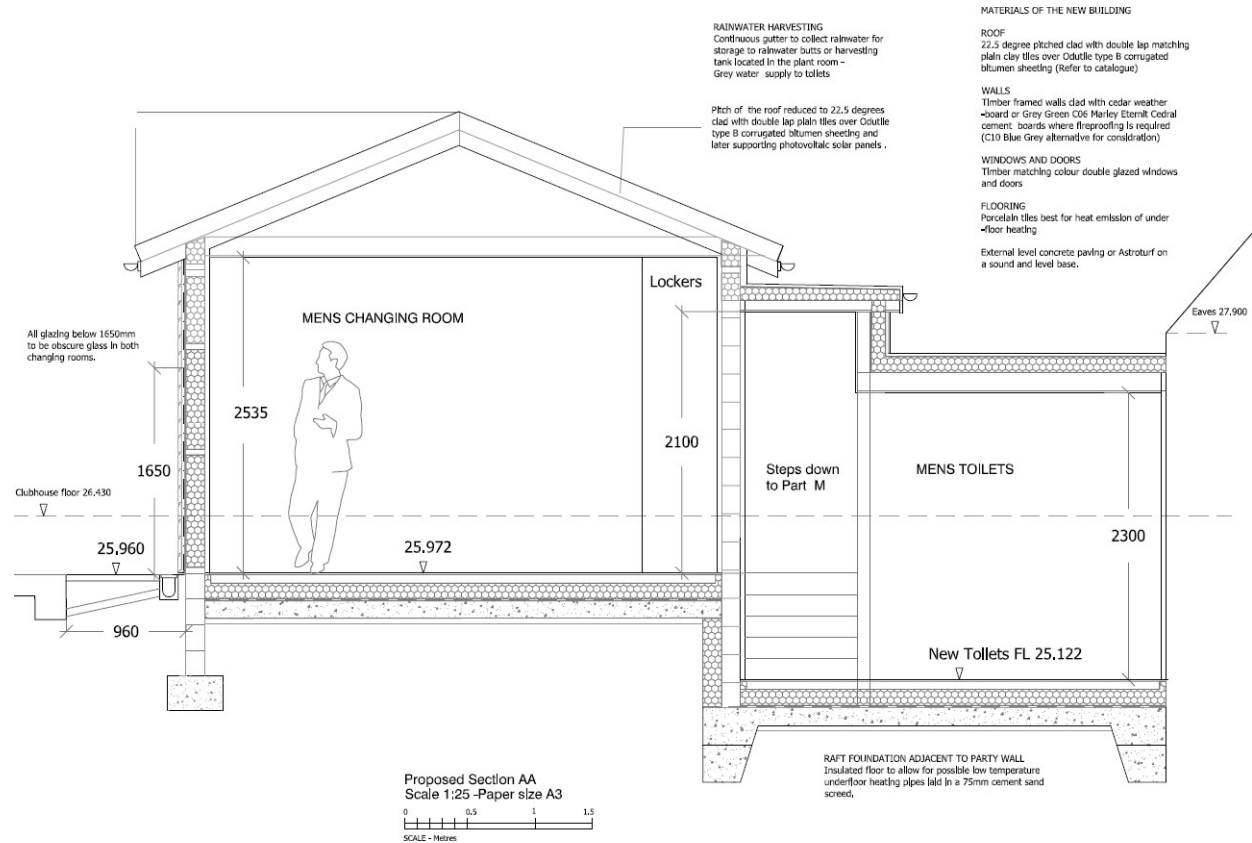


Section BB through Ladies Changing rooms  
Scale 1:100 Paper size A3



Revision D  
Reduce roof pitch to 22.5 degree clad with matching double lap plain clay tiles over Odutile type B corrugated bitumen sheeting

# Proposed Site Section(s)

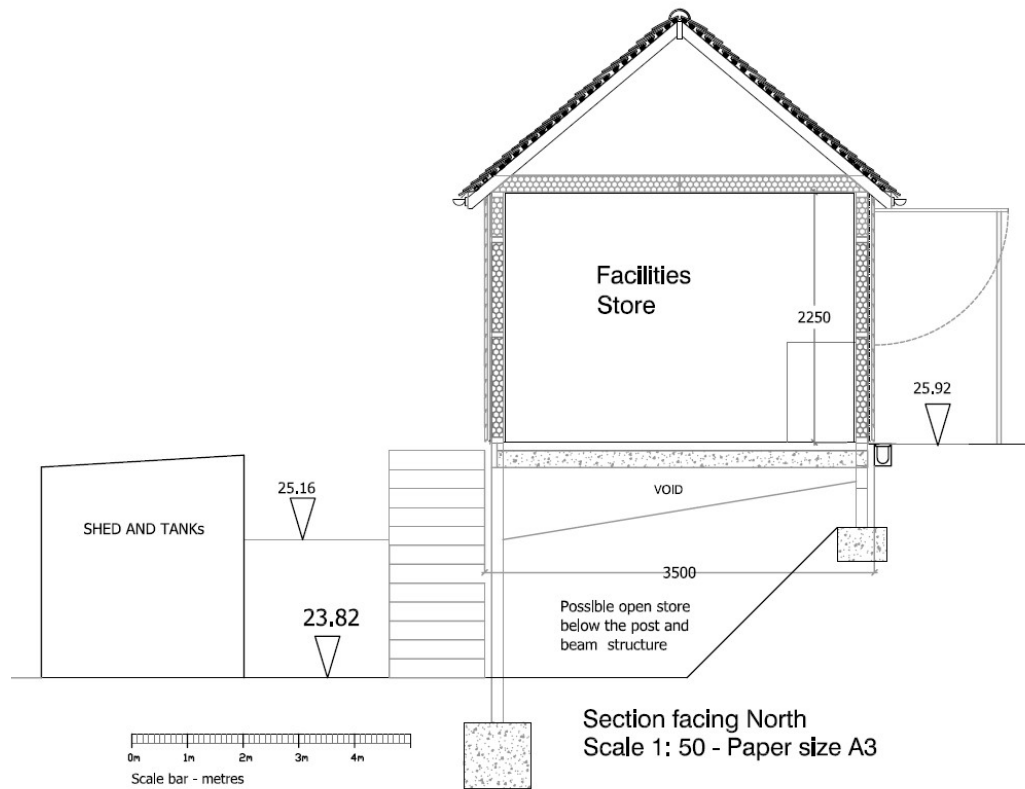


219

P07B



# Proposed Site Section(s) - Storage



220

P09

# **Key Considerations in the Application**

---

- Impact on the Conservation Area.
- Impact on Listed and Locally Listed Buildings.
- Design and Appearance.
- Impact on Amenity





# Conclusion and Planning Balance

- Would modestly enhance the appearance and character of the conservation area through improved design;
- No harm to the setting of Challoners Mews.
- No impact on listed buildings in area.
- Would cause some very minor harm to the locally listed clubhouse and cart lodge but beneficial impact overall on the appearance and character of the conservation area.
- No unacceptable harm to amenity of neighbouring residents identified.

**Recommend: Approval**