

PLANNING COMMITTEE ADDENDUM 3

2.00PM, WEDNESDAY, 8 JULY 2020

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ADDENDUM

ITEM		Page
A	BH2019/01820, 19-24 Melbourne Street, Brighton -Full Planning RECOMMENDATION – MINDED TO GRANT <i>Ward Affected: Hanover & Elm Grove</i>	1 - 36

19-24 Melbourne Street

BH2019/01820



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Application Description

- Demolition of existing auto servicing centre and joinery building and erection of a new development of 4 and 6 storeys, plus basement level, comprising 587 m² of co-working business floor space (B1) including gym/community space (80m²) and ancillary café.
- Provision of 83 co-living residential units (Sui Generis) with ancillary storage, landscaped residents roof terrace and access, together with cycle storage, associated plant and electrical sub-stations and associated works.

Map of application site



Map of application site



Map of application site



3D Aerial photo of site



NORTH



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Aerial Views

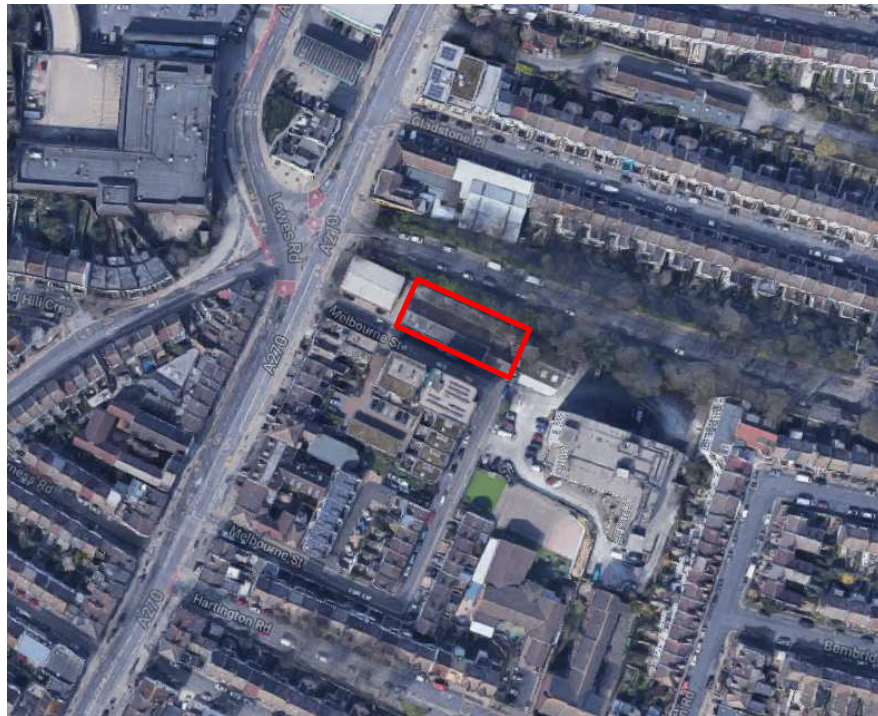
View North-West



View North-East

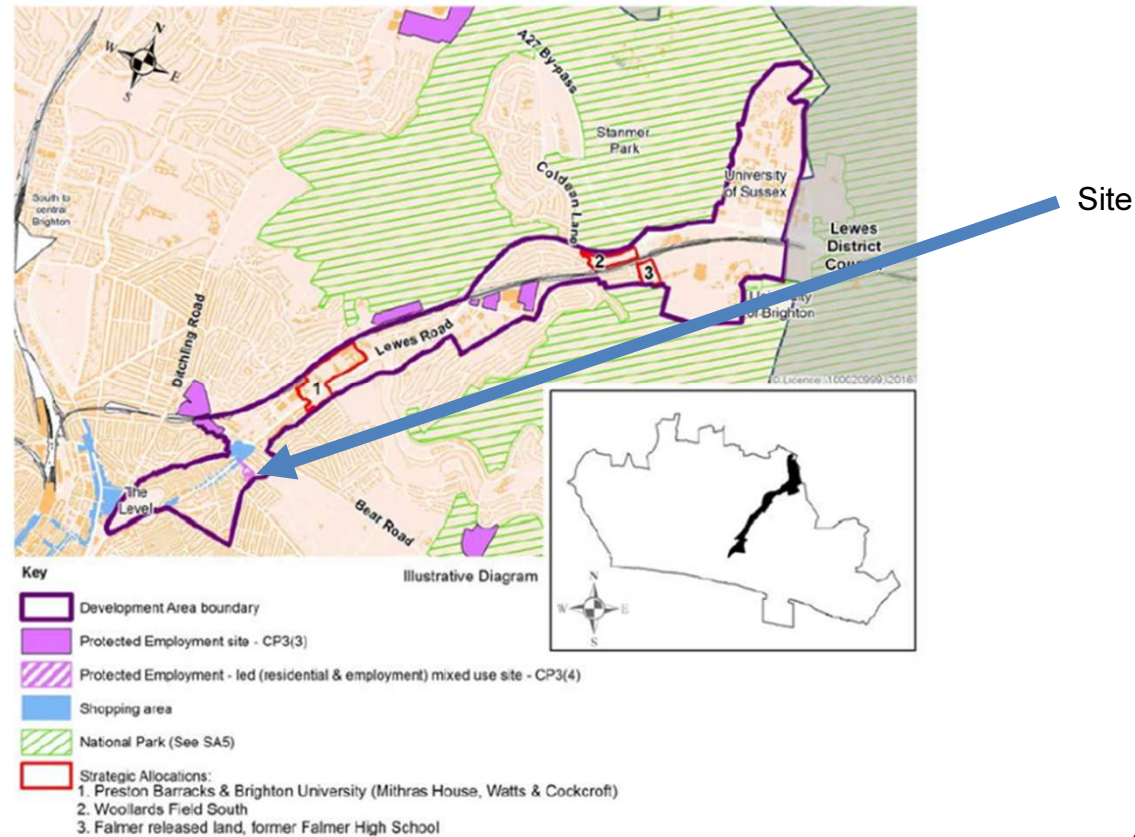


Aerial photo(s) of site



Policy Map- DA3 Lewes Road

DA3 – Lewes Road Area

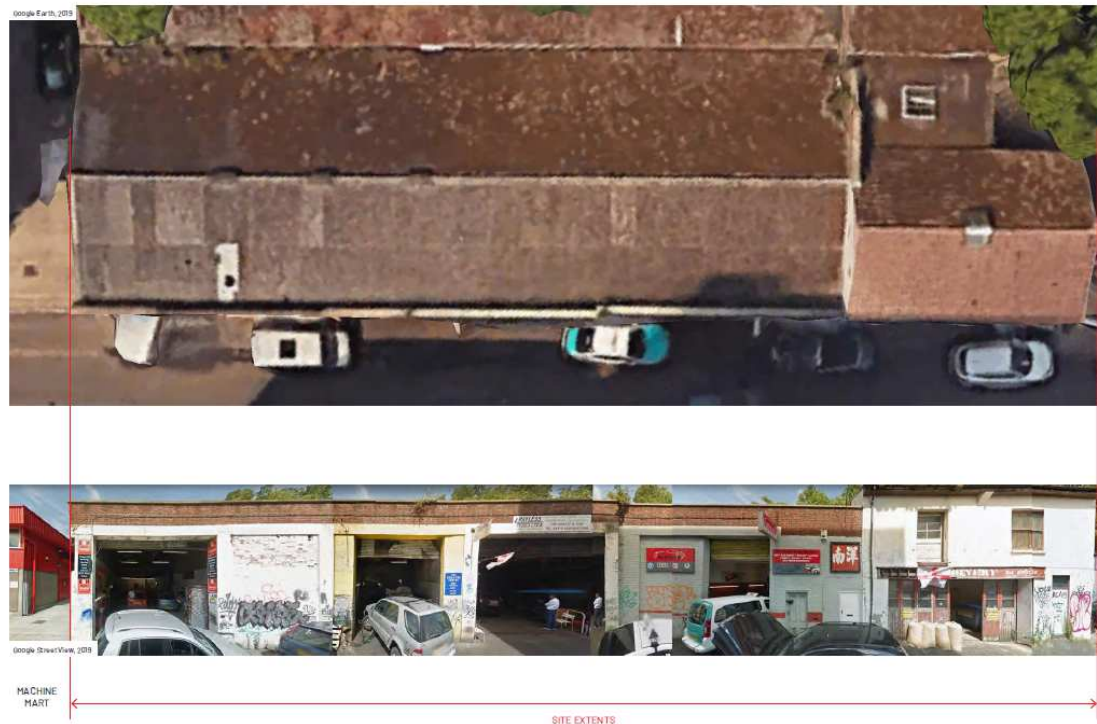


10



Site

Aerial view and site elevation photo



Street photo(s)



View from site towards Lewes Road



View South on Lewes Road

Split of uses/Number of units

- 587 m2 of co-working business floor space (B1) (ground floor)
- 80m2 gym/community space (basement)
- Ancillary café (ground floor)
- 83 co-living residential units (Sui Generis) (upper floors)

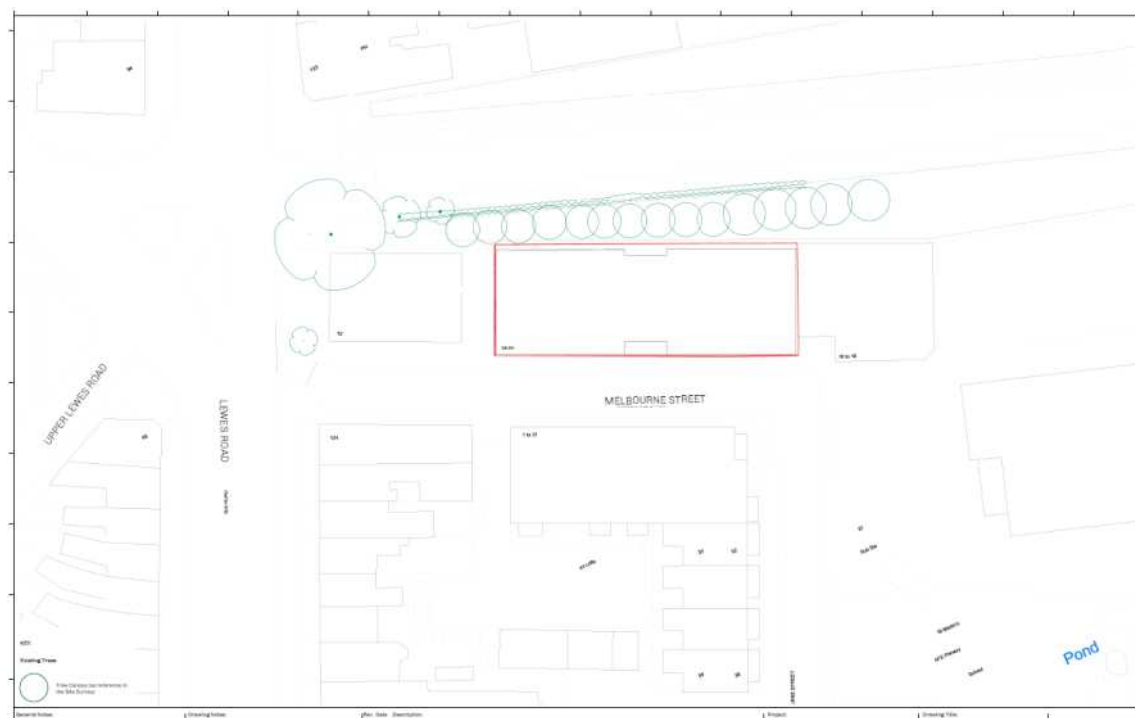
LINK BELOW IS A SUBMITTED DOCUMENT WHICH EXPLAINS THE CONCEPT AND CO-LIVING AND CO-WORKING:

https://planningapps.brighton-hove.gov.uk/online-applications/files/F94762BFDCD88E663083E56007960ADB/pdf/BH201901820-INTRODUCTION_TO_CO-LIVING_AND_CO-WORKING-15863401.pdf

Community/Gym Use

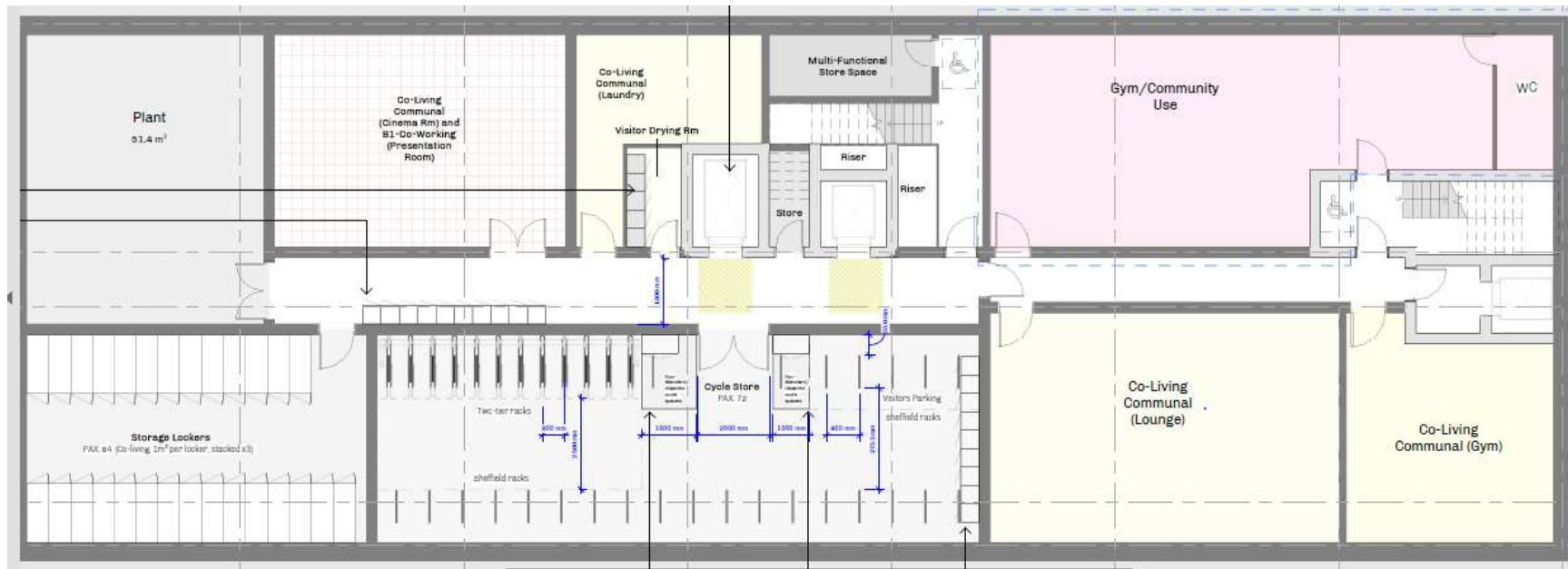
- The Nam Yang Community Association is an inclusive, not for profit, community based martial arts club
- 80m2 dedicated space to be provided at basement level
- Separate entrance
- Toilet facilities
- Lift access
- Rent (including bills) same level as existing
- Lease for initial 10 years
- Space available for children from St Martins School to work with The Nam Yang Community Association at set times
- Details to be secured by S.106 Community Use Agreement and Management Plan

Block Plan



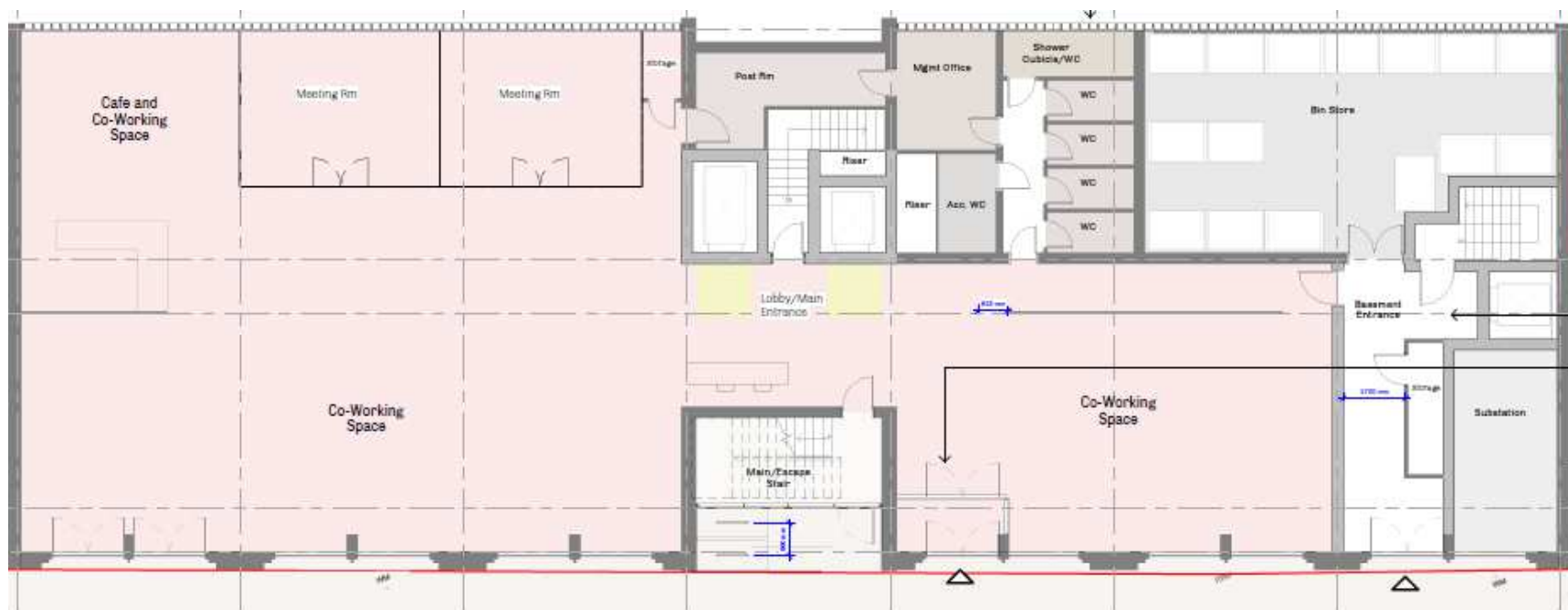
19003-EX-001

Basement floor plan



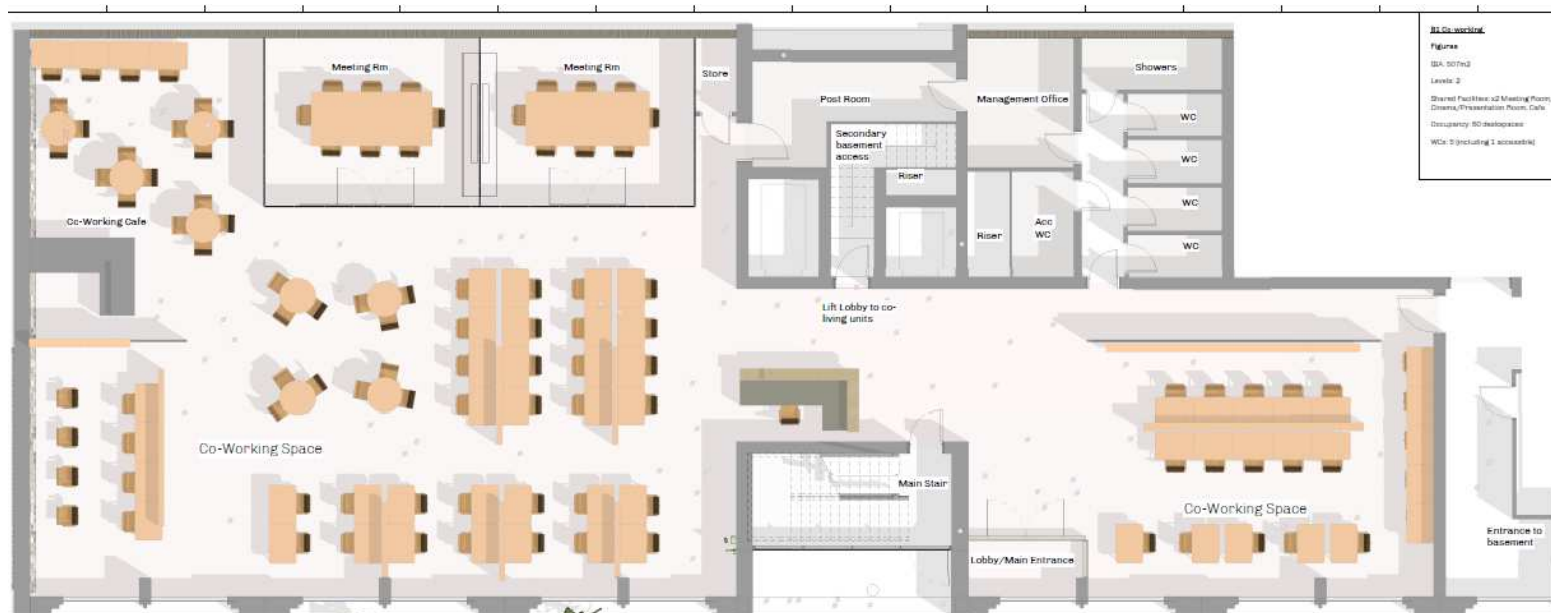
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Ground floor plan



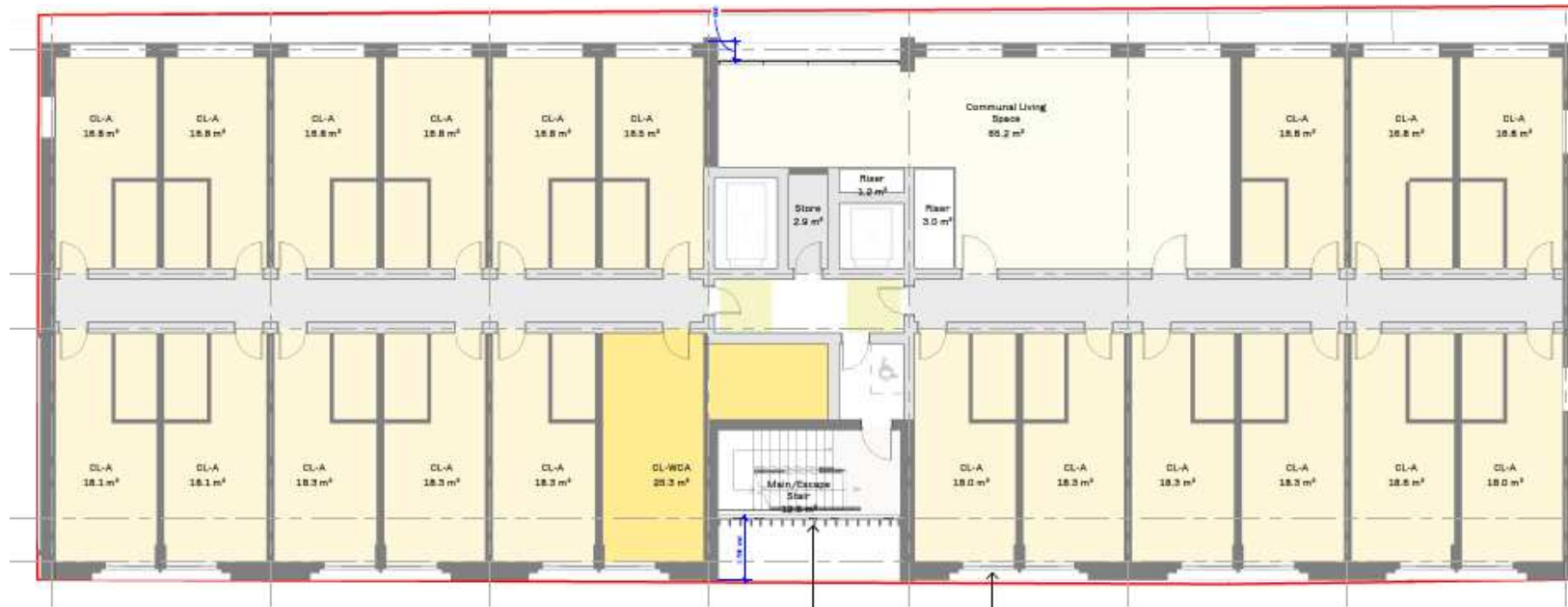
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Layout of B1 co-working space



Precedent images of co-working space

First Floor Plan



Floor plan replicated on Second & Third floors

Typical Gross Internal Area: 16.8-18.8m²

Accessible room: 25.3m²

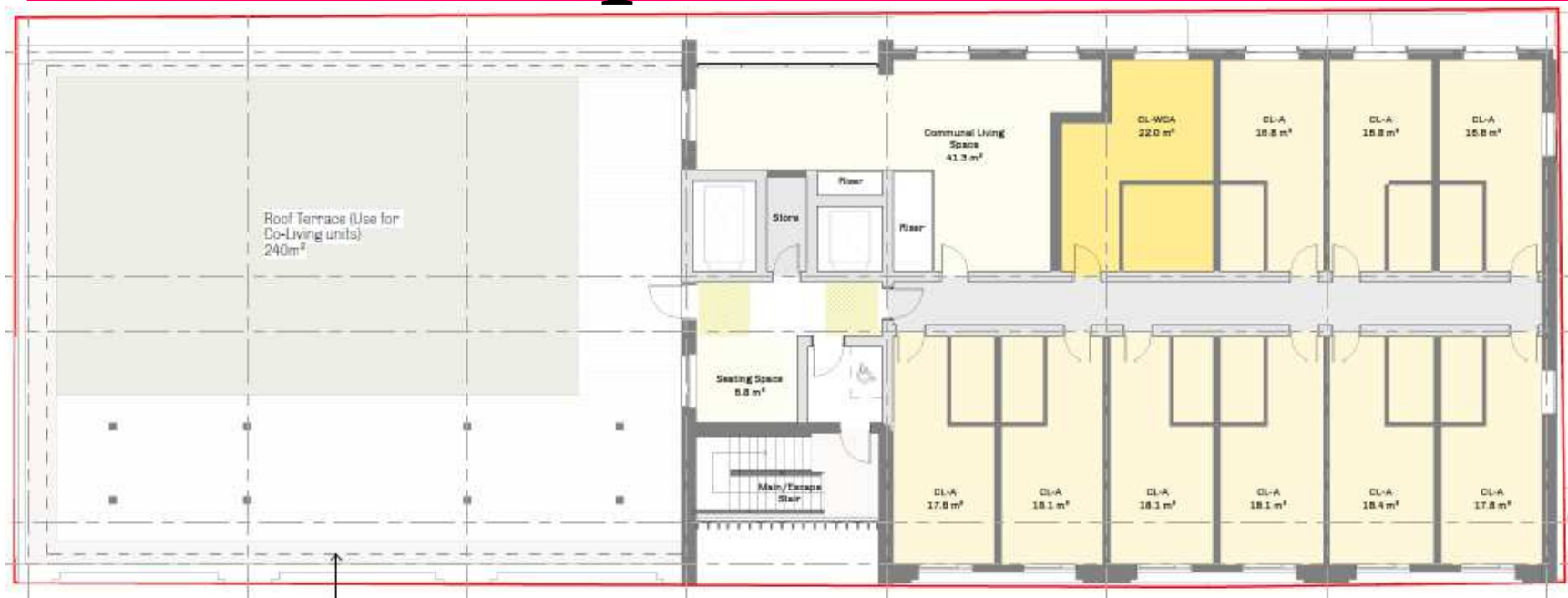
Room depth: 6.25-6.35 m

Communal /living space: 65.2m²



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Fourth floor plan



Floor Plan (excl. roof terrace) replicated on the Fifth floor

Communal roof terrace for all co-living units: 240m²

Typical Gross Internal Area: 16.8-18.8m²

Accessible room: 22 m²

Room depth: 6.25-6.35 m

Communal /Living space 41.3m² (for 10 units)



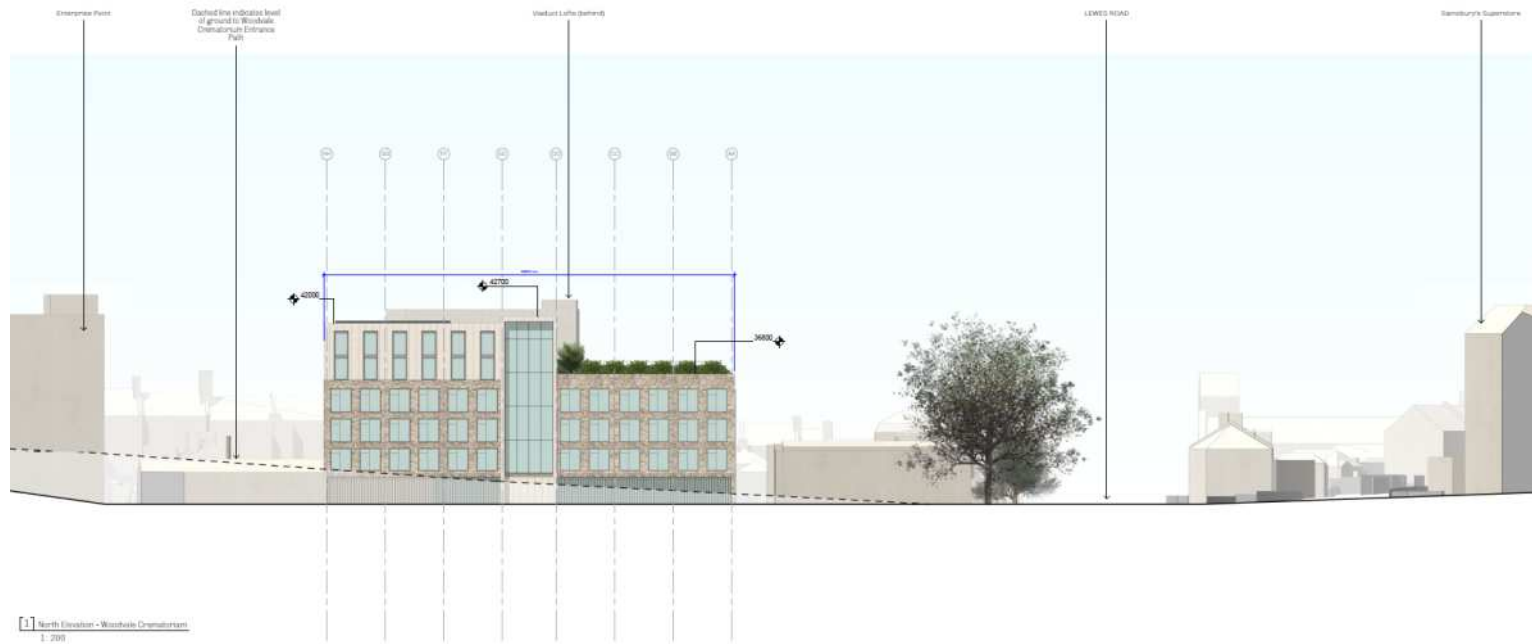
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Proposed Front Elevation



WP_19003_P-300_C

Proposed Rear Elevation

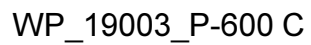


WP_19003_P-301_C

Contextual Front Elevation



WP_19003_P-300_C



View of proposal looking towards Lewes Road



19003-P-601

Ground floor arches on Melbourne Street



19003-P-602

Proposed Visual(s)



19003-P-403 View from Woodvale Crematorium Entrance

Materiality

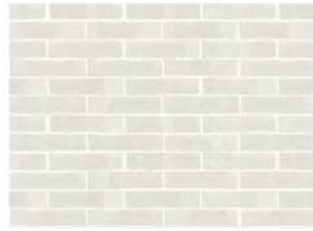


01. Light Bronze Aluminium Panels and Fins

The set back upper floors will be clad in an aluminium panels and fins, similar in tone to the main light brown brick.

Material Palette

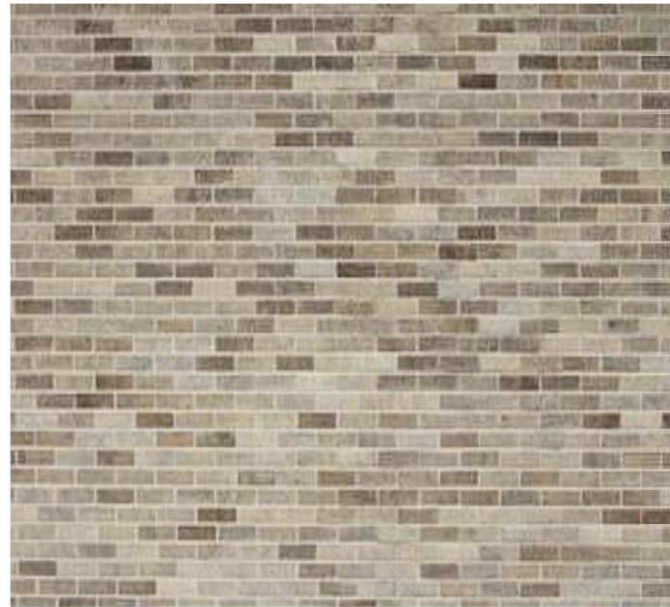
Light bronze aluminium panels and fins – The set back upper floor to be clad



02. Glazed Tiles

Glazed white tile will be used accentuate the main pale brick facade around the windows, reveals and arched bays.

Glazed tiles – around windows, reveals and arched bays



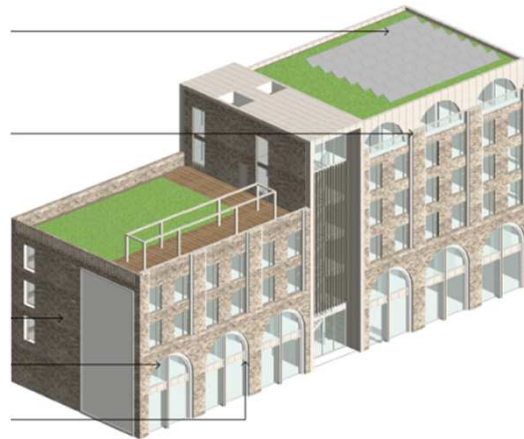
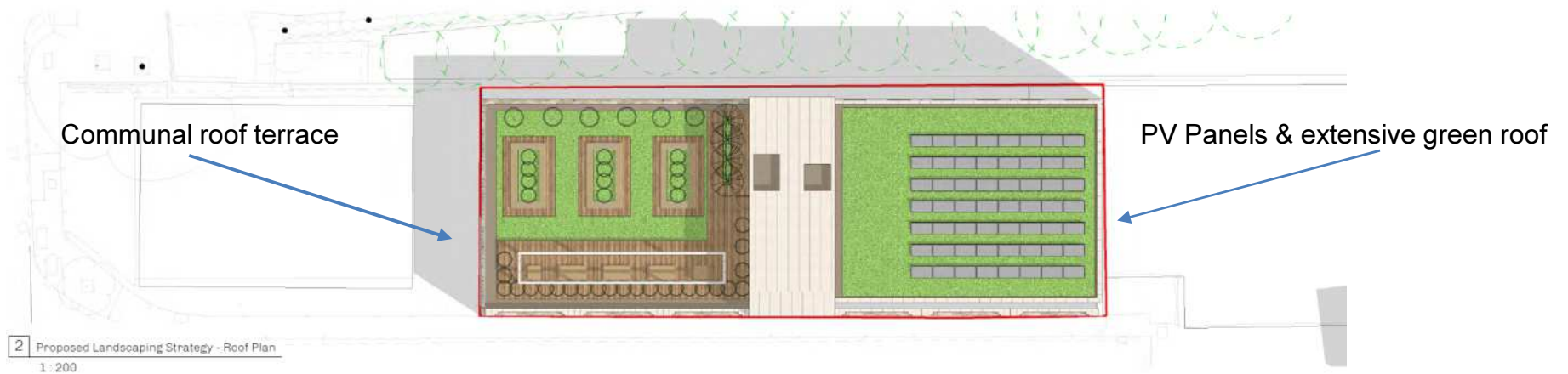
03. Brick (Light Grey and White)

The main material is to be a light brown and pale brick mix, which has been chosen to blend in with the existing context of the whitewash render and light coloured tones of the Victorian houses and the more recent buildings of a similar brick and finish.

Main material- Brick (light grey, light brown and white)

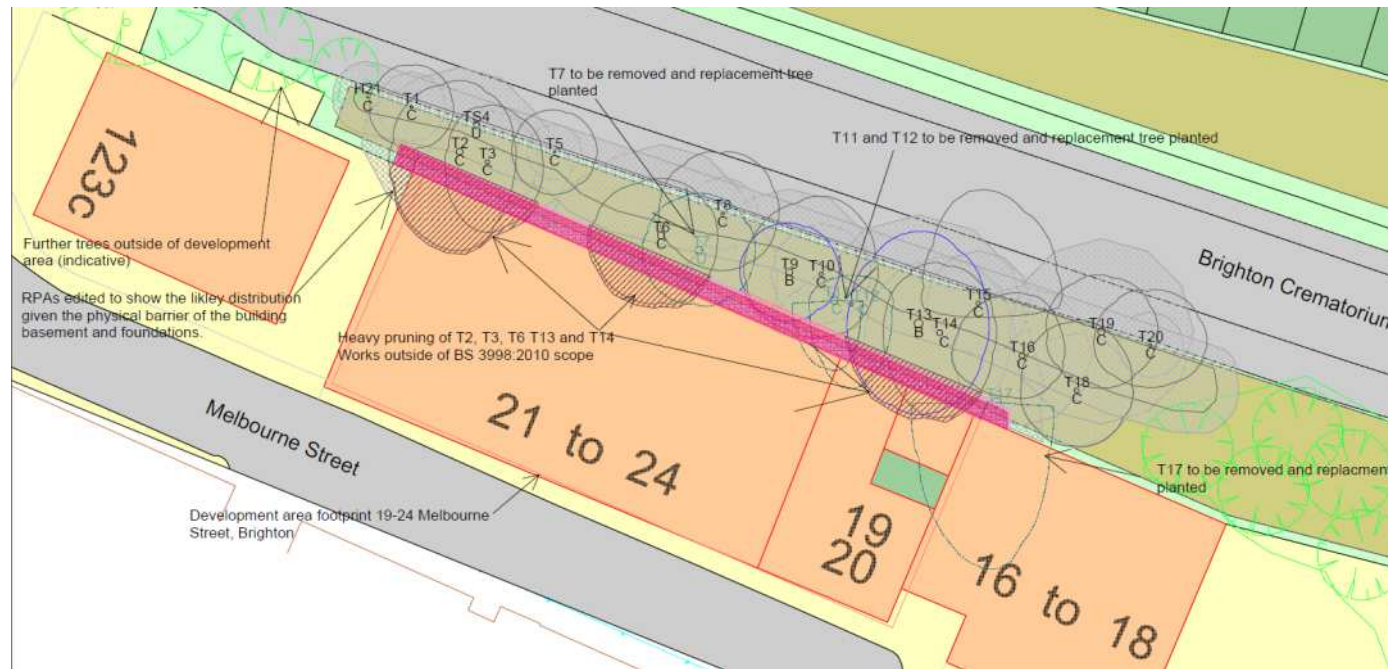
WP_19003_P-500_B

Landscaping Strategy

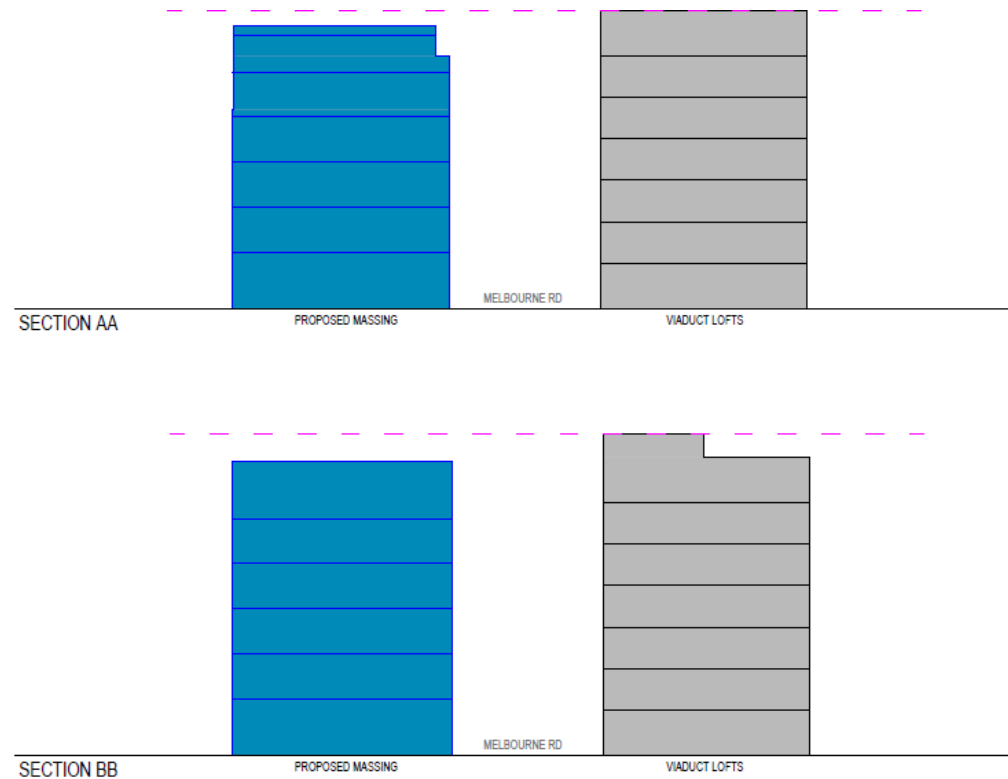


WP_19003_P-140_B

Tree Protection/Implications Plan



Mirror Study



200BX Mirror study showing the mass and height of the proposed scheme with Viaduct Lofts (opposite) through 2 different sections



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Key Considerations

- Principle of development / compliance with the aims of policy DA3 and CP3.4 of the CPP1
- Provision of housing
- Provision of B1 employment use(s)
- Heritage/Design
- Trees, landscaping and quality of public realm
- Impact on residential amenity
- Re-provision of community use
- Transport implications
- Sustainability & Ecology

S106 table

- **Affordable Housing: £120,780** towards the provision of affordable housing off site in perpetuity.
- **Artistic Component: £29,000**
- **Open Space and recreation and sports: £90,000** towards the enhancement of open space and sports provision in the vicinity of the site, to include:
 - Woodvale Cemetery – paths, wayfinding, tree sculpture, planting
 - Saunders Park – lighting, wayfinding, seating, accessibility improvements
 - Wild Park – ballcourt enhancements, accessibility improvements
 - Blakers Park - accessibility improvements
 - Whitehawk Nature reserve, accessibility improvements, planting, wayfinding, tree sculpture
 - The Avenue Bevendean, tree planting, accessibility improvements
 - Improvements to Moulescoombe sport and leisure provision in or close by to Moulsecoomb Community Leisure Centre
- **Employment: £8,300**
 - 20% local labour
 - Employment and Training Strategy

S106 table continued

- **Sustainable Transport & Highways: £50,300**
 - to enhance and promote use of sustainable transport modes in the vicinity of the site including in order of priority:
 - Pedestrian footway improvements on but not limited to Melbourne Street and Lewes Road;
 - Bus stop improvements on Lewes Road including RTPI; and
 - Benches on Lewes Road to improve accessibility
- **Car club:** The provision of free car club membership for all occupiers of the co-living units for a period of 12 months.
- **Arboriculture Contribution: £64,238** towards trees in the immediate vicinity
 - Planting of 3 x semi-mature tree replacements (including 1 x Elm)
 - 20-year maintenance programme for existing trees identified in the submitted Tree Protection Plan
- **Community Use Agreement:**
 - The facilities available
 - Time and days of the week of availability to the community
 - Details of the terms and conditions of hire including pricing
 - Details of the groups and clubs (educational and non-educational) eligible to hire
 - Management responsibilities and mechanism for review

Conclusion and Planning Balance

- The site is allocated within the City Plan Part One for an employment-led redevelopment (Policy CP3.4).
- The site is within the DA3 – Lewes Road Development Area where sustainable development is encouraged.
- The development would provide the equivalent of 46 homes, which would contribute to the housing shortfall.
- The scheme would provide B1 floorspace space and a net increase in the number of people employed on the site.
- The scheme would re-provide an enhanced community gym/area, for the use of the local community and local primary school.
- The scheme provides a number of financial contributions and other measures to mitigate the impact of the development.
- The trees lost would be replaced in the nearby vicinity together with a 20-year maintenance programme for trees outside of the site.
- The scheme would provide photovoltaics, a green roof, and a net gain in bio-diversity.
- Other matters such as environmental health matters, biodiversity, drainage/flood risk, site waste management and archaeology can all be adequately addressed by condition.

