

# 19-24 Melbourne Street

**BH2019/01820**



**Brighton & Hove  
City Council**

# Application Description

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- 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 m<sup>2</sup> of co-working business floor space (B1) including gym/community space (80m<sup>2</sup>) 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.

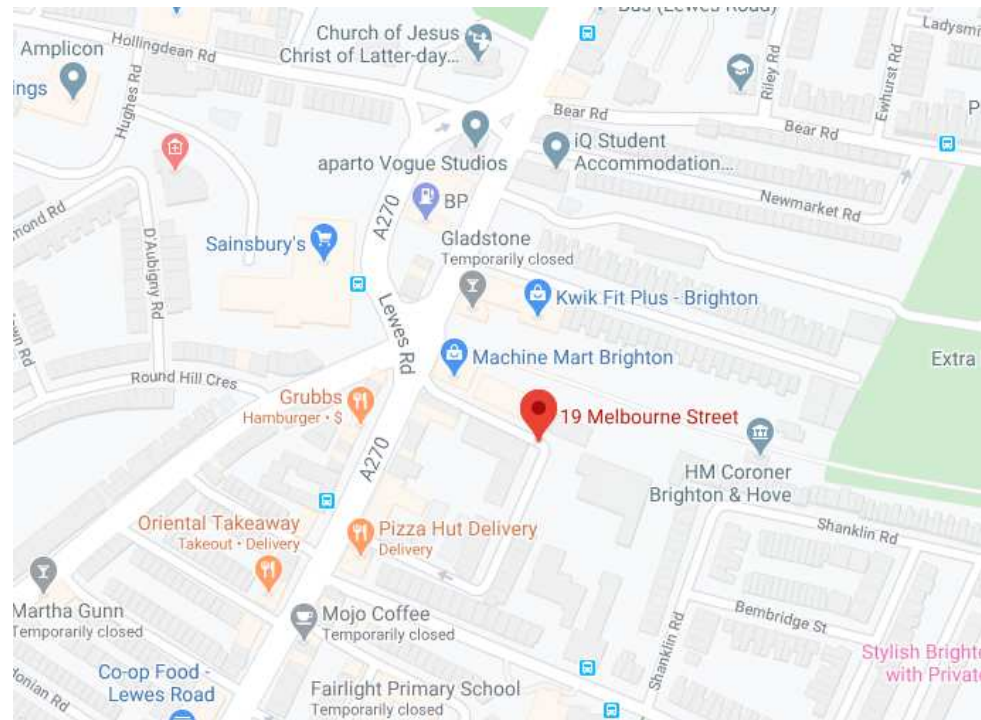
# Map of application site

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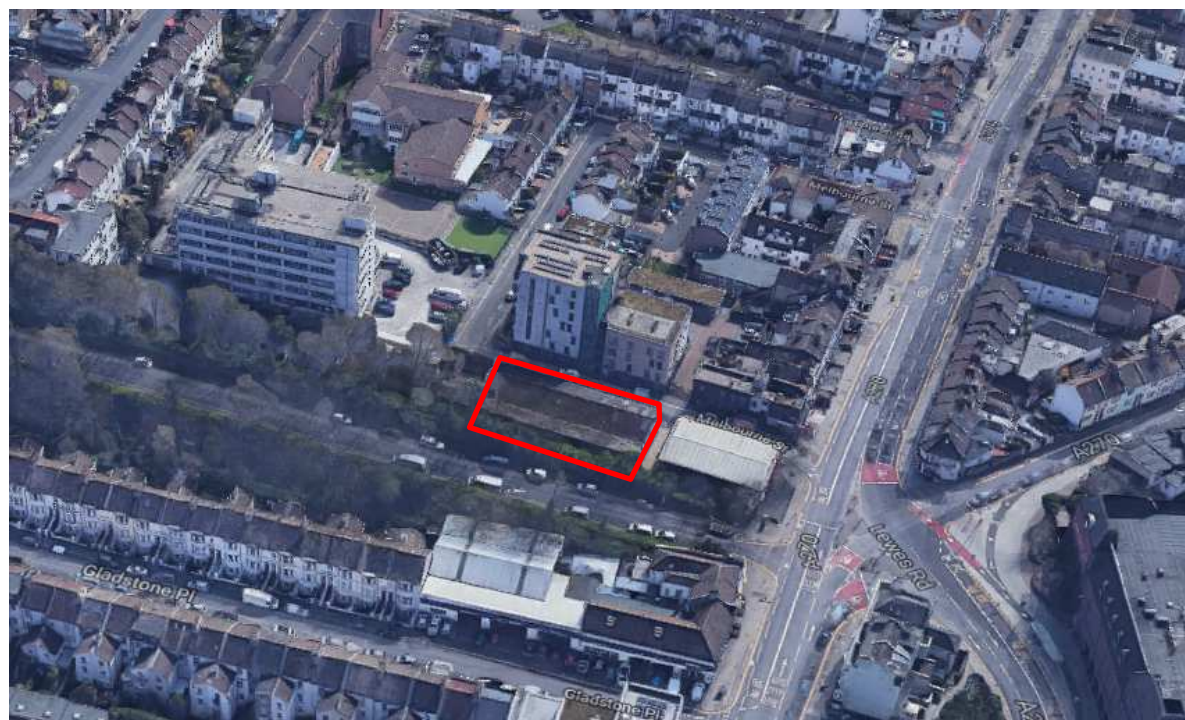
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# 3D Aerial photo of site

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NORTH



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# Aerial Views

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View North-West

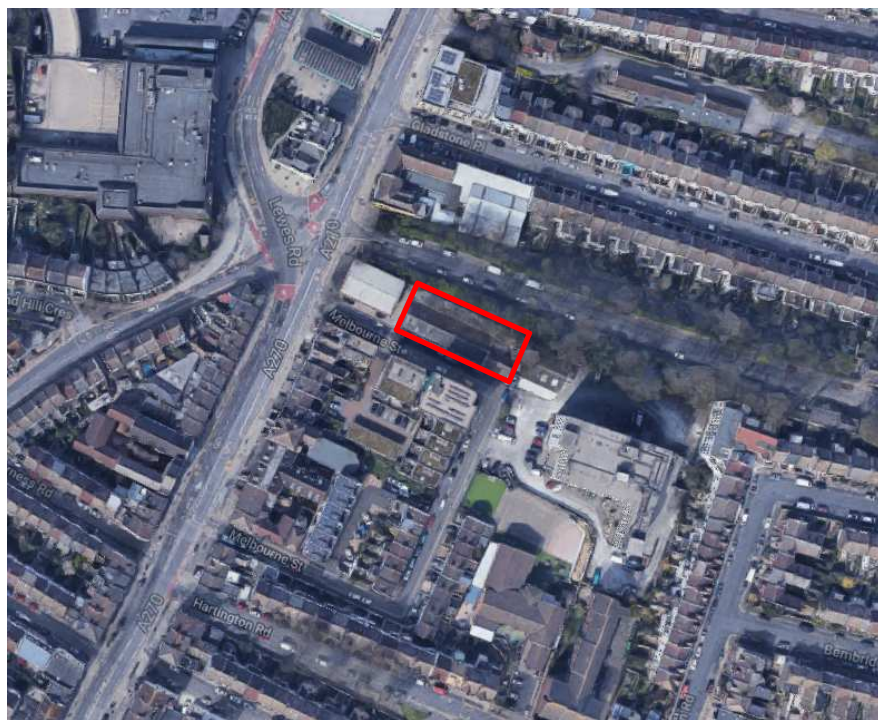


View North-East



# Aerial photo(s) of site

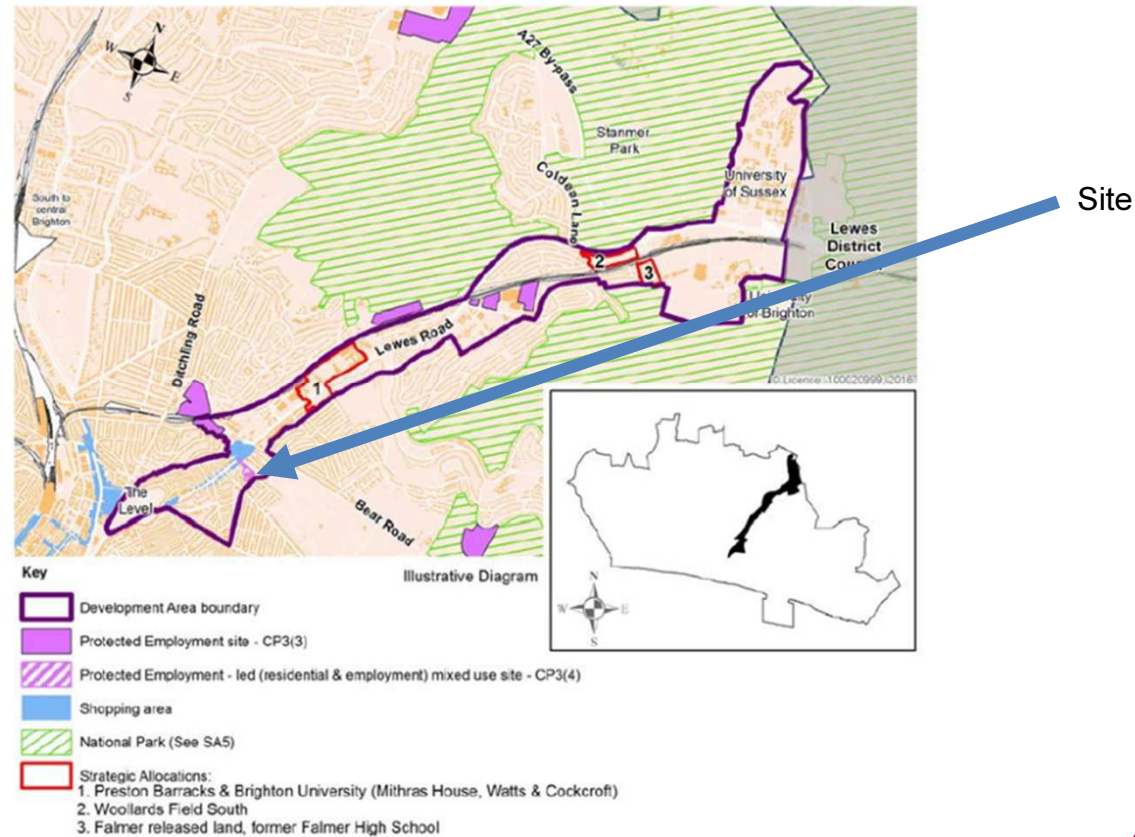
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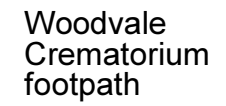


# Policy Map- DA3 Lewes Road

## DA3 – Lewes Road Area

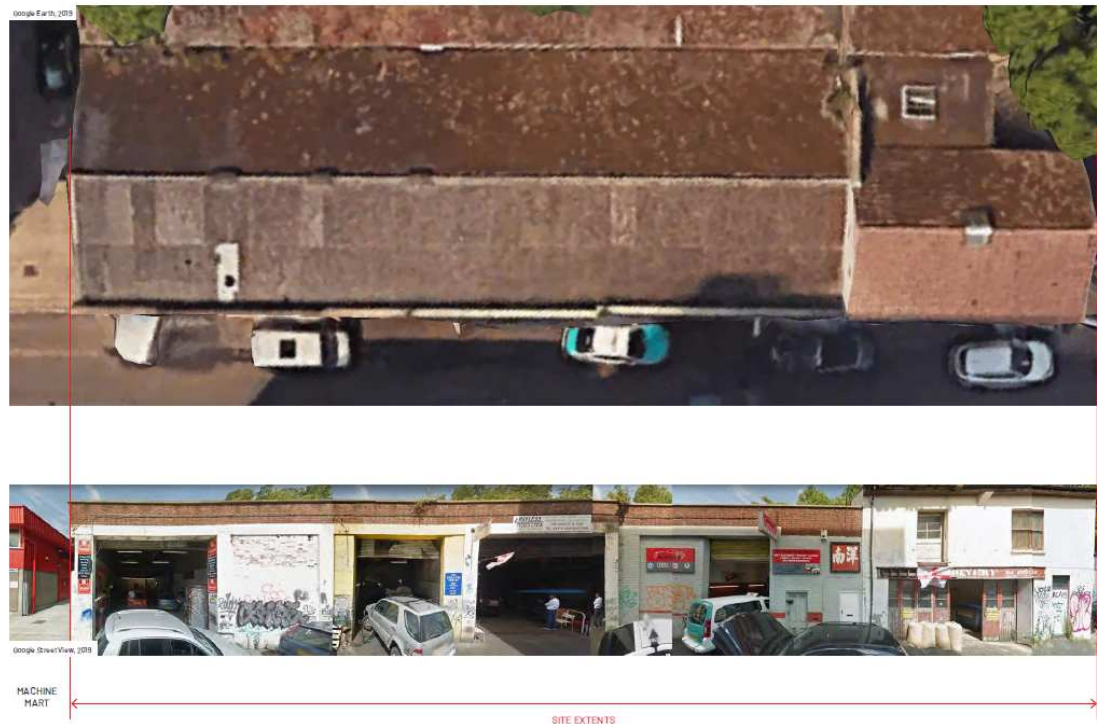


## 10



Site

# Aerial view and site elevation photo





# Street photo(s)

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View from site towards Lewes Road



View South on Lewes Road



# Split of uses/Number of units

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- 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:

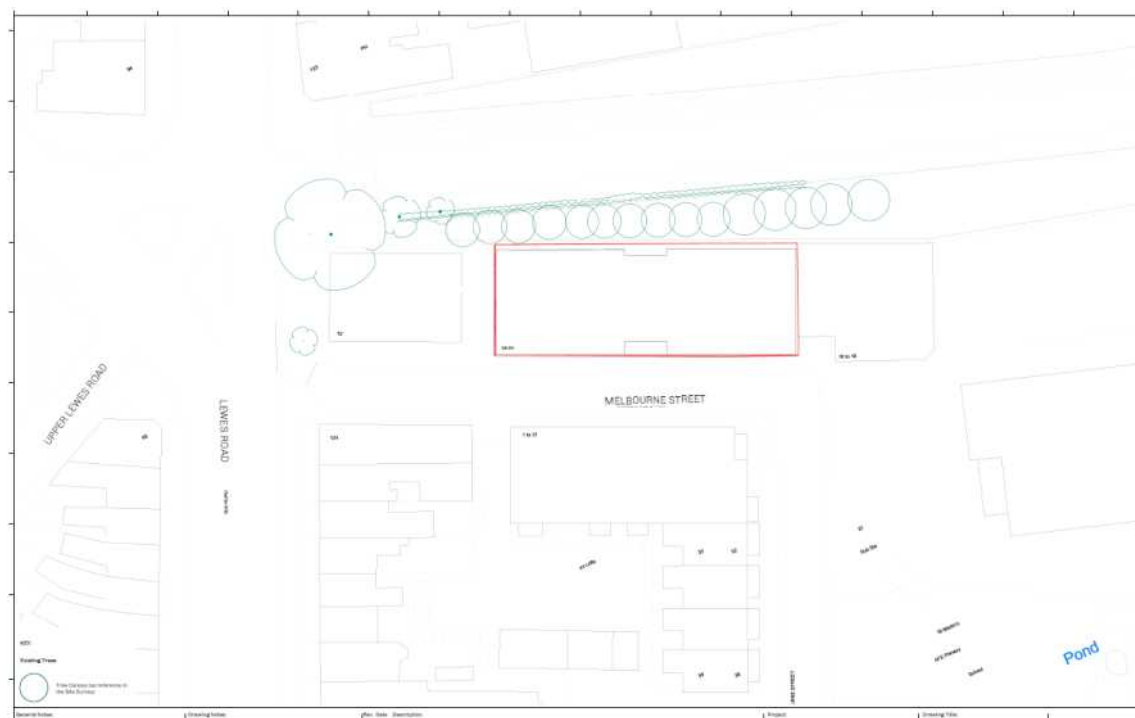
[https://planningapps.brighton-hove.gov.uk/online-applications/files/F94762BFDCD88E663083E56007960ADB/pdf/BH201901820-INTRODUCTION\\_TO\\_CO-LIVING\\_AND\\_CO-WORKING-15863401.pdf](https://planningapps.brighton-hove.gov.uk/online-applications/files/F94762BFDCD88E663083E56007960ADB/pdf/BH201901820-INTRODUCTION_TO_CO-LIVING_AND_CO-WORKING-15863401.pdf)

# Community/Gym Use

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- 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

## 16



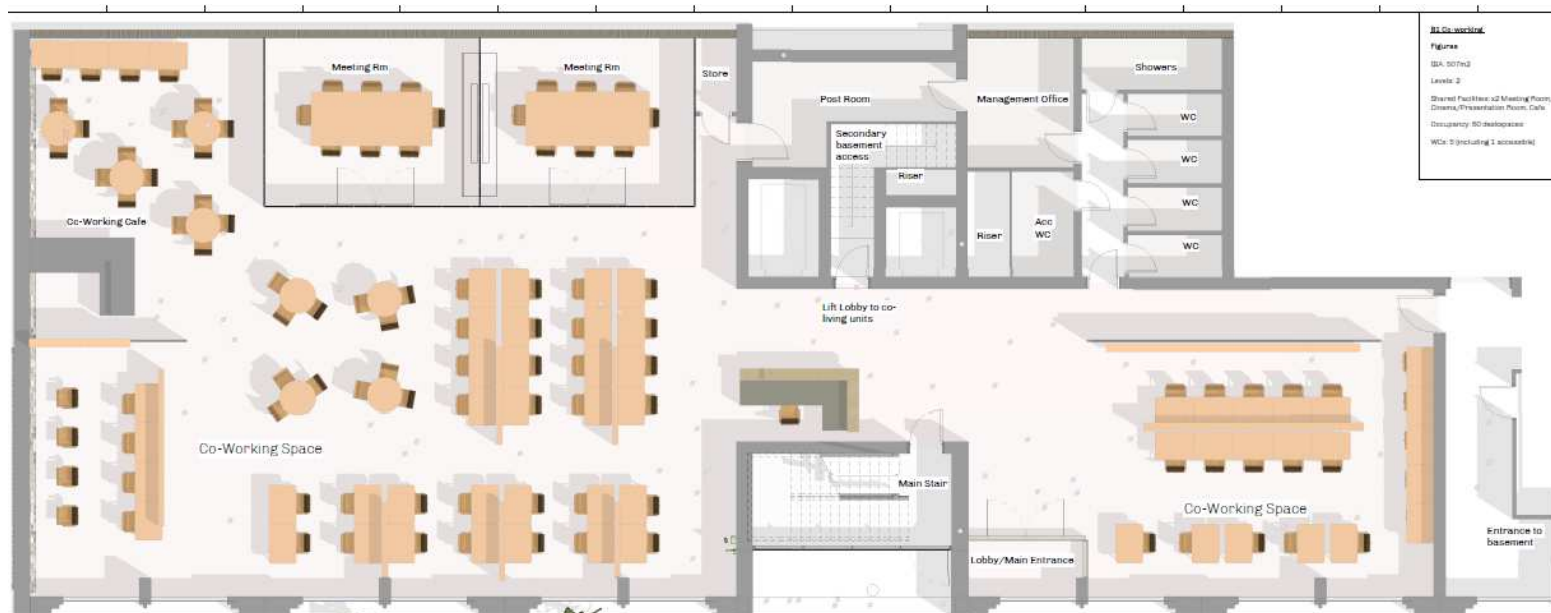


# Ground floor plan



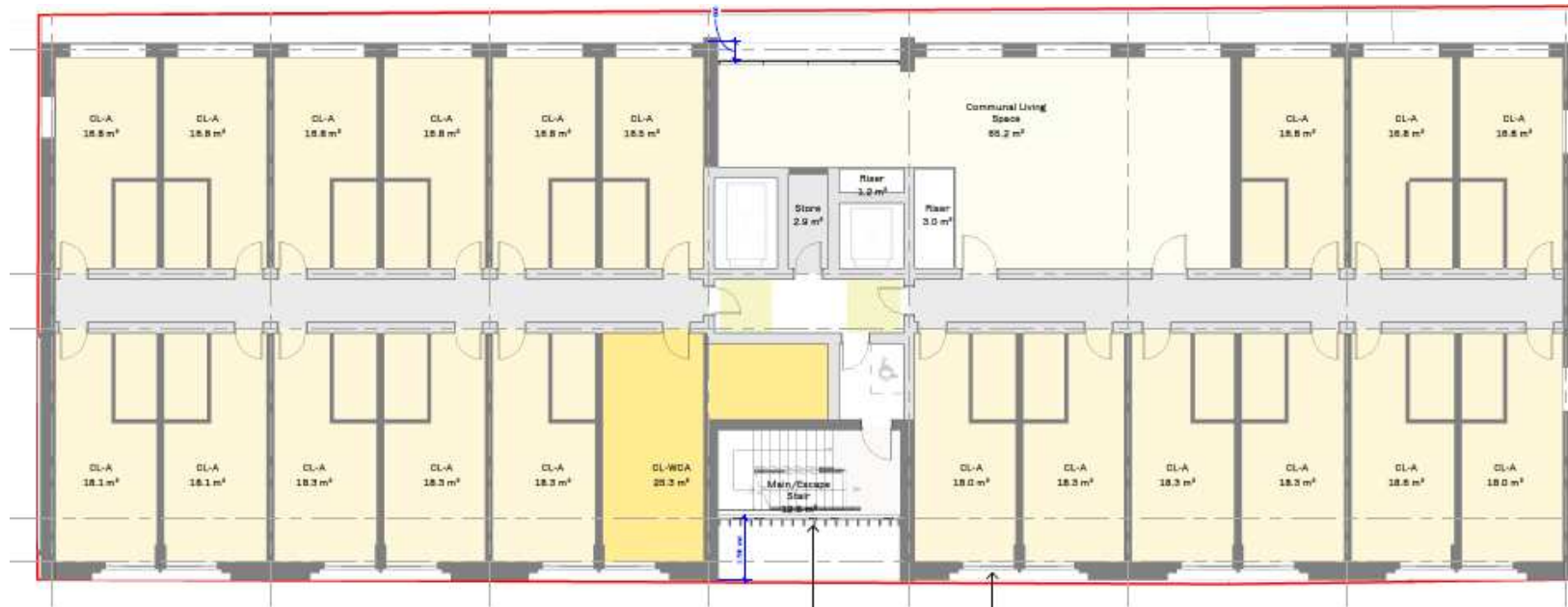
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# Layout of B1 co-working space



Precedent images of co-working space

# First Floor Plan



*Floor plan replicated on Second & Third floors*

Typical Gross Internal Area: 16.8-18.8m<sup>2</sup>

Accessible room: 25.3m<sup>2</sup>

Room depth: 6.25-6.35 m

Communal /living space: 65.2m<sup>2</sup>



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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

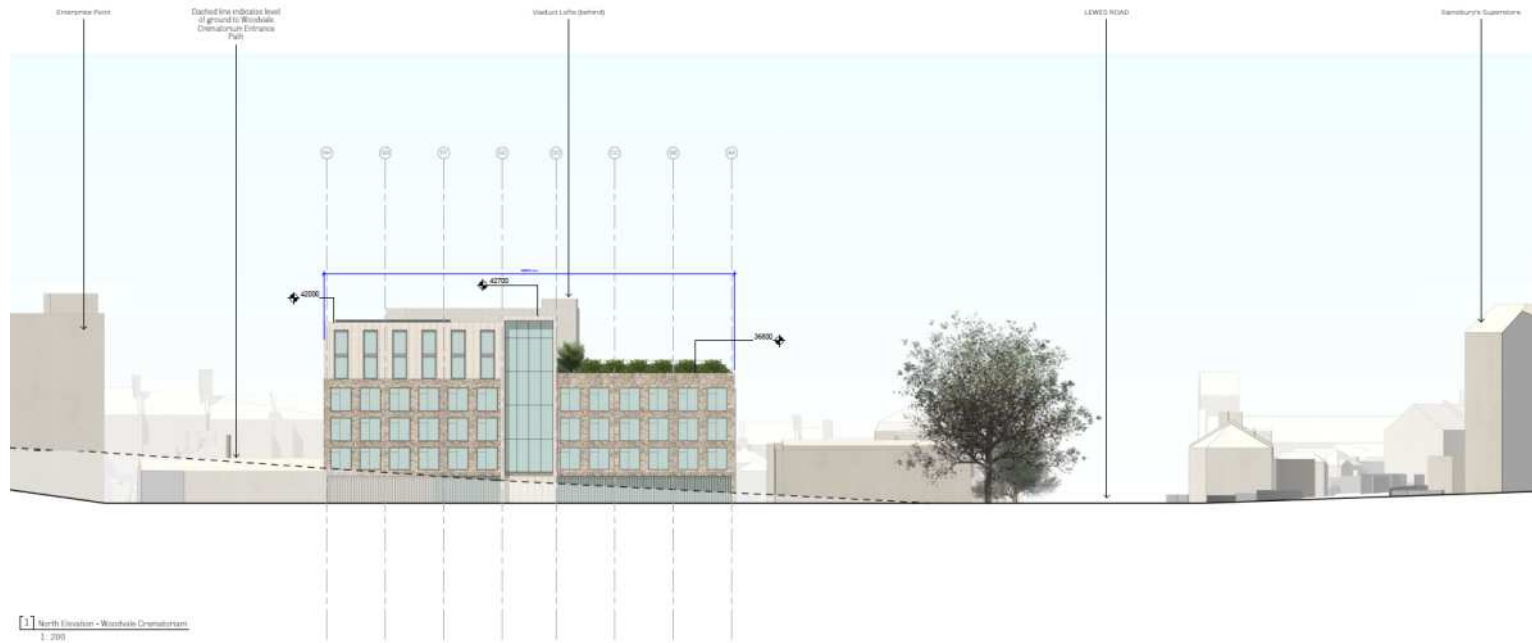


WP\_19003\_P-300\_C



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# Proposed Rear Elevation



WP\_19003\_P-301\_C

# Contextual Front Elevation

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WP\_19003\_P-300\_C

# Visual of Proposed front elevation



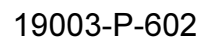
WP\_19003\_P-600 C



# View of proposal looking towards Lewes Road Lewes Road



19003-P-601



# Proposed Visual(s)



19003-P-403 View from Woodvale Crematorium Entrance

# Materiality

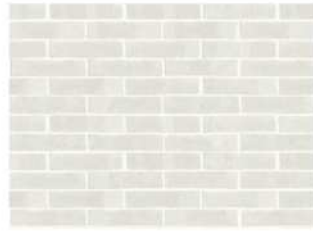


01. Light Bronze Aluminium Panels and Fins

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

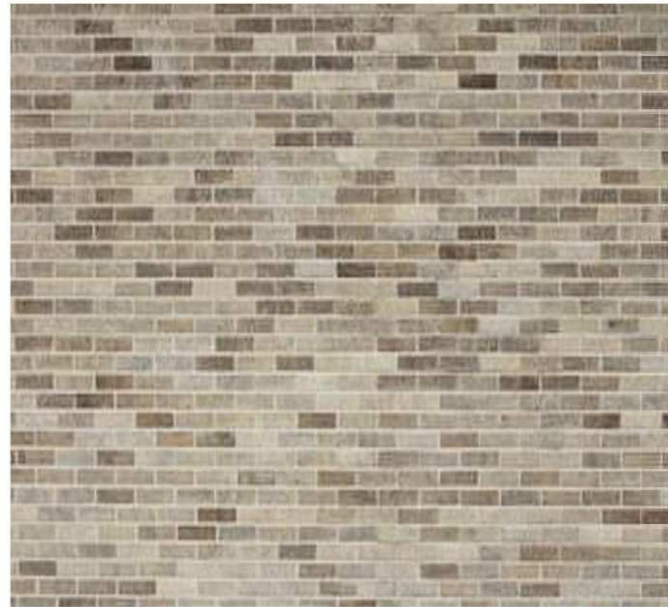
Light bronze aluminium panels and fins – The set back upper floor to be clad



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



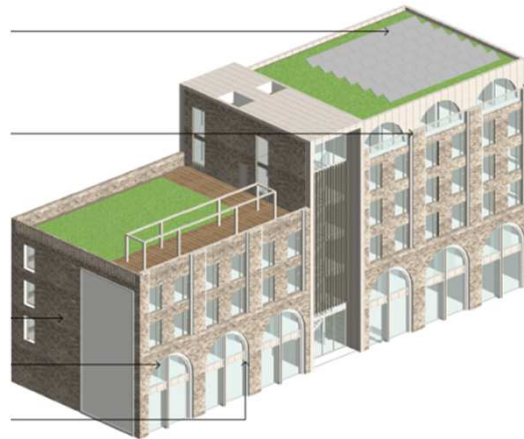
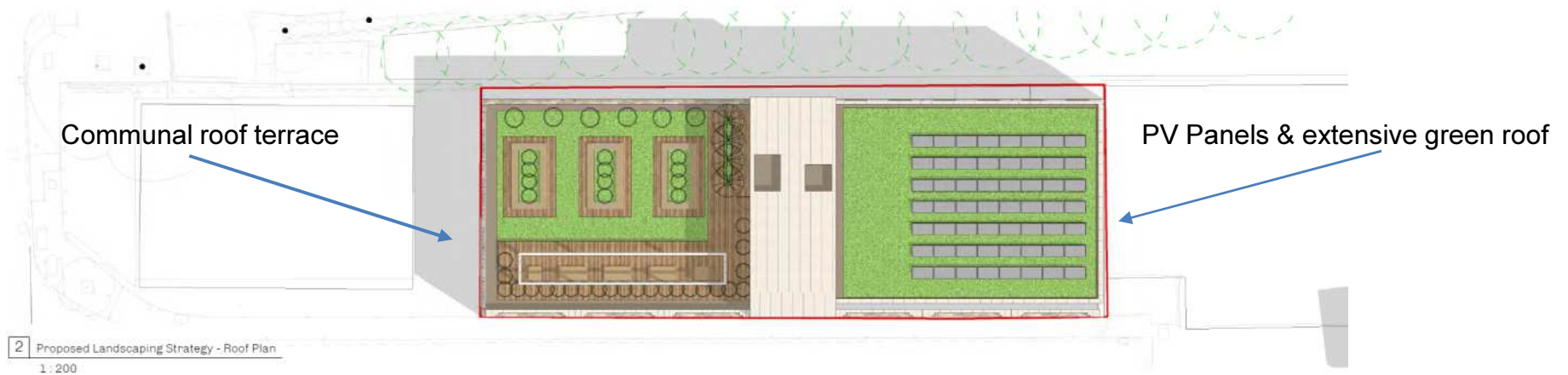
03. Brick (Light Grey and White)

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

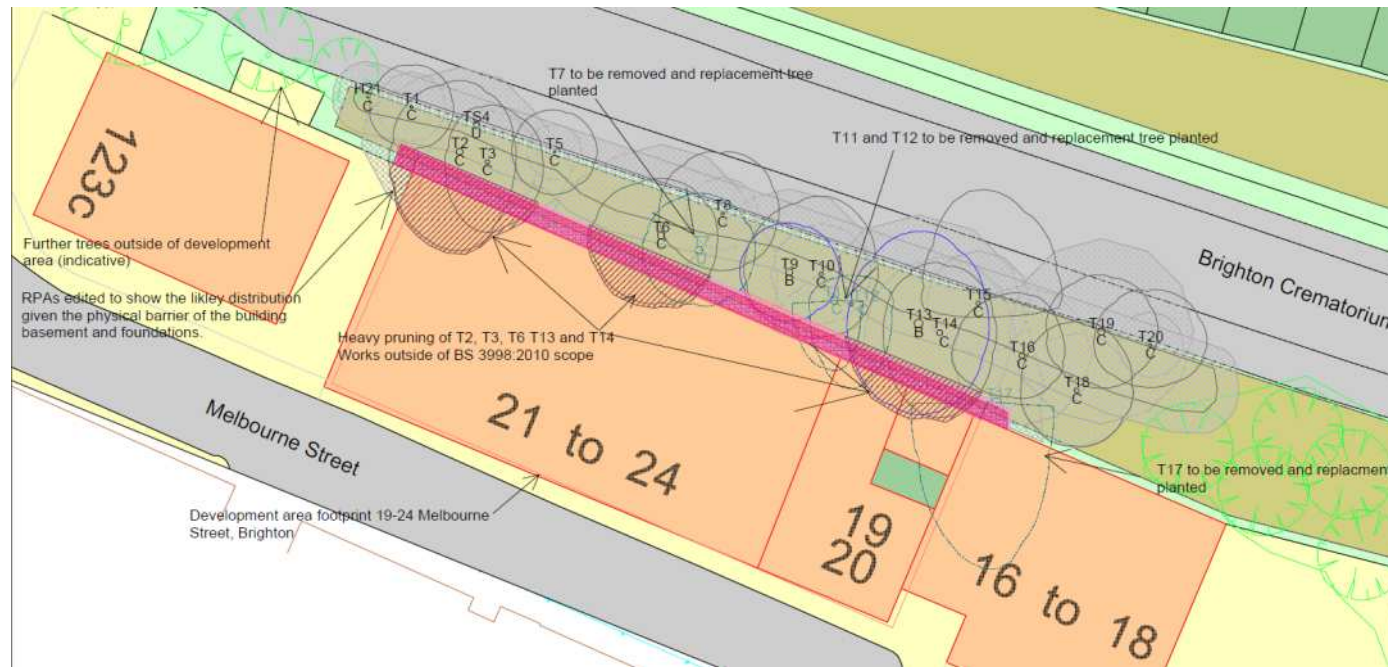
# Landscaping Strategy



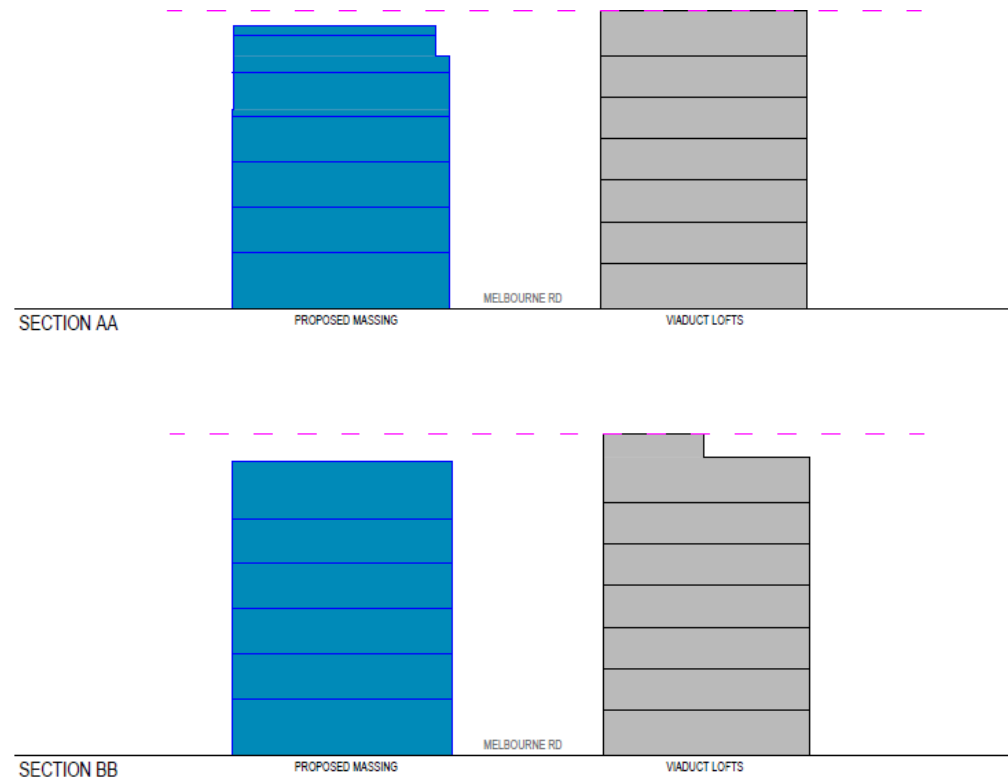
WP\_19003\_P-140\_B



# 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

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- 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

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- **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

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- **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

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- 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.

