

186 - 187 Lewes Road

BH2020/00239

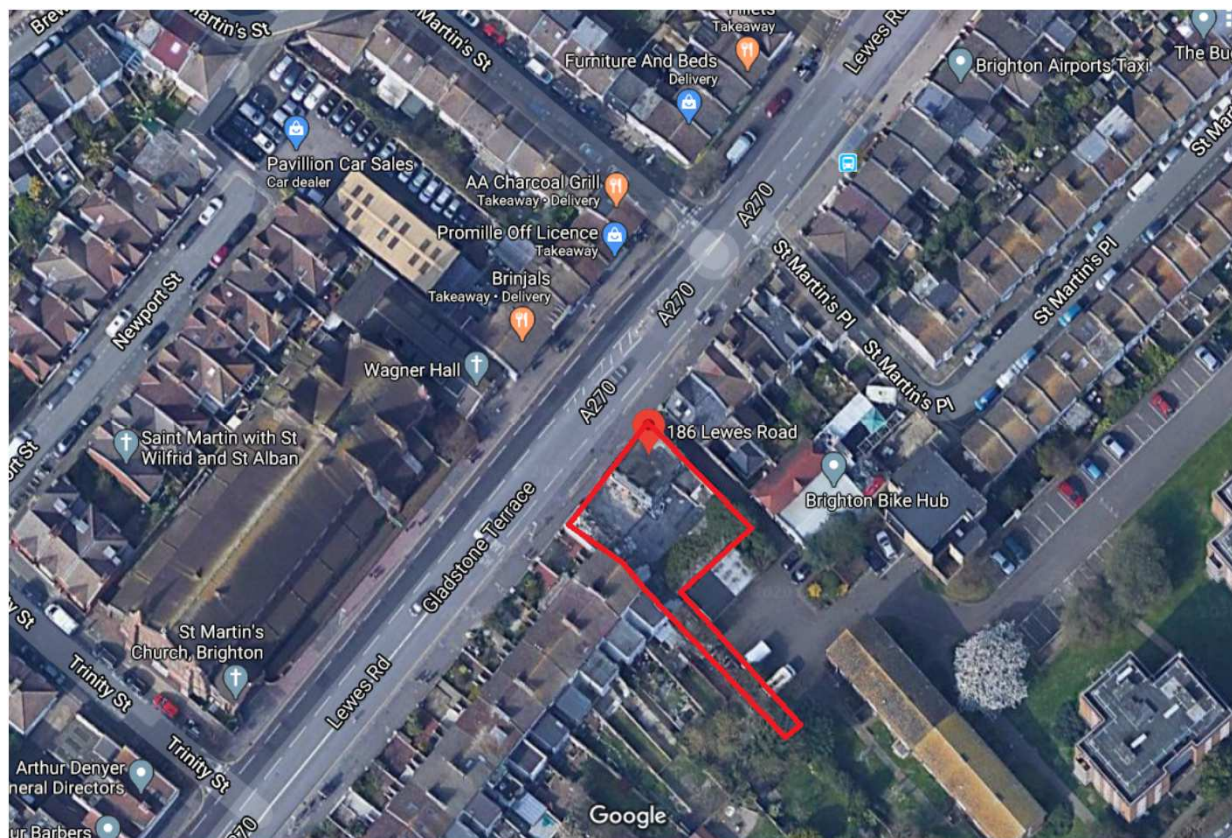


**Brighton & Hove
City Council**

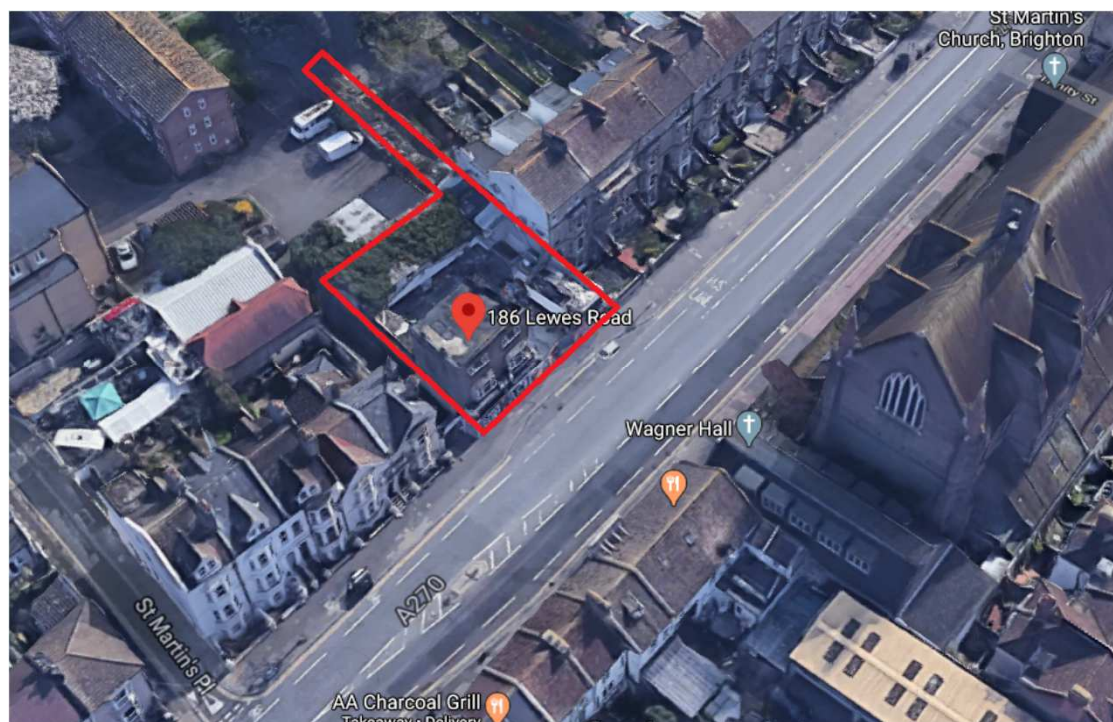
Application Description

- Demolition of existing 3no. storey commercial and residential building. Erection of a 4no. storey mixed use development consisting of 9no. two bed flats (C3) over the four floors and 1no. commercial unit with A1-A5 use on the ground floor, with associated work

Map of application site



3D Aerial photo of site

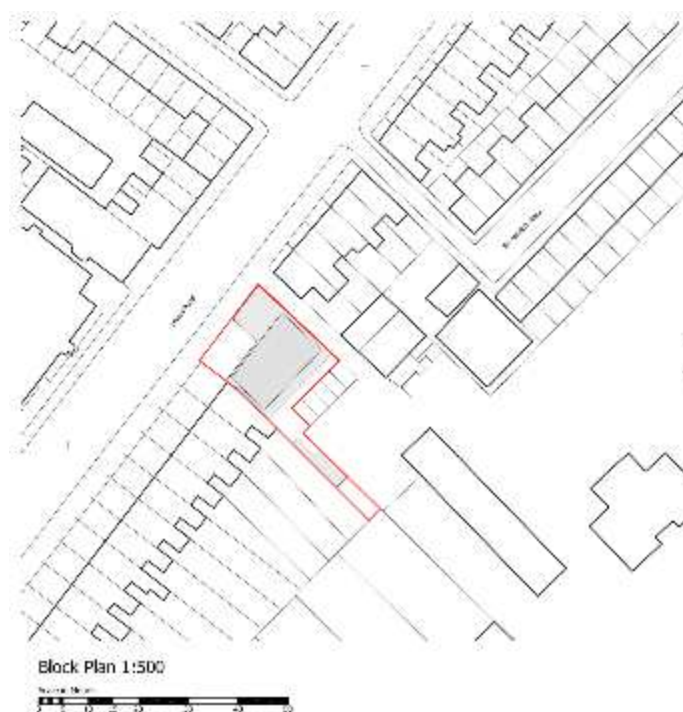


Proposed Location Plan



19998/PA/001

Proposed Block Plan



19998/PA/001

Street photo of site from Lewes Road



Street photo of site from Lewes Road



View from footpath to the north



Split of uses/Number of units

- A1-A5 commercial unit at ground floor
- 9 two-bedroom flats

Existing Front Elevation



11784/PA/004

Proposed Front Elevation



19998/PA/010

Approved front elevation BH2015/01736



Proposed Rear Elevation



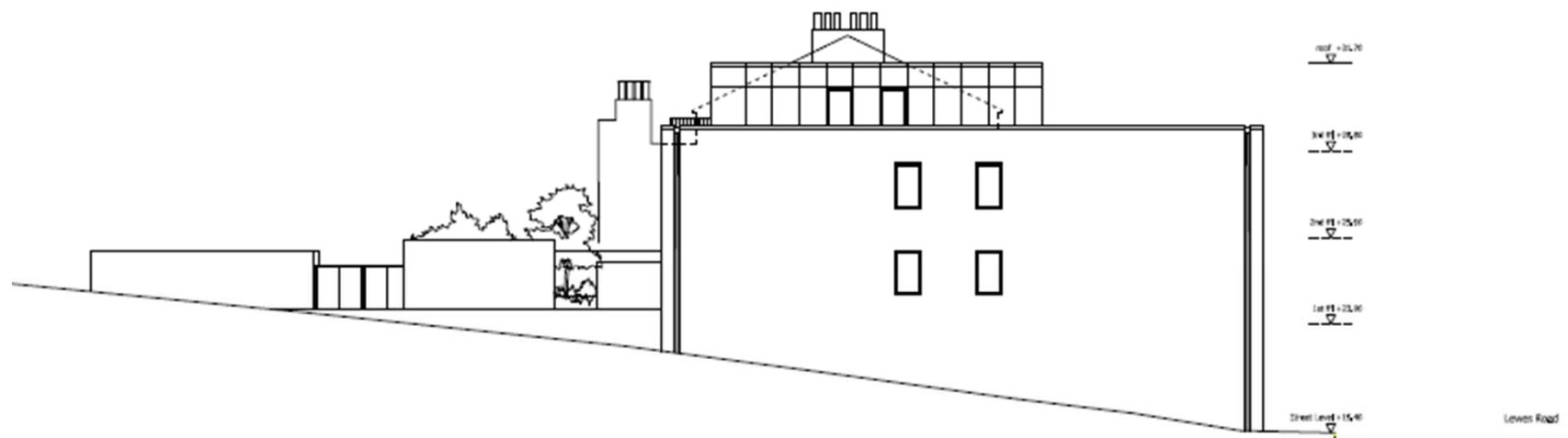
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Approved Rear Elevation BH2015/01736



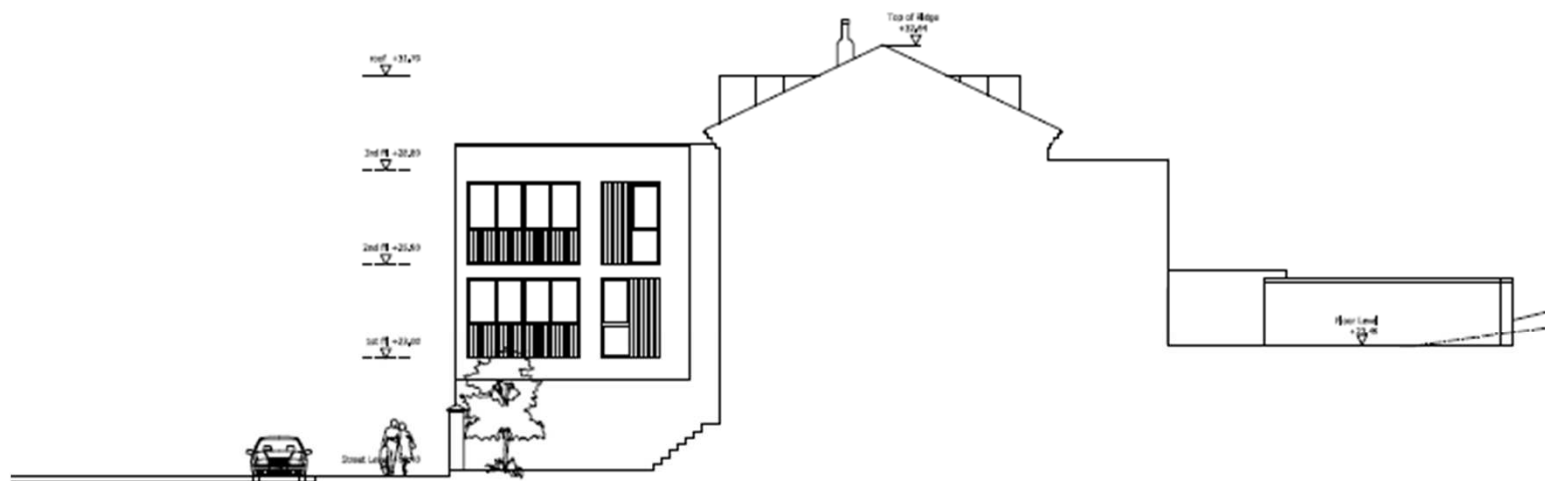
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Proposed north elevation



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Proposed south elevation



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Proposed Visual



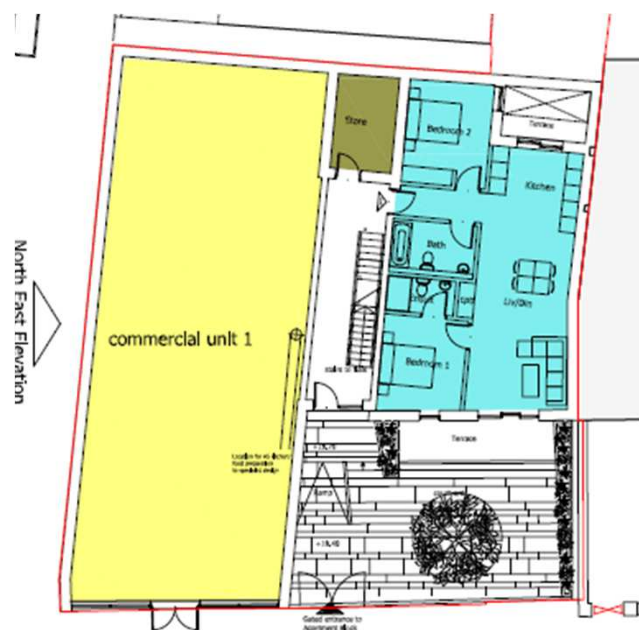
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Proposed 3D Visual

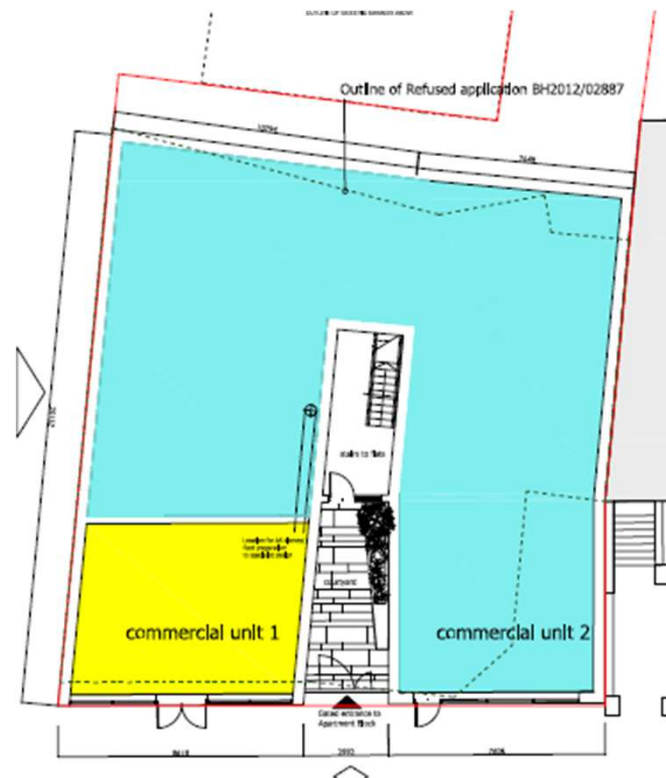


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Proposed Ground Floor Plan



Approved Ground Floor Plan BH2015/01736



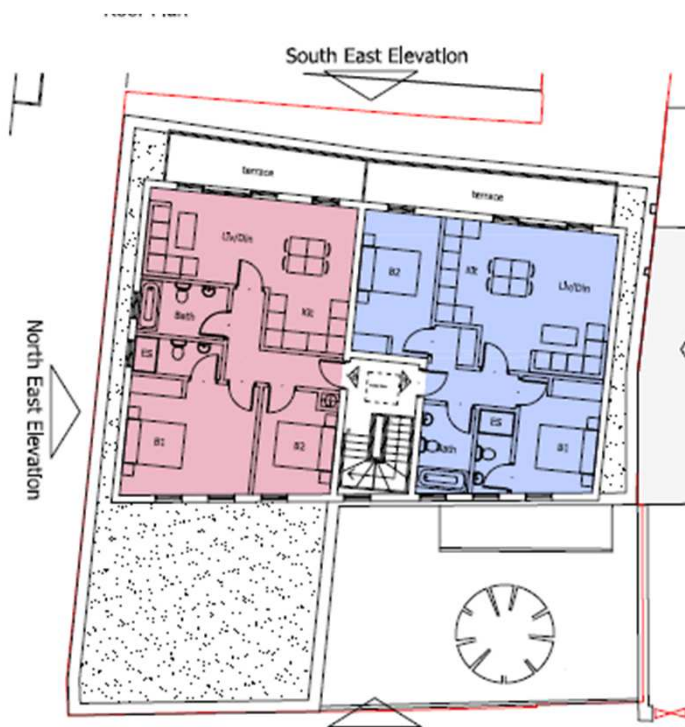
Proposed First Floor Plan



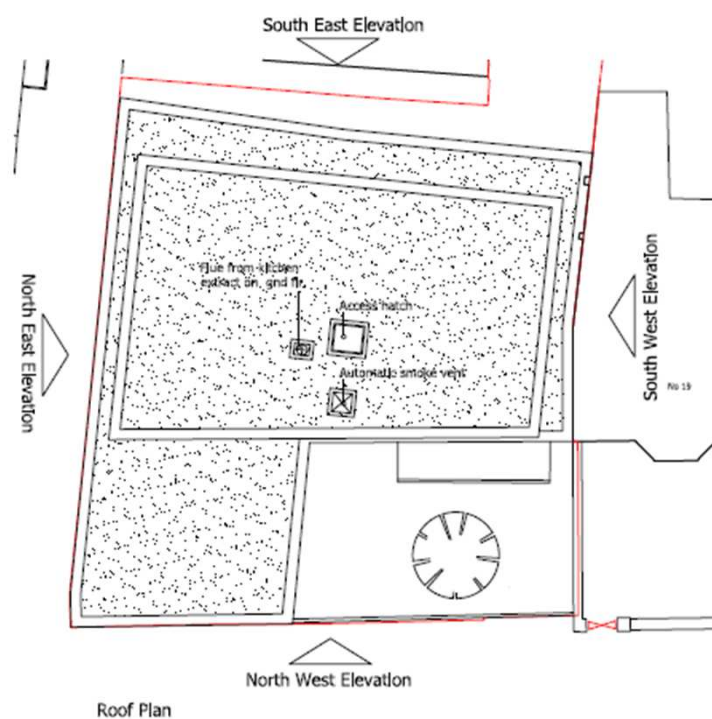
Proposed Second Floor Plan



Proposed Third Floor Plan



Proposed Roof Plan



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Key Considerations in the Application

- The differences between the current scheme and extant permission BH2015/01736 (permission granted on appeal for “*demolition of existing building and erection of four storey building with 2no commercial units comprising retail, financial and professional services or take-away (A1/A2/A5) on ground floor and 8no two bedroom flats on upper floors with associated works*”). Expires 1/4/2021).
- Design and appearance
- Standard of accommodation
- Impact on amenity of neighbouring properties
- Vehicle/cycle parking

S106 table

Affordable Housing Contribution:

- £364,500 commuted sum towards affordable housing.

Sustainable Transport Contribution:

- £10,000 sum towards on-street improvements in the form of footway improvements, provision of a loading bay and on-street cycle parking.

Conclusion and Planning Balance

- The design of the building is largely the same as BH2015/01736 and is considered acceptable.
- The building would be similar height and bulk as BH2015/01736 but with a front projection removed. The impact on neighbouring properties would be similar and acceptable.
- The new ground floor flat would offer an acceptable standard of accommodation. The other 8 flats are also acceptable, and largely the same as BH2015/01736.
- Road noise and air quality concerns addressed by mechanical ventilation system and enhanced glazing (secured by condition).
- Cycle parking location is the same as BH2015/01736. Further details to be secured by condition. Additional on-street cycle parking provision to be secured by s106 agreement.
- Car parking demand would be the same or less than BH2015/01736.