

113-119 Davigdor Road

BH2022/00552



**Brighton & Hove
City Council**

Application Description

Application to vary condition 18 of planning permission BH2018/02926 to change the minimum BREEAM new construction rating from 'Excellent' to a 'Very Good' standard rating.

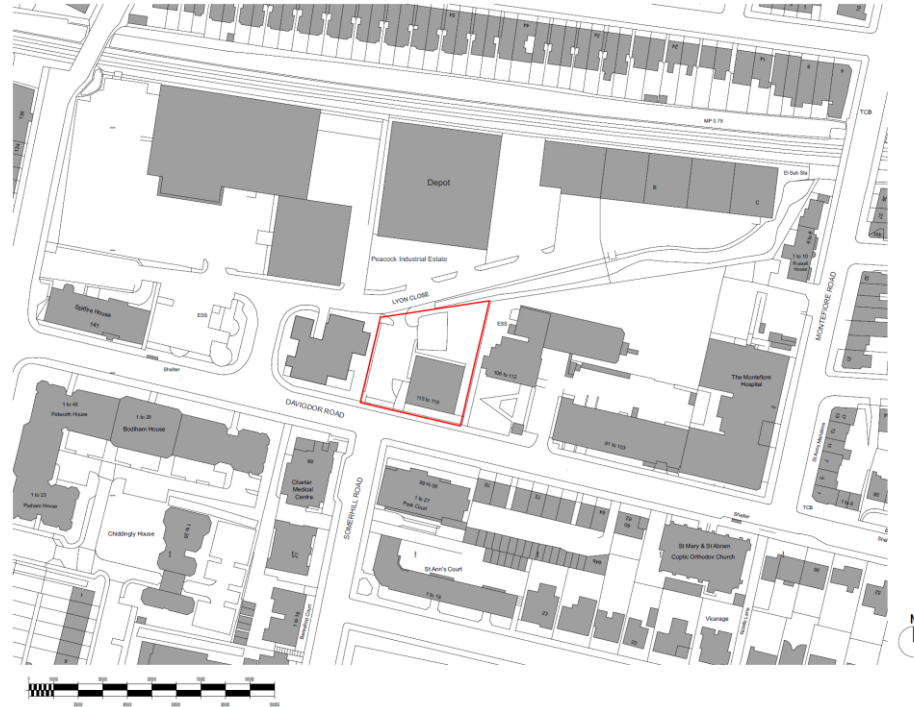


Map of application site



Application Site

Existing Location Plan



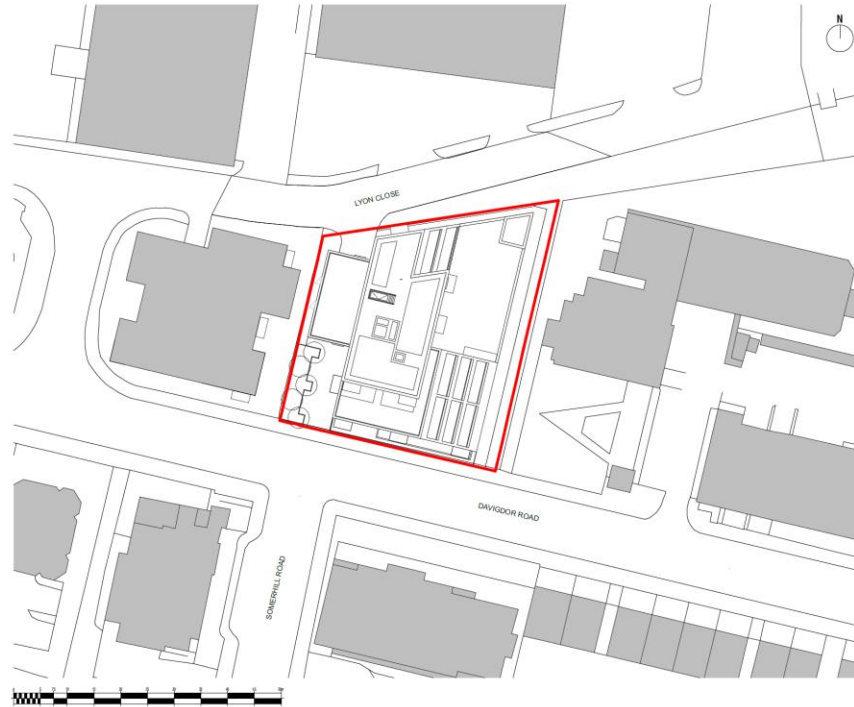
Aerial photo(s) of site



3D Aerial photo of site



Proposed Block Plan



41

16036.101 01

BH2018/02926 – Approved

Planning permission for the mixed office/residential use was originally granted under application BH2018/02926 with the following description:

“Erection of a new part 5 storey, part 8 storey building providing 894sqm of office space (B1) at ground floor level, and 52no residential flats (C3) at upper levels. Creation of basement level car and cycle park, landscaping and other associated works (Approved at Planning Committee on 12 June 2019).”



Artistic impression looking west along Davigdor Road

Condition 18

Condition 18 is proposed to be amended (underlined) as follows:

43 Within 3 months of first occupation of the non-residential development hereby permitted a BREEAM Building Research Establishment has issued a Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM New Construction rating of 'Very Good' and such certificate has been submitted to, and approved in writing by, the Local Planning Authority.

Conclusion and Planning Balance

- Although the development cannot meet 'Excellent', the optimum score possible will be attained which will be significantly above the 'Very Good' threshold.
- The submission confirms that BREEAM credits are in place to improve the score above the 'Very Good' threshold of 55% to a potential 61.49%.
- Measures have been set out confirming how slippage of the score could be avoided during construction.

Recommend: Approval.