

Enterprise Point And 16- 18 Melbourne Street

BH2023/02349



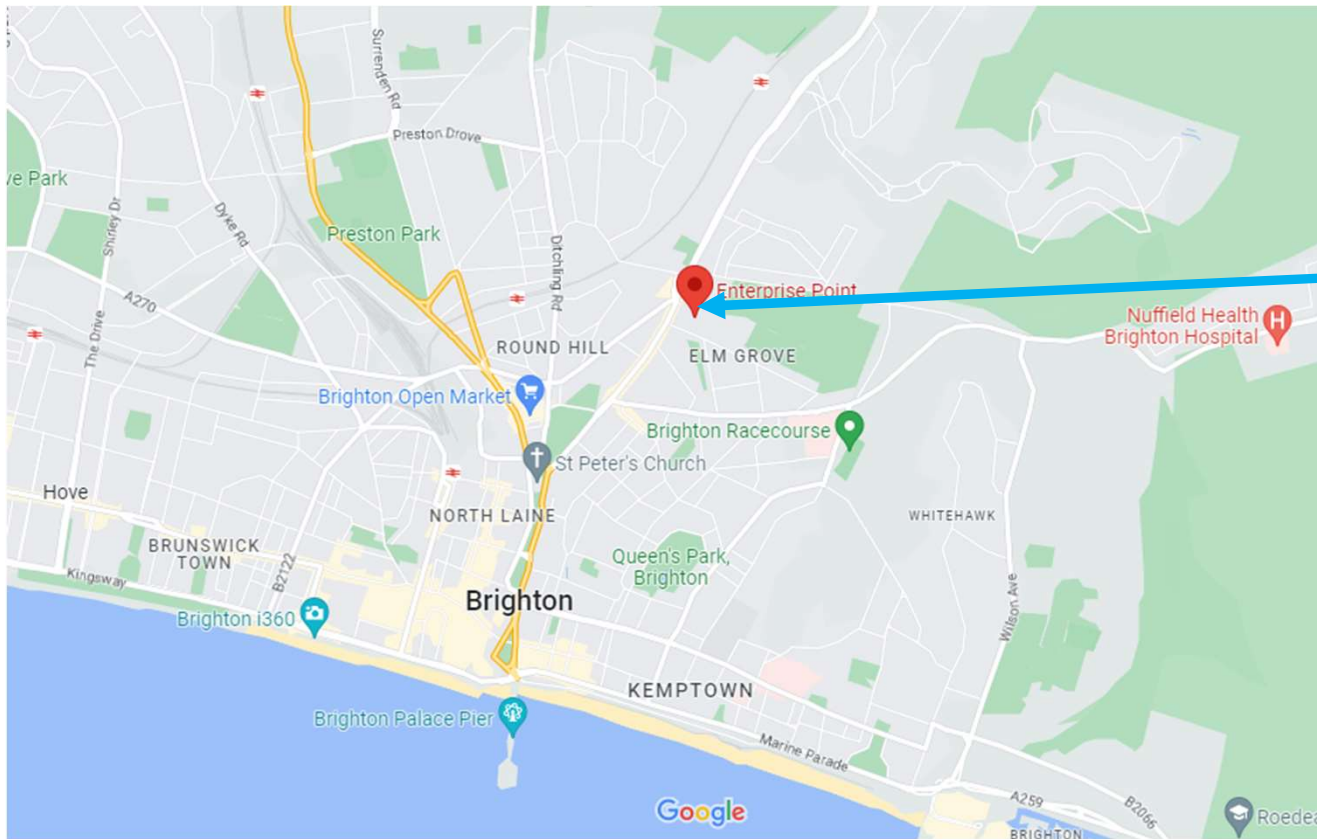
Brighton & Hove
City Council

Application Description

Demolition of the existing buildings and erection of a new development of four to seven storey buildings, comprising co-working business floorspace (use class E) and provision of co-living studio flats (Sui Generis) with communal internal spaces including kitchens, living rooms, and gym and external landscaped amenity courtyard, gardens and podium terrace, access, cycle and car parking, plant, electricity sub-station, bin stores, laundry and associated landscaping and environmental improvement works to the public realm and Melbourne Street. (For information: proposal is for 221 co-living studio flats and 1060 sqm co-working business floor space).



Map of application site



Site

Map of application site



Application Site

Existing Location Plan



Existing Wider Development Site



(Design & Access Statement)

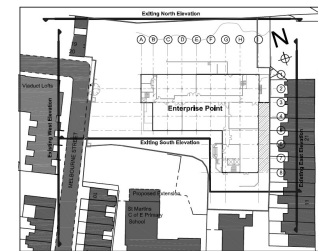
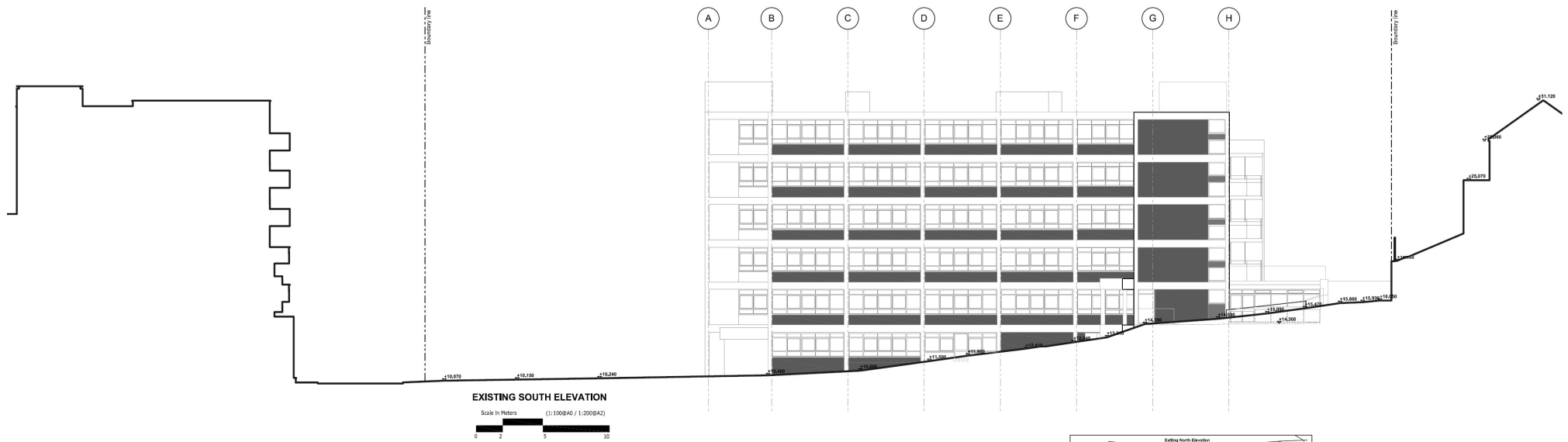
Melbourne Street as Existing



(Design & Access Statement)

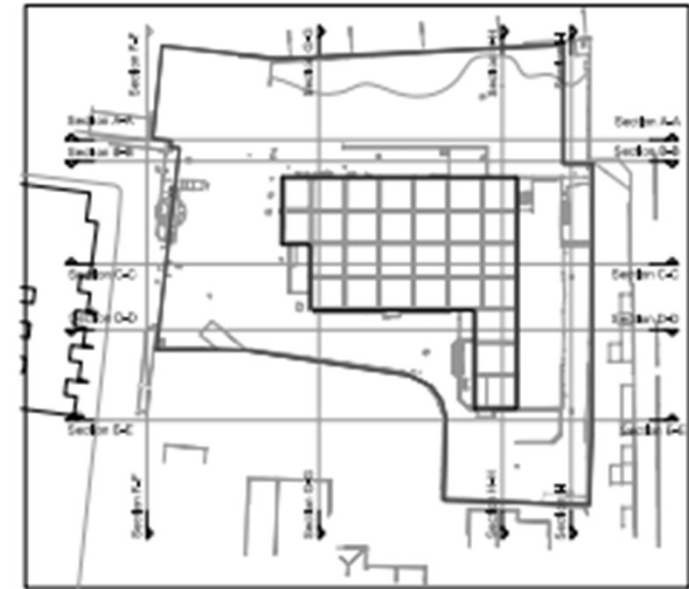
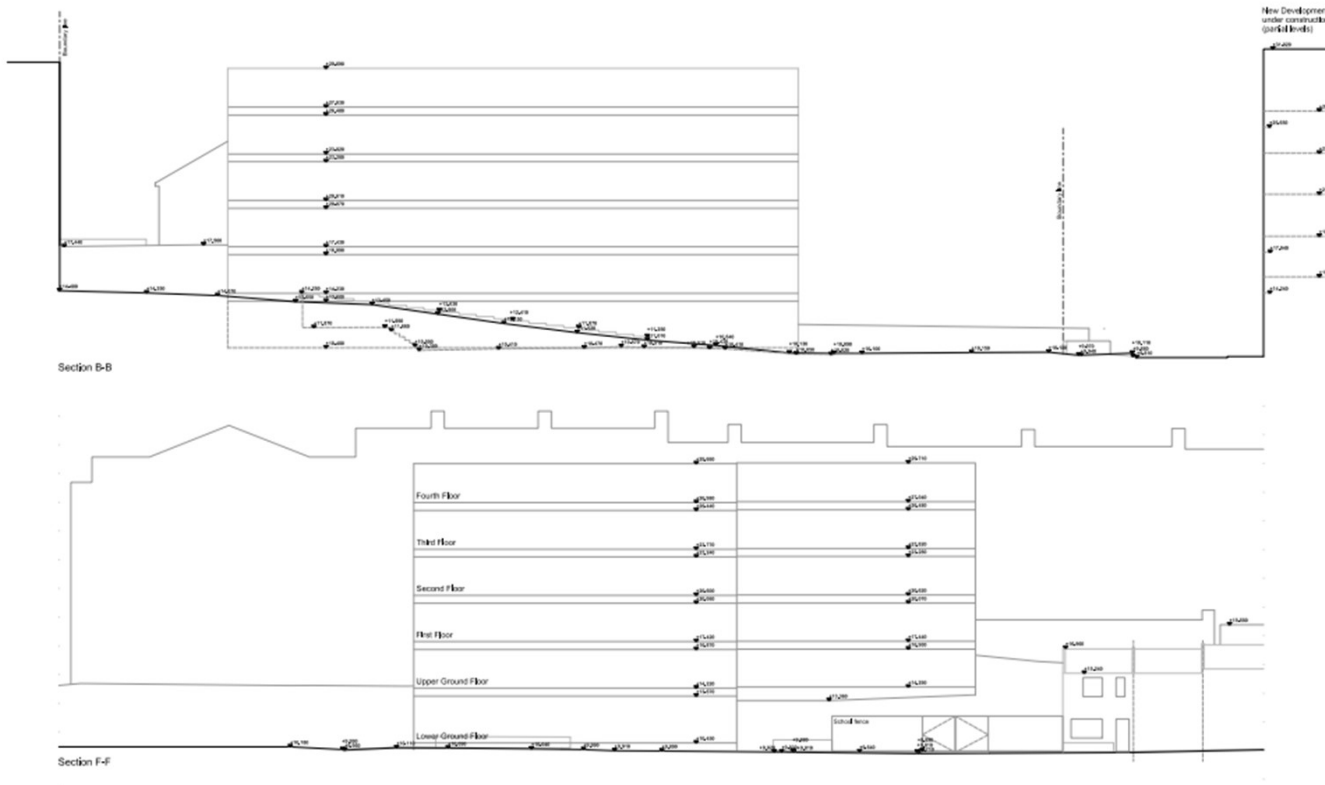
Existing South Elevation

151



1053-P-252 P4

Existing Site Section(s)



152

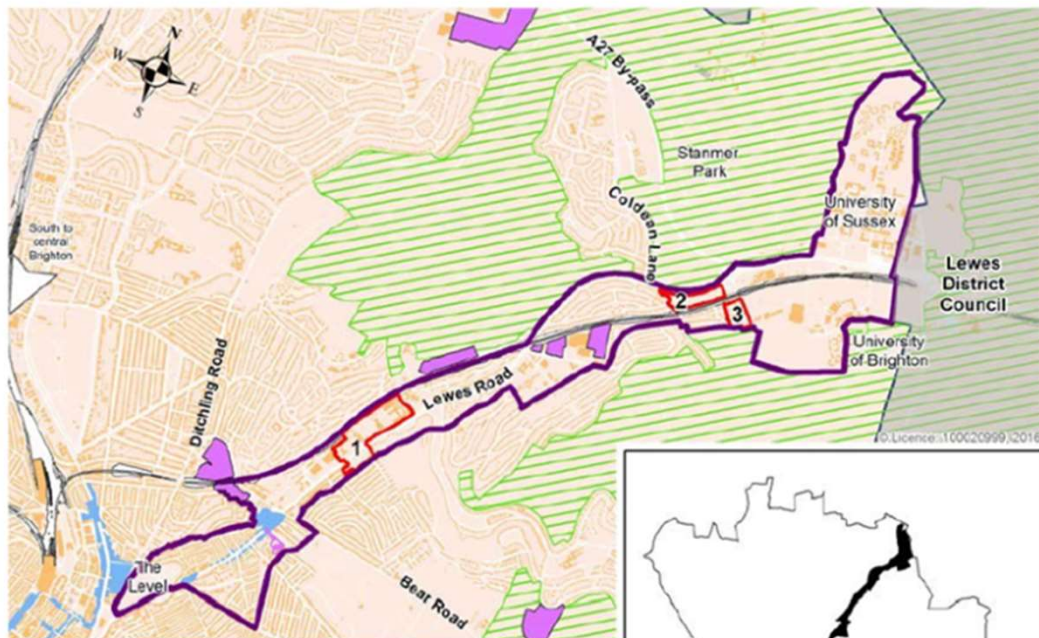
1053-P-002-P4

Photos of existing site



Policy Map- DA3 Lewes Road

DA3 – Lewes Road Area



- Key**
- Development Area boundary
 - Protected Employment site - CP3(3)
 - Protected Employment - led (residential & employment) mixed use site - CP3(4)
 - Shopping area
 - National Park (See SA5)
 - Strategic Allocations:
 1. Preston Barracks & Brighton University (Mithras House, Watts & Cockcroft)
 2. Woollards Field South
 3. Falmer released land, former Falmer High School

Proposed Location Plan



SITE LOCATION PLAN AS PROPOSED



SITE LOCATION PLAN AS PROPOSED

BH2022/01490



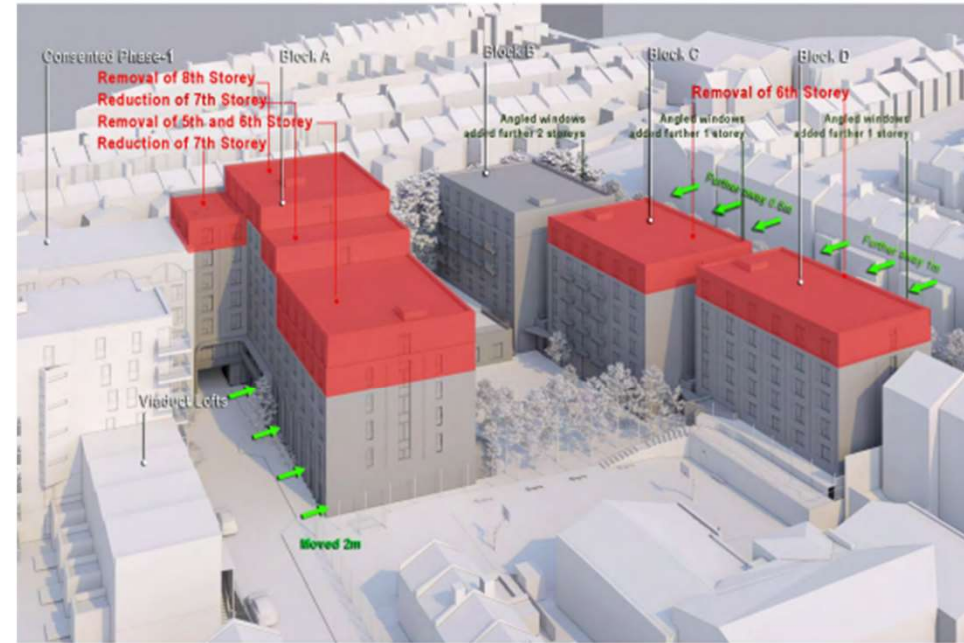
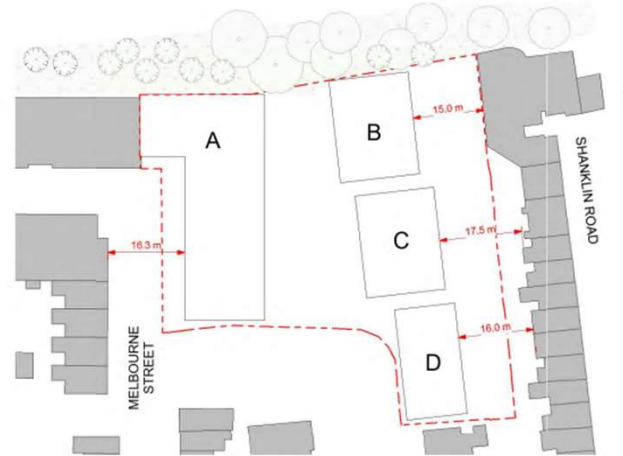
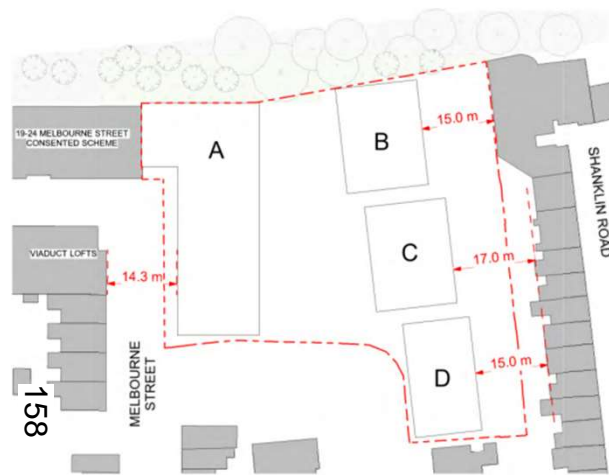
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Split of uses/Number of units

- 221 co-living studio flats (Reduction previously from 269);
- Coworking areas (410 co-working desks, reception, kitchenette, bathrooms, meeting rooms, cinema room, WCs and printers): 1060 m² of business space (increase from previous 940m²) including a bathroom and kitchenette area;
- Shared living, cooking and dining spaces;
- Ground and first floor level outdoor shared amenity spaces;
- On-site gym, laundry room, and bicycle stores.



Design Changes after previous application (Design & Access Statement)



REDUCED MASS FROM REFUSED APPLICATION

(RED AREAS TO BE REMOVED)

REFUSED APPLICATION

REDUCED CURRENT PROPOSAL

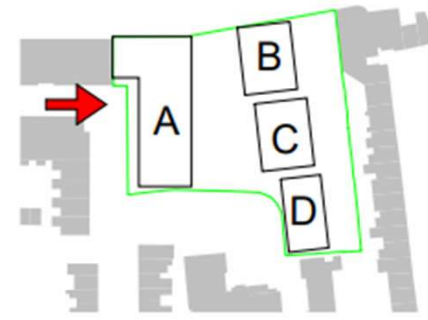
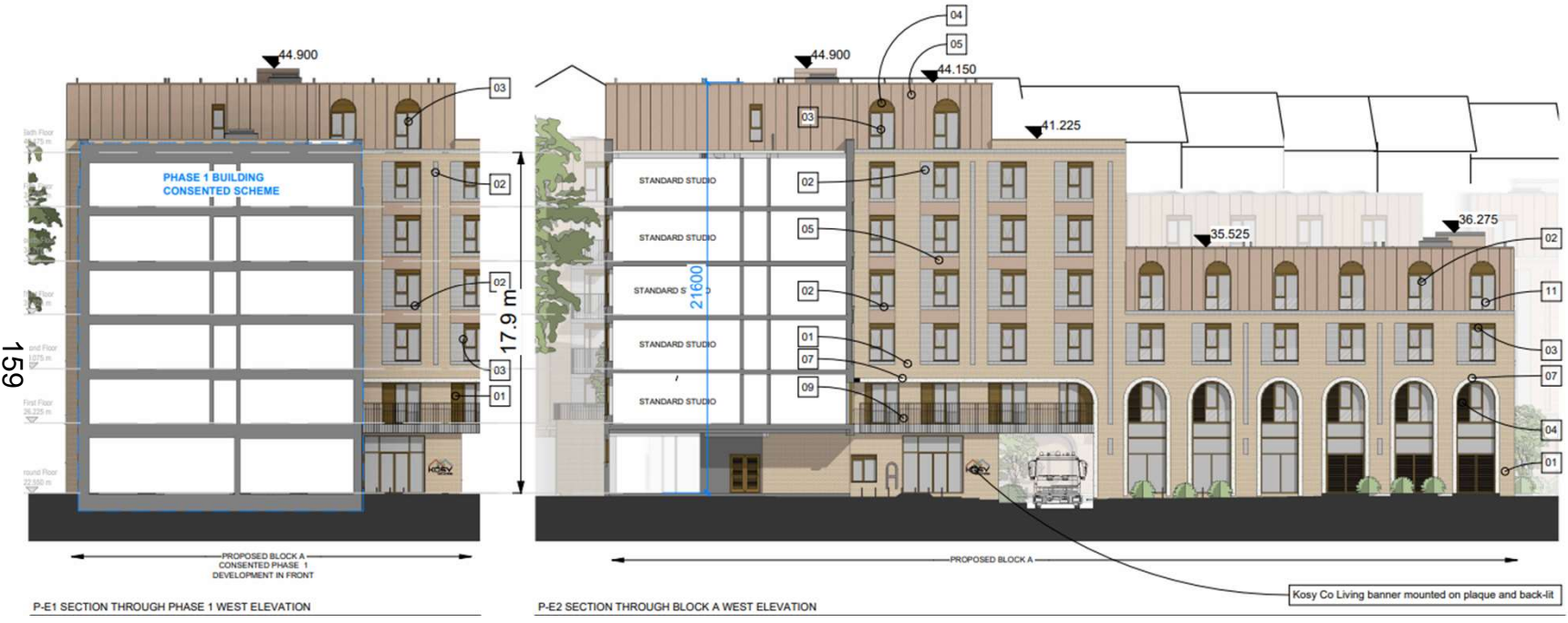
**REFUSED SCHEME
View From School**



**PROPOSED SCHEME
View From School**



Proposed Block A side and Melbourne Street (West) Frontage



P-E1 SECTION THROUGH PHASE 1 WEST ELEVATION

P-E2 SECTION THROUGH BLOCK A WEST ELEVATION

Kosy Co Living banner mounted on plaque and back-lit



BH2022/01490

2203-P-301-G



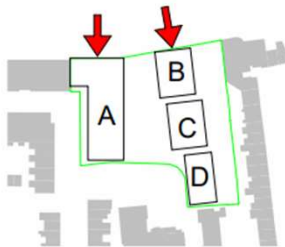
Brighton & Hove City Council

Proposed North Elevations



P-E3 BLOCK B / A (LEFT TO RIGHT) NORTH ELEVATION

P-E4 ELEVATION ALONG NORTHERN BOUNDARY



2203-P-302-F

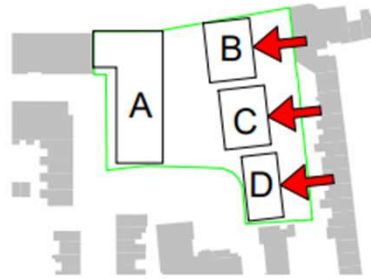
BH2022/01490



Proposed East Elevations



161



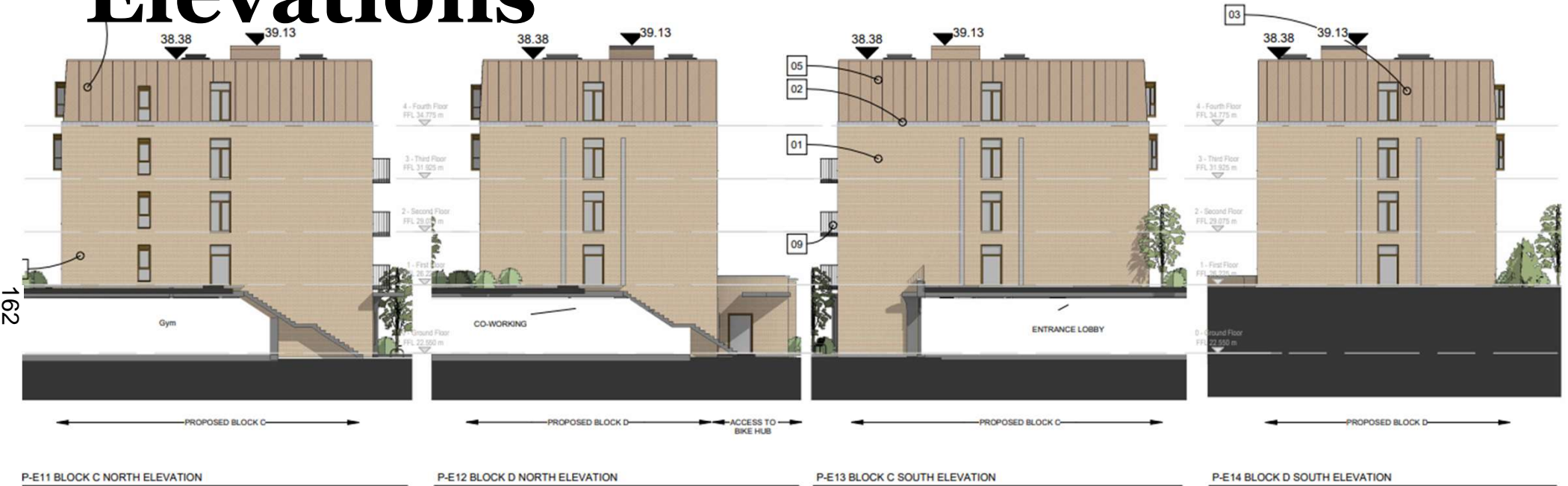
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2203-P-306-E



J:\E19 EAST ELEVATION BLOCKS B / C / D

Blocks C & D Proposed Side Elevations

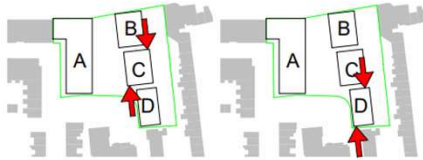


P-E11 BLOCK C NORTH ELEVATION

P-E12 BLOCK D NORTH ELEVATION

P-E13 BLOCK C SOUTH ELEVATION

P-E14 BLOCK D SOUTH ELEVATION



P-E11 BLOCK C NORTH ELEVATION

P-E12 BLOCK D NORTH ELEVATION

P-E13 BLOCK C SOUTH ELEVATION

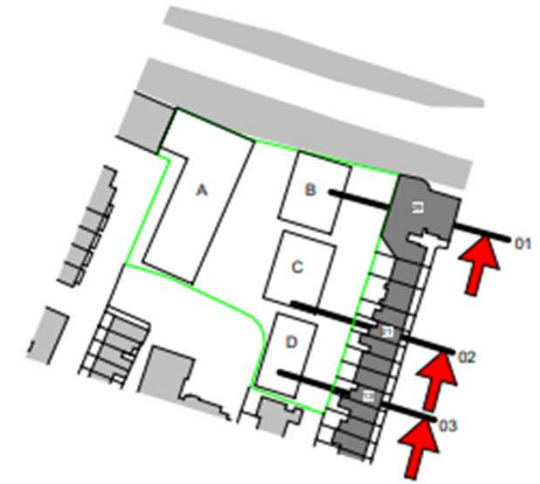
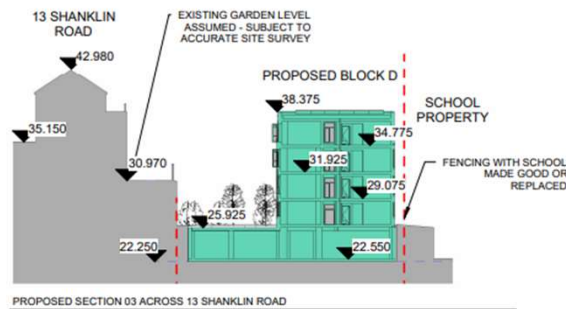
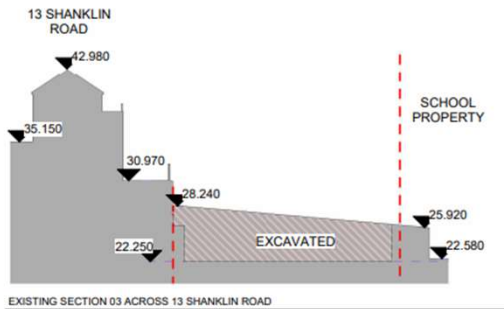
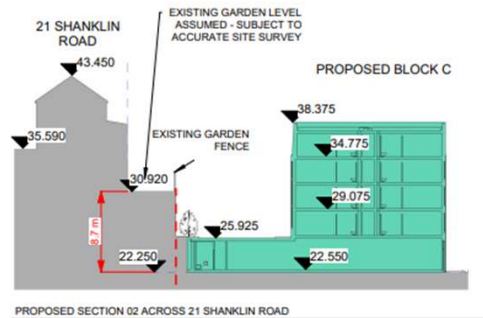
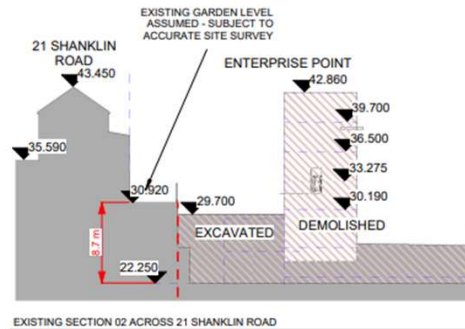
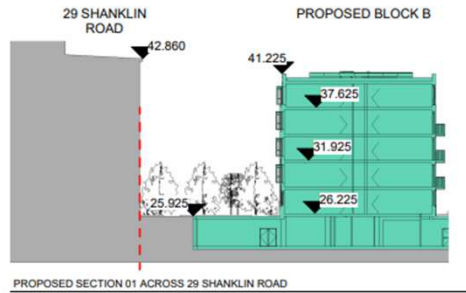
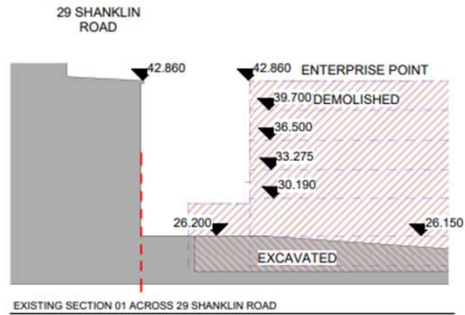
P-E14 BLOCK D SOUTH ELEVATION

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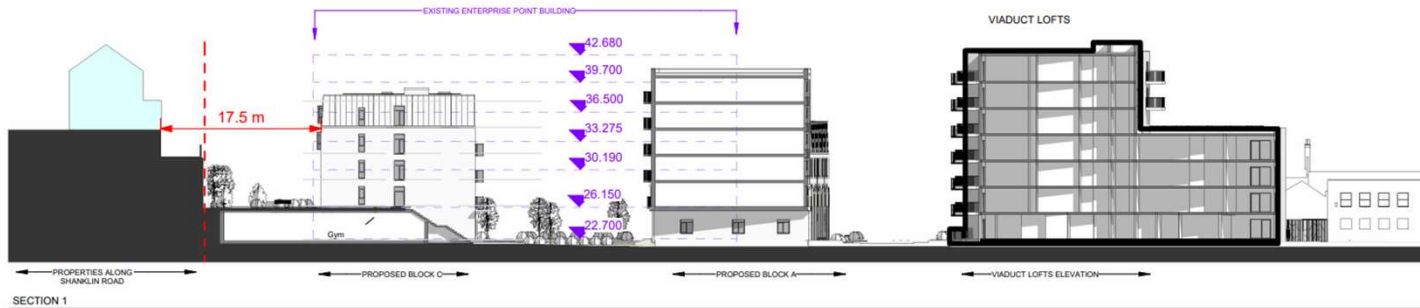
2203-P-307-F



Proposed Site Sections



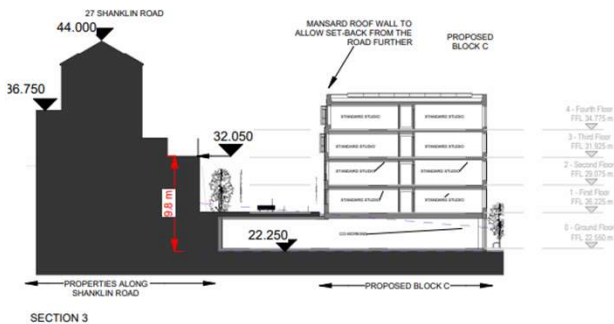
Proposed Site Sections



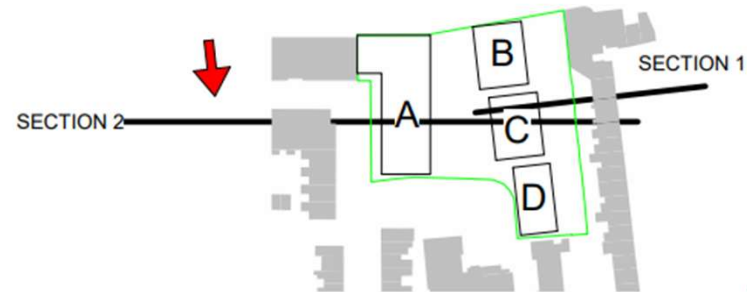
SECTION 1



SECTION 2



SECTION 3

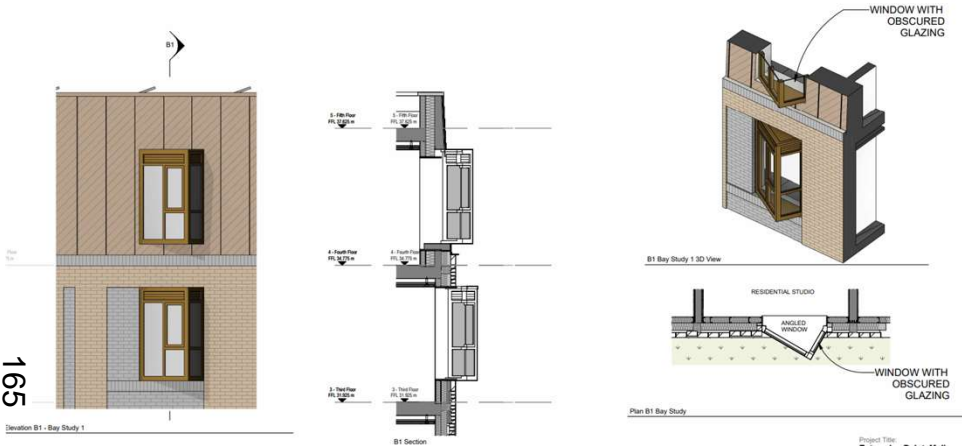


2203-P-308-F

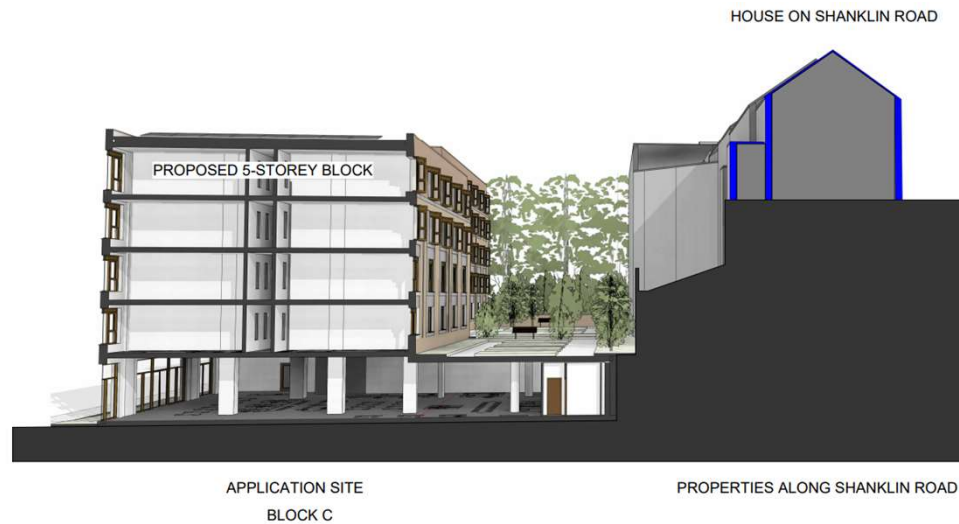
164

Relationship with Shanklin Road

Angled Windows



View From 13 Shanklin Road



Proposed Ground Floor

PROPOSED SPACES USE

- ENTRANCE & CIRCULATION
- CO-WORKING
- COMMUNAL FACILITIES
- CAR PARK
- STUDIO
- SERVICES AND UTILITY
- BICYCLE STORAGE



BH2022/01490



2203-P-201-H



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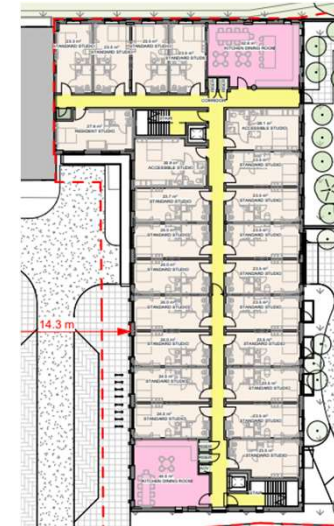
Proposed First Floor Plans

PROPOSED SPACES USE

- ENTRANCE & CIRCULATION
- CO-WORKING
- COMMUNAL FACILITIES
- CAR PARK
- STUDIO
- SERVICES AND UTILITY
- BICYCLE STORAGE



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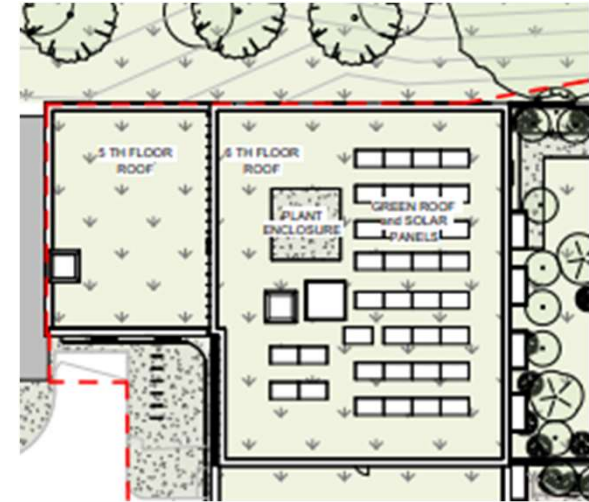
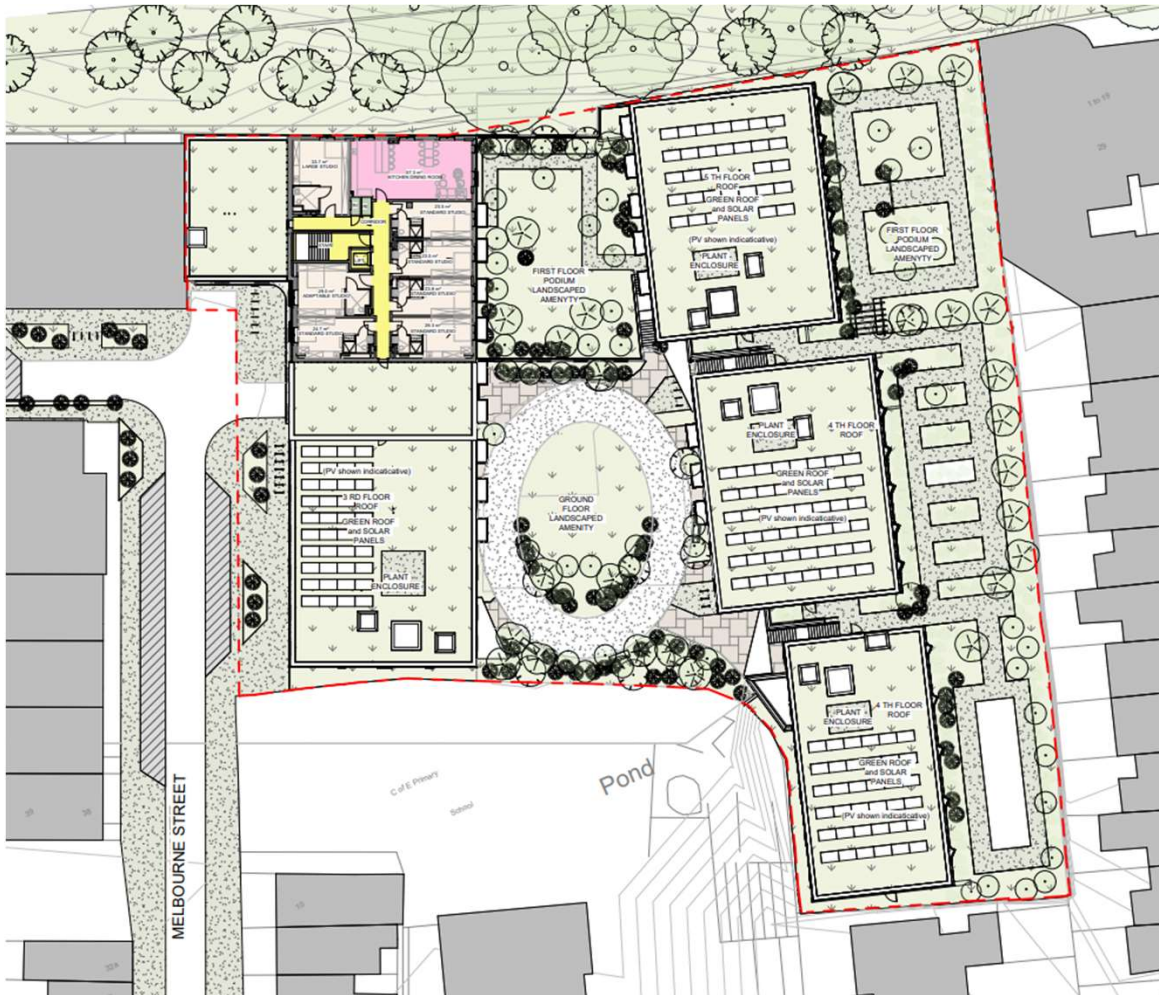


2203-P-211



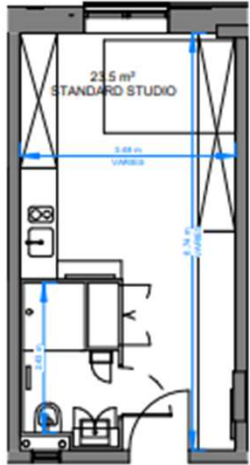
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Proposed Sixth Floor/Roof

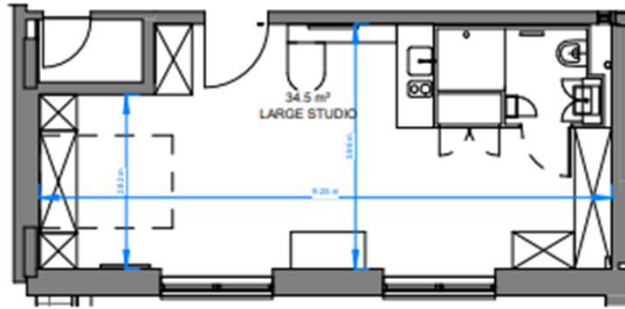


Roof - Block A1

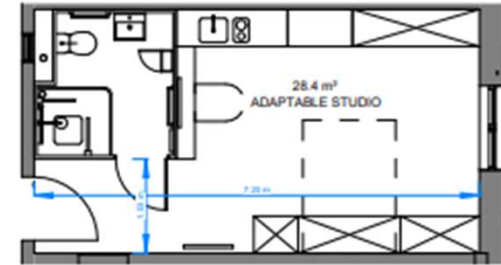
Sample rooms layout



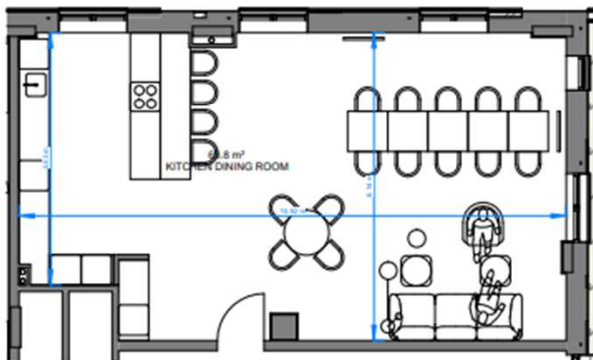
STANDARD STUDIO TYPE A-1



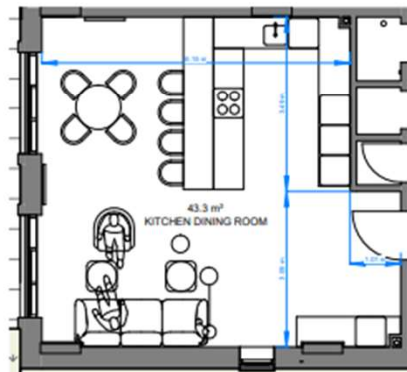
STUDIO TYPE A-2



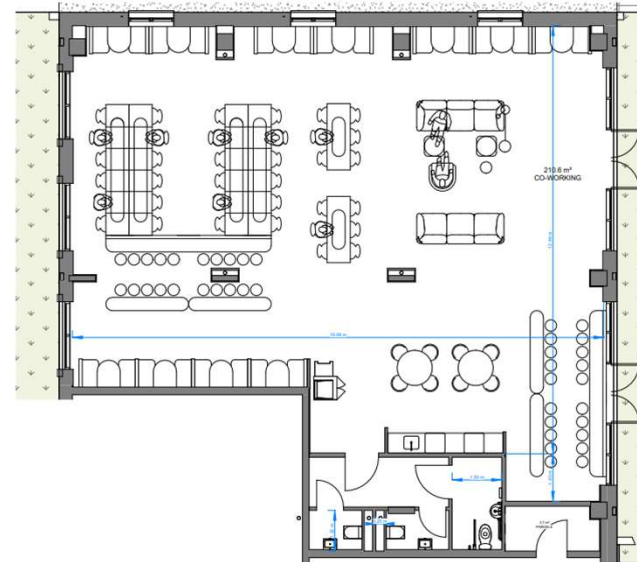
STUDIO TYPE A-3 - WHEELCHAIR USER OR ADAPTABLE



KITCHEN DINING ROOM TYPE A-8



KITCHEN DINING ROOM TYPE A-9



Proposed Co-Working Space 1

Viaduct Lofts

170



VIADUCT LOFTS

MELBOURNE STREET

APPLICATION SITE
BLOCK A



Brighton & Hove
City Council

View of Proposal From Shanklin Road (from East)



Existing View

View From 103 Round Hill (from west)



Existing Viaduct Lofts



Proposed Visual



Proposed Visuals From Within Site



Eastern courtyard amenity and Block D



Central amenity space and Block B

Key Considerations in the Application

- Principle
- Standard of Accommodation
- Visual Impact
- Access/Traffic issues
- Air quality
- Impacts upon amenity of neighbouring properties
- Ecology/Biodiversity
- Sustainability

S106 table

Affordable Housing:

£2.5m commuted sum in lieu of homes on site.

Travel Plan:

Covering a minimum 5 year period.

Bikeshare docking station:

The cost of one bikeshare docking station.

Public Art:

Artistic Component to the value of £41,336

Employment and Training

Developer contributions of £22,100 and Employment and Training Strategies

Conclusion and Planning Balance

- Principle of redevelopment of site already established through grant of permission on appeal;
- Scale reduced over previous, approved scheme (BH2022/01490) which Inspector considered acceptable;
- Number of co-living rooms reduced from 269 to 221 compared with approved scheme;
- Permission granted for co-living development on adjacent site at 19-24 Melbourne Street;
- Would provide equivalent of 123 standard dwellings towards meeting Council's housing target;
- Co-living would provide a different form of housing for City, increase variety of accommodation available;
- 177. • Commuted sum for affordable housing weighs in favour of scheme – supporting by Council Housing Strategy team;
- Benefit of employment floorspace;
- Movement of Block A by 2m to the east increases distance between scheme and Viaduct Lofts. Combined with reducing the height of the southern end of Block A, these amendments further improve the relationship here both from an amenity perspective, as well as opportunity to improve the townscape context.

Recommend: **Approval** subject to the completion of a s106 and conditions.

