

Brighton College Preparatory School, Walpole Lodge

Pre-Prep School Eastern Road,
2 Belle Vue Gardens and
141 And 143 Eastern Road

BH2025/00264

2nd July 2025

Application Description

(1) Erection of a new teaching building at the St Mary's Hall site

Including new classrooms, **a new multi-use hall** with independent access and specialist teaching rooms, associated access, hard and soft landscaping, boundary treatments and other associated works;

(2) Redevelopment of the Convent site

Including **demolition of 20th century extensions**, change of **use of existing Prep School to boarding accommodation** (Use Class C2), roof extension to the existing building, **erection of a new building** to provide boarding accommodation for students and associated residential staff, adjoining offices, common rooms, kitchens and support spaces, associated access, hard and soft landscaping, boundary treatments and other associated works including ancillary residential accommodation for the staff at 2 Belle Vue Gardens and 141 and 143 Eastern Road. **Attachment of new pedestrian gates to wall and proposed substation structure abutting wall at St Marys site.**

Aerial of Application Sites



Walpole Road /
Convent site

St Marys site

Aerial Photo of St Marys Site



3D Aerial Photo of St Mary's Site



Brighton & Hove
City Council

Aerial Photo of Convent Site



3D Aerial Photo of Convent Site



Street Photo of St Mary's Site (view east)



Street Photo of St Mary's Site (view west)



Street Photo of St Mary's Site (view north - access road)



St Mary's Site (view north existing school buildings)



St Mary's Site (view north existing school buildings)



St Mary's Site (view west across playing field)



St Mary's Site (view west across playing field)



St Mary's Site (view west – north access road)



St Mary's Site (view south)



St Mary's Site (view south)



Convent site (Street photo view west – Eastern Road)



Convent site (Street photo view east – Eastern Road)



Convent site (Street photo view north east – Walpole Road)



Convent site (Street photo view north east – Walpole Road)



Convent site (Street photo view south east – Belle Vue Gardens)



Convent site (Street photo view south east – Belle Vue Gardens)



Convent site (Street photo view south west – Belle Vue Gardens)



Convent site (photo view south east – within existing site)



Convent site (photo view east – Belle Vue Gardens)



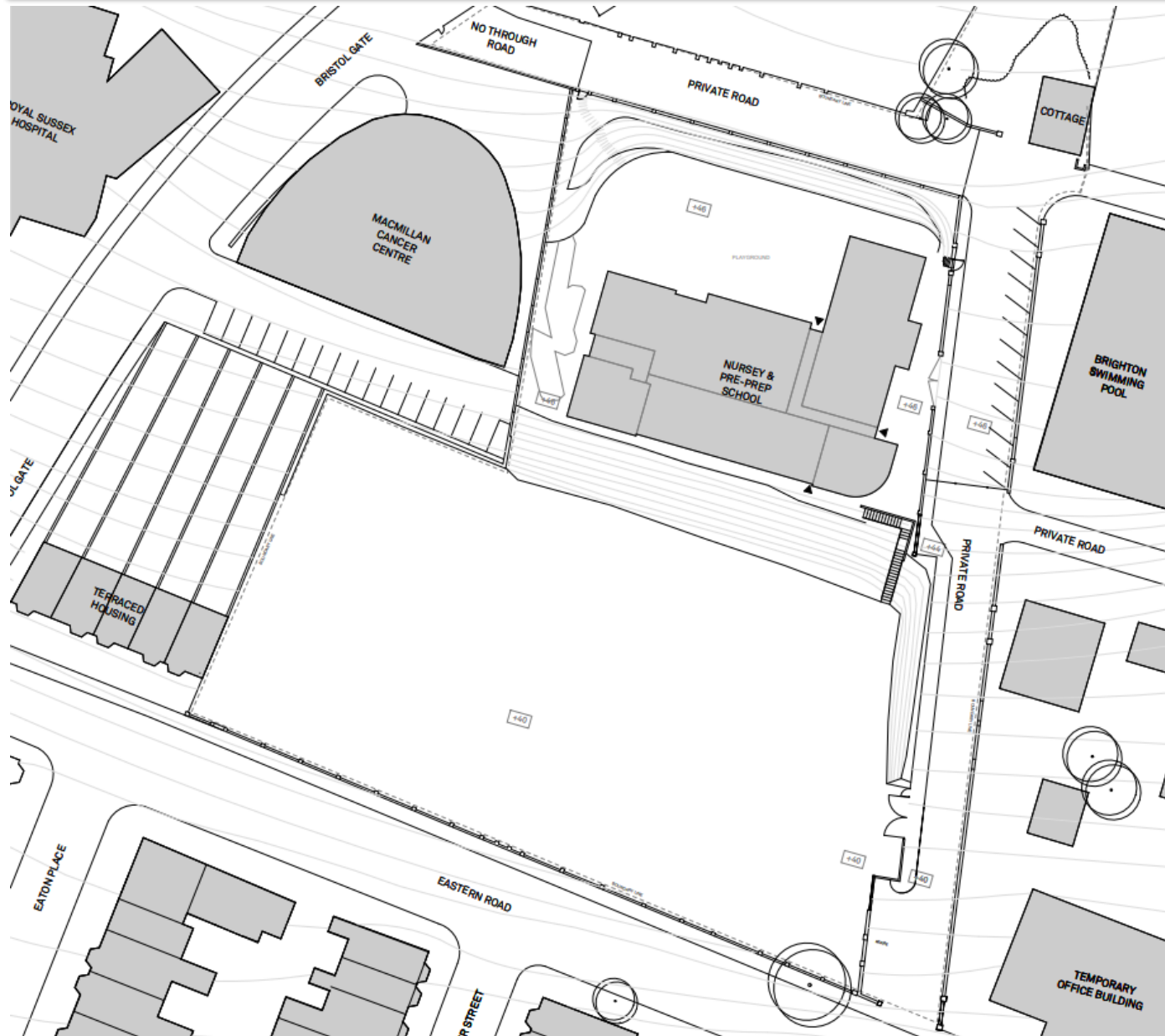
Convent site (photo view north east – Belle Vue Gardens)



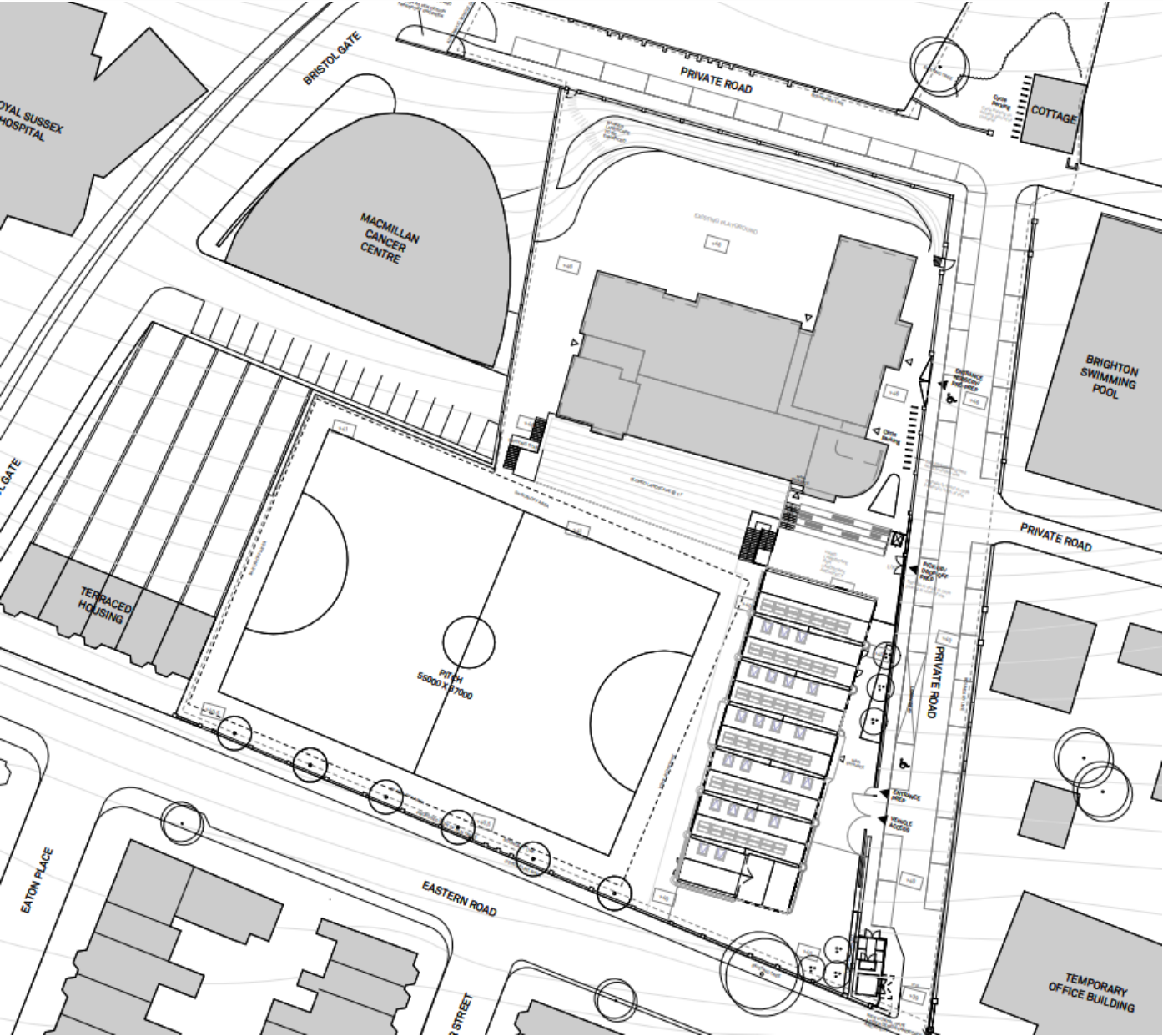
Convent site (photo view south east – Belle Vue Gardens)



Existing Block Plan St Marys



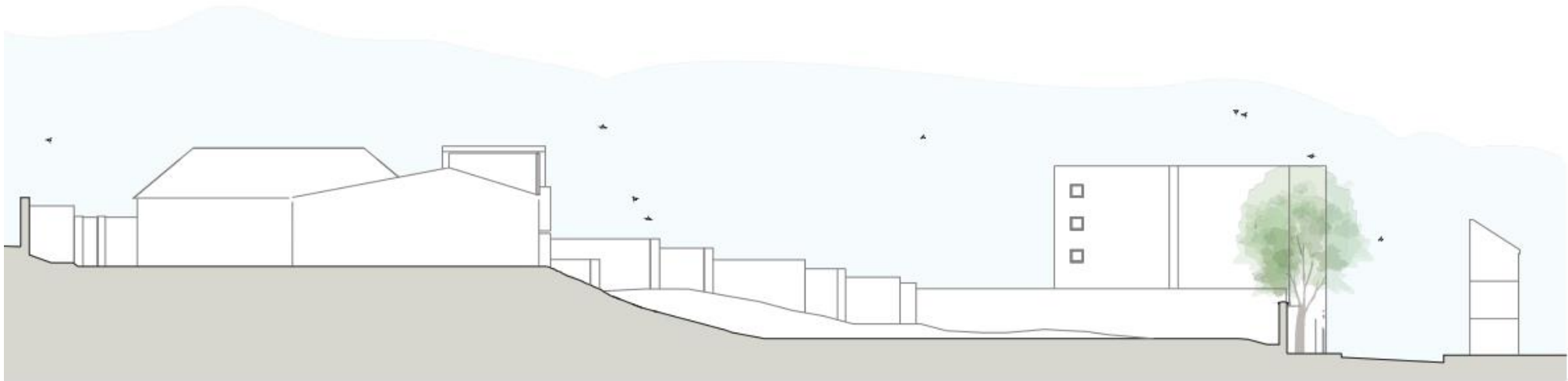
Proposed Block Plan St Marys



Proposed St Marys



Scale and Massing St Marys



Scale and Massing St Marys



Proposed visualisation St Marys (Eastern Rd)



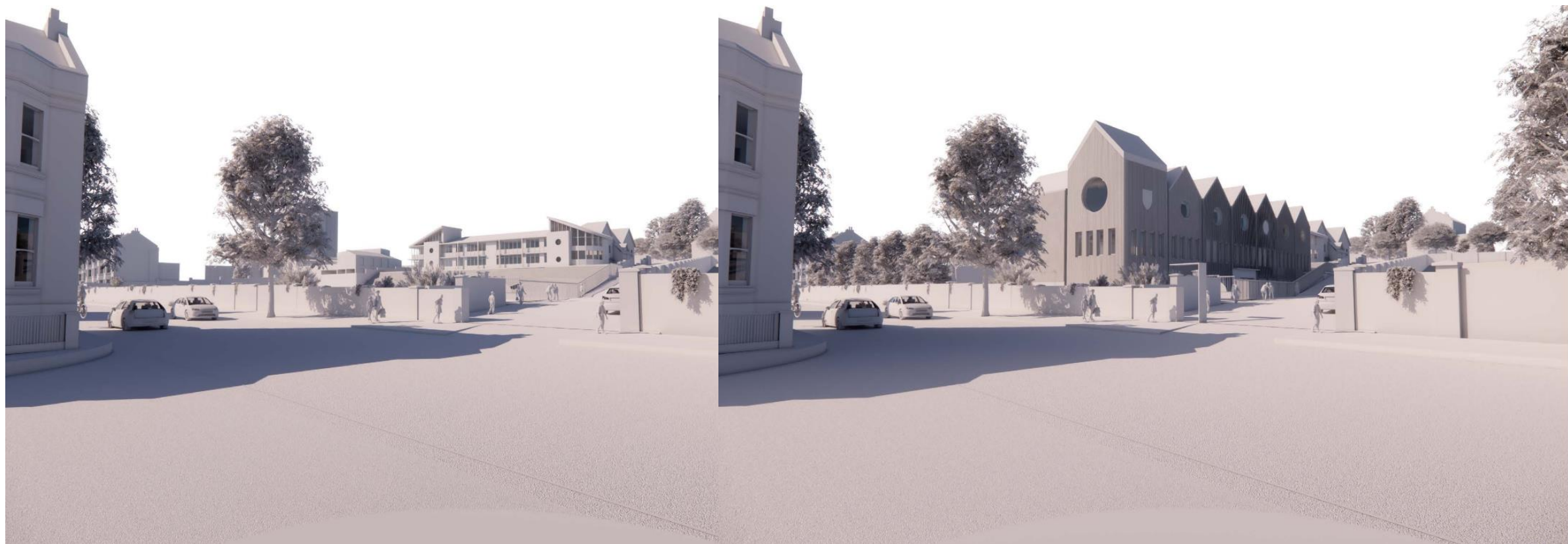
Proposed Visualisation St Marys (view east)



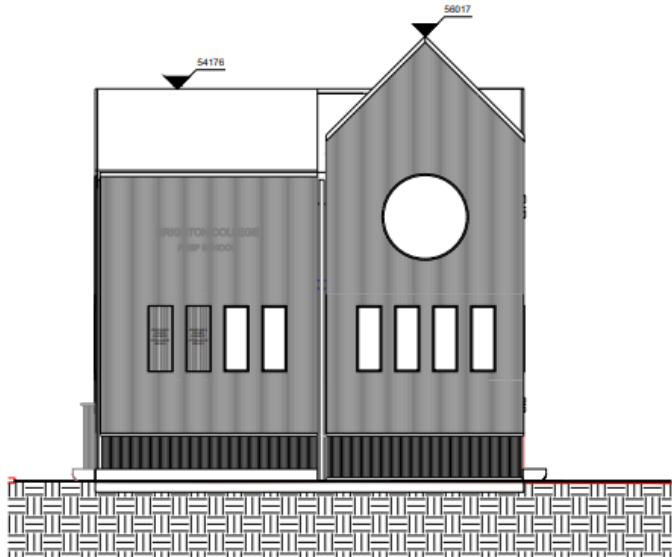
Existing and Proposed Visualisation from Chichester Place (view north)



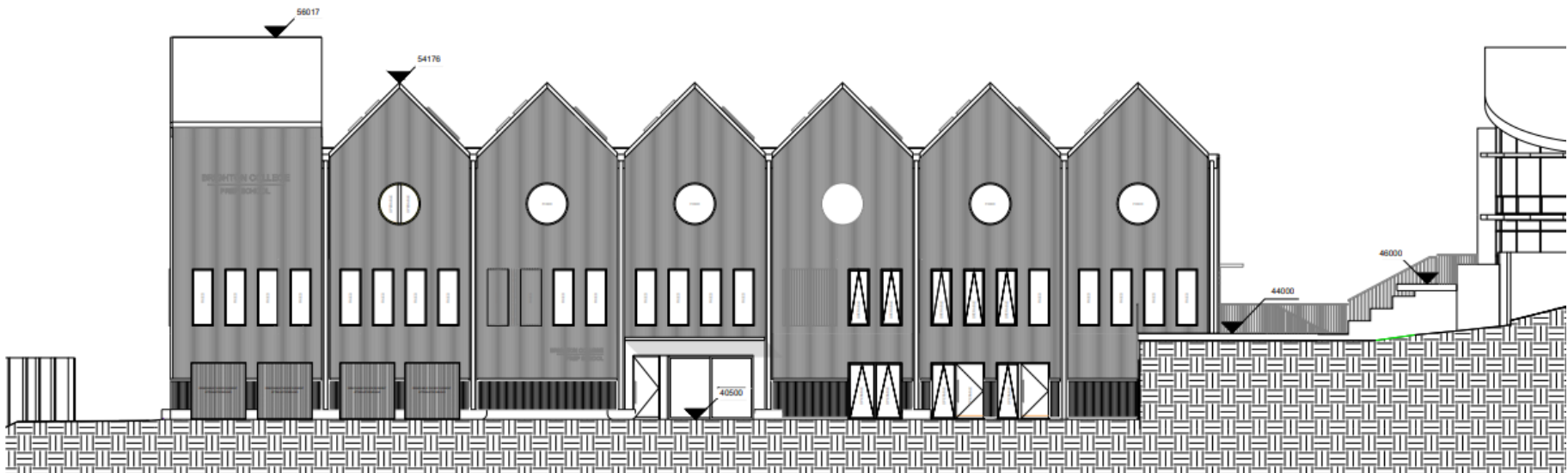
Existing and Proposed Visualisation from Chichester Place (view north west)



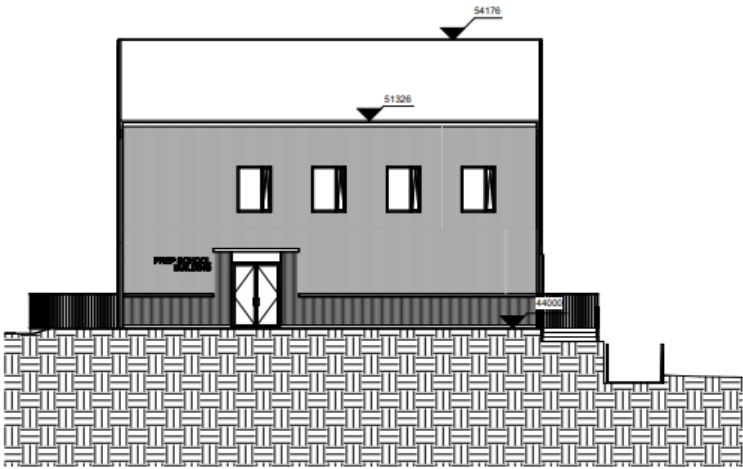
Proposed Elevations St Marys (south and east)



1 SOUTH
1 : 100



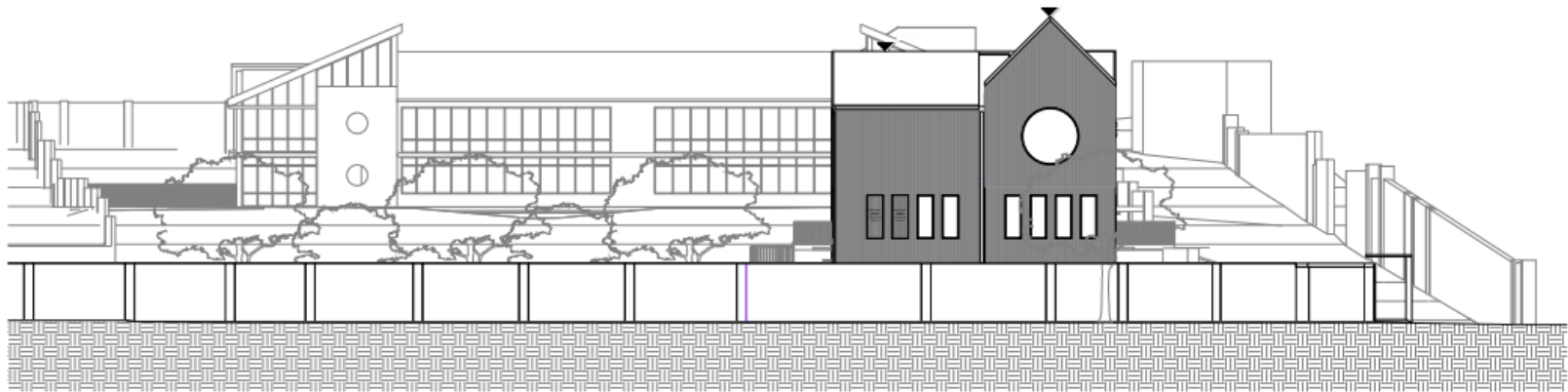
Proposed Elevations St Marys (west and north)



1 NORTH
1 : 100



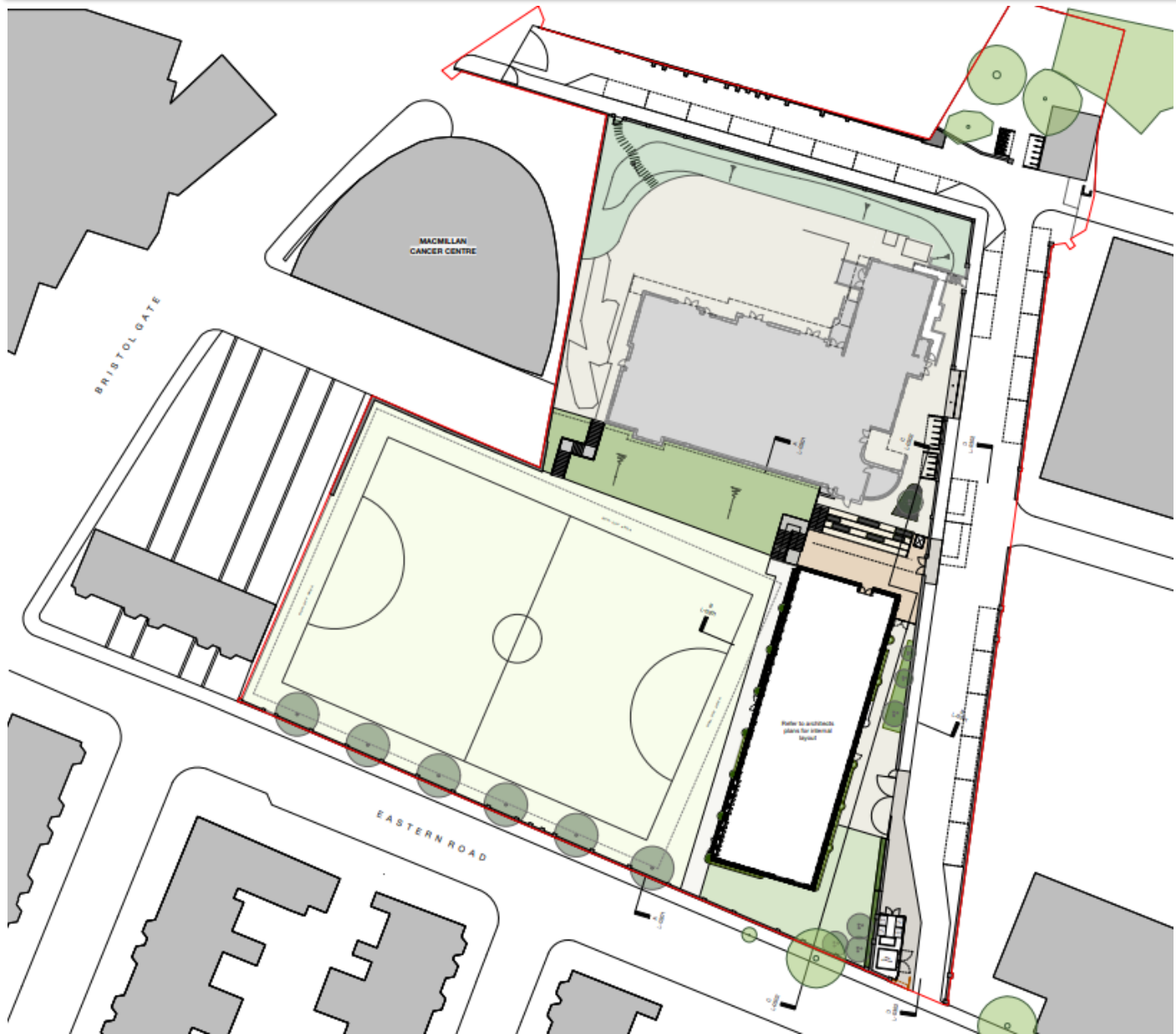
Proposed Sections St Marys



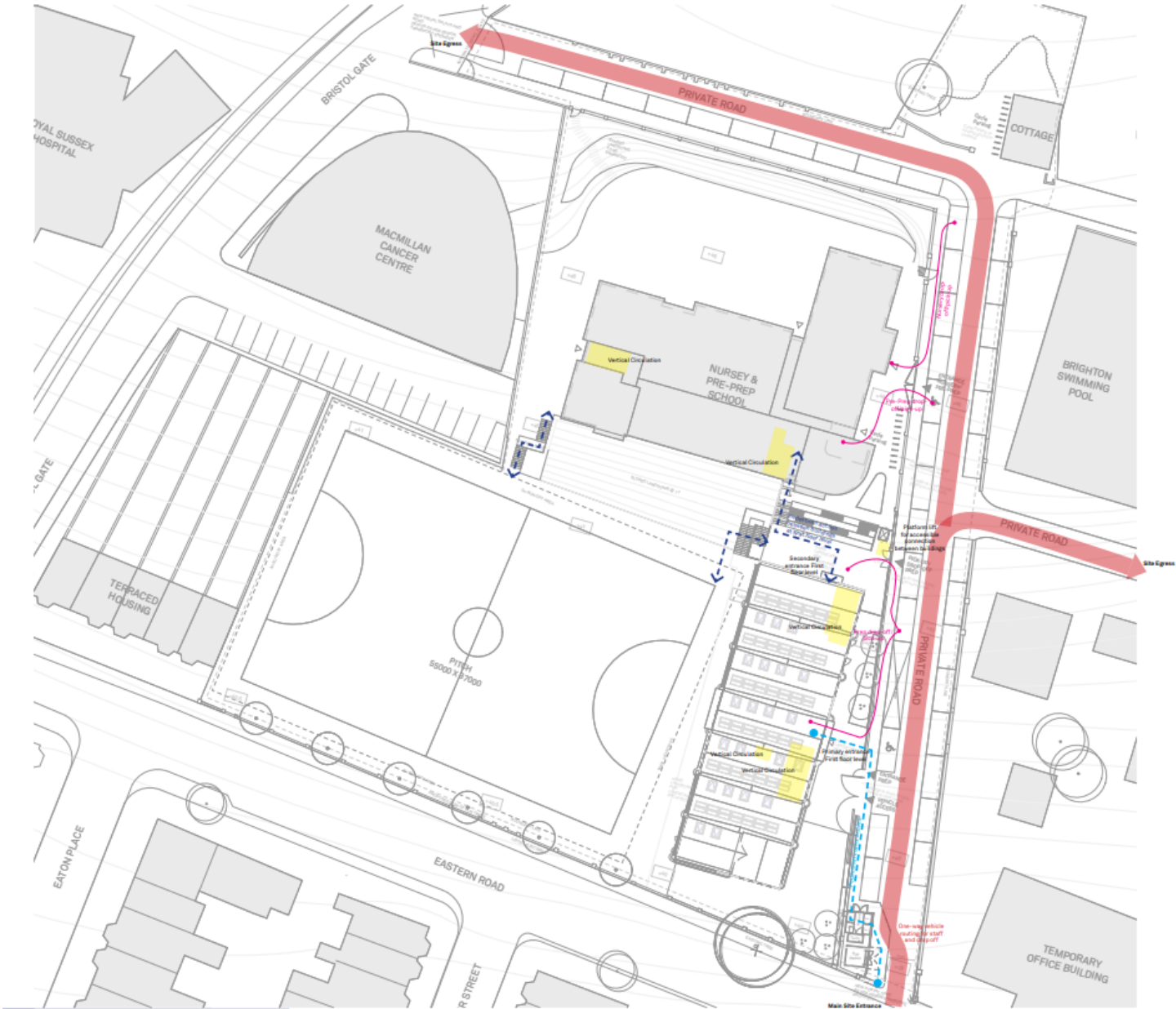
① SITE SECTION EASTERN ROAD
1 : 100



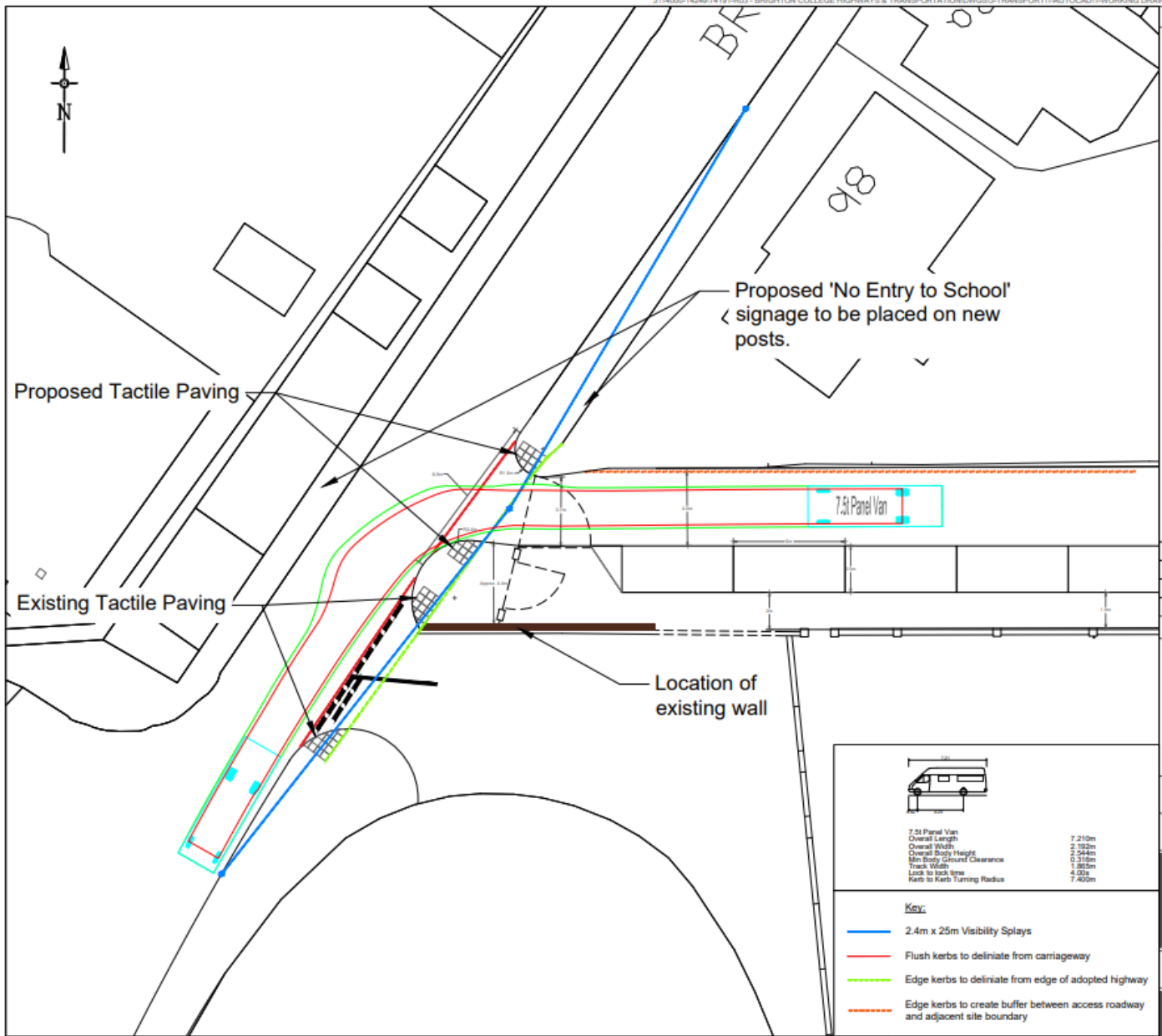
Proposed Landscape Masterplan St Marys



Proposed Access / Egress Strategy St Marys



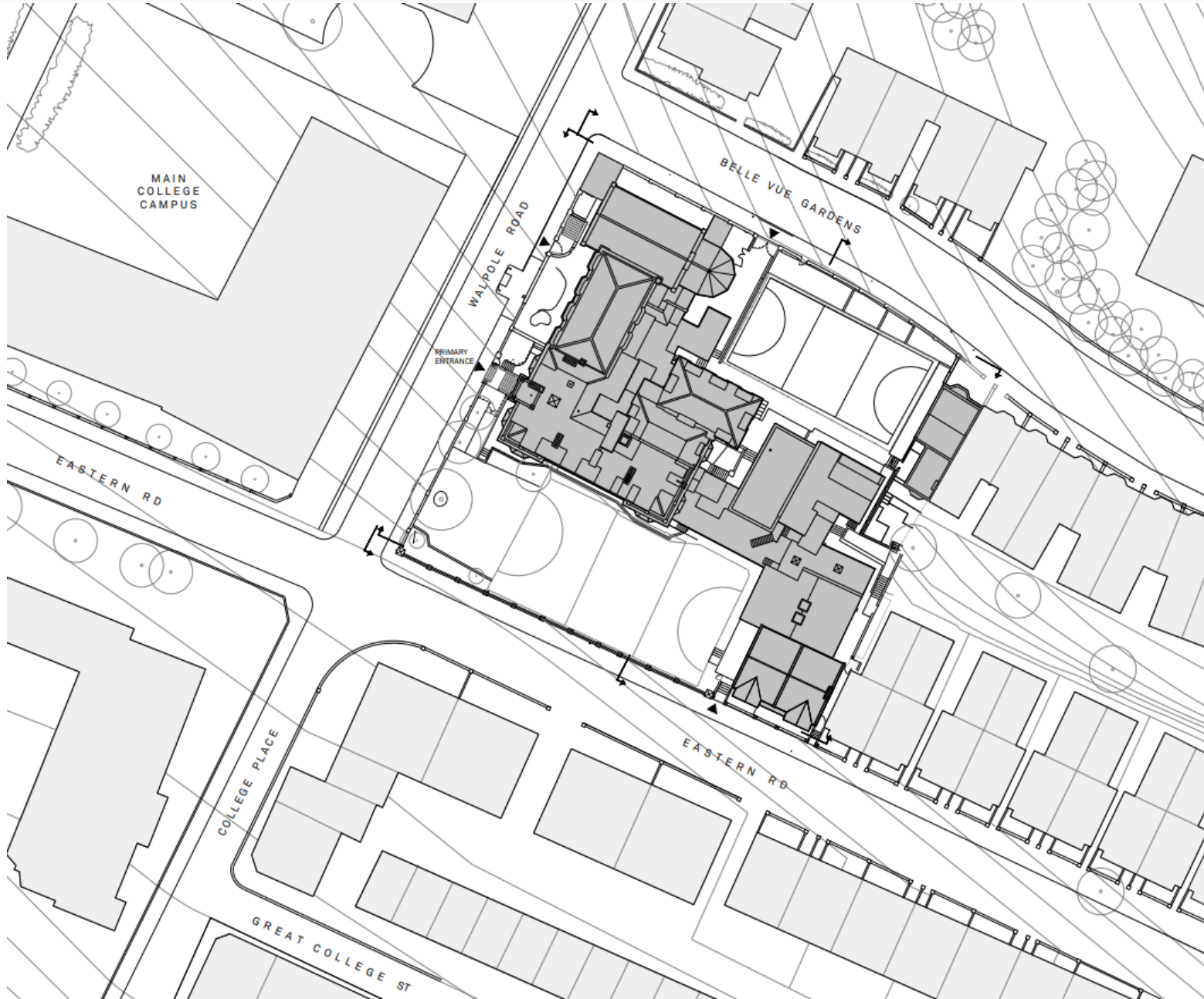
Proposed Highway Exit Bristol Gate - St Marys site



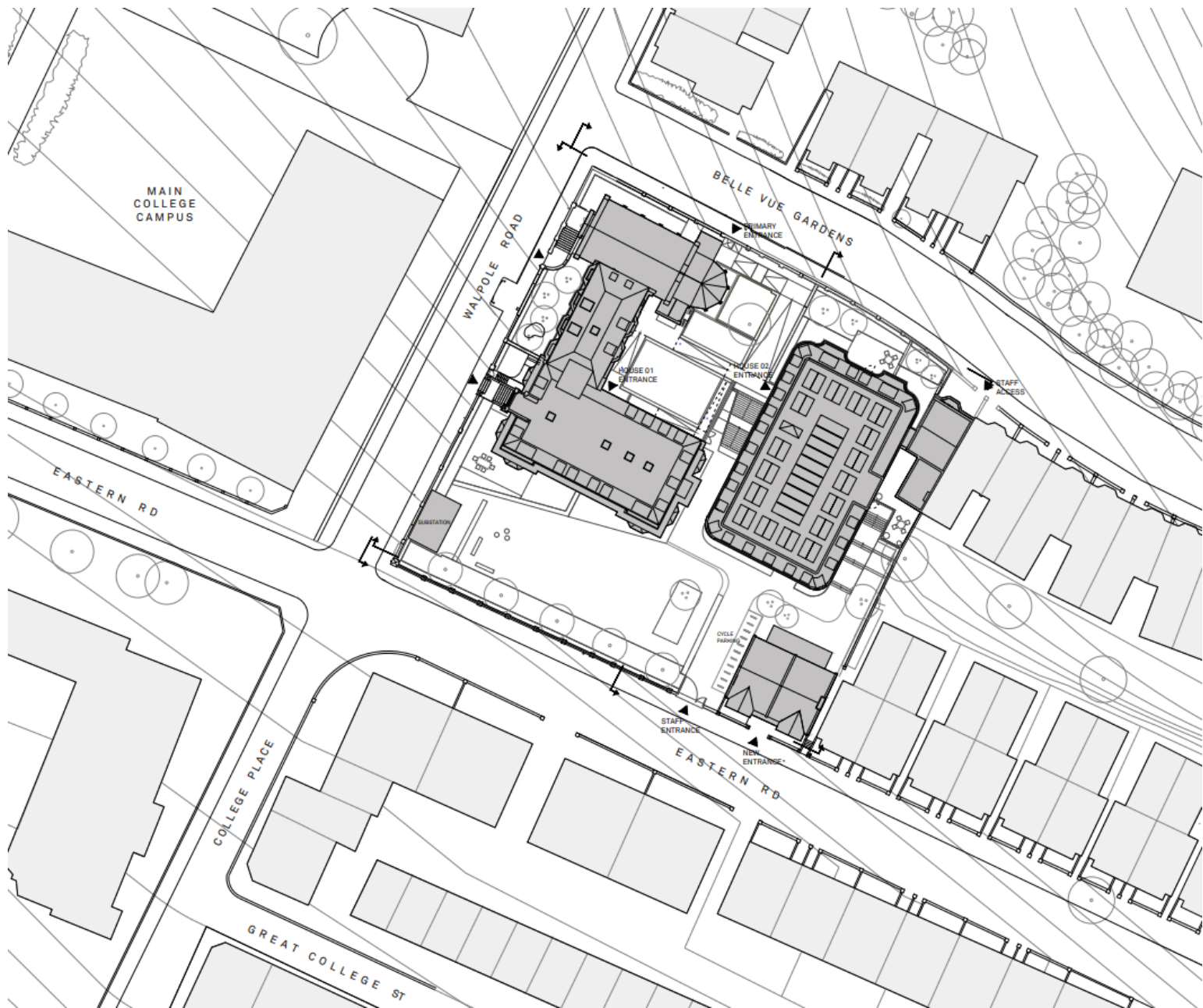
Bristol Gate access (existing)



Existing Block Plan Convent site



Proposed Block Plan Convent site



Scale and Massing Convent site (existing and proposed)

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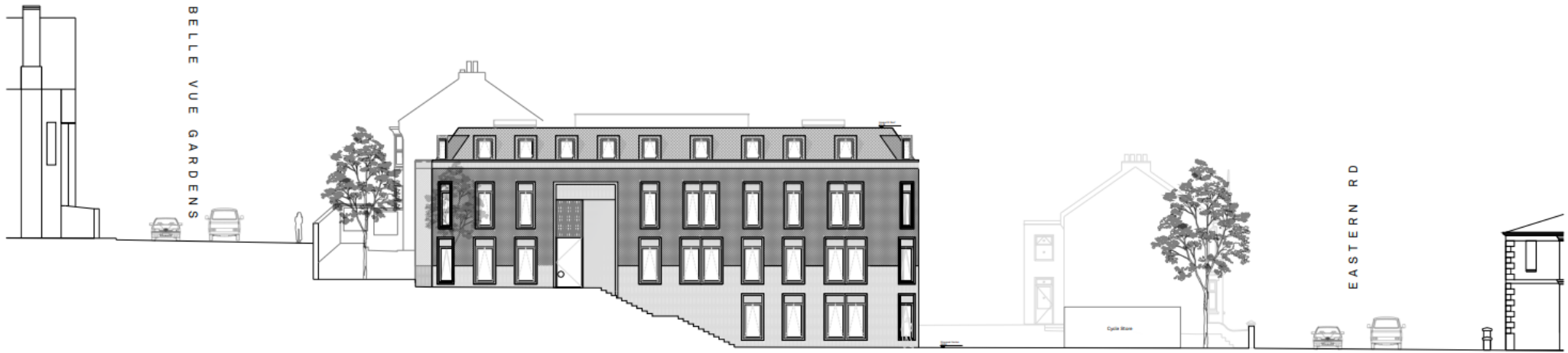
South Elevation - Existing 1:200



Scale and Massing Convent site (existing and proposed)



West Section A.A - Existing 1:200



Proposed Visualisation Convent site (Eastern Road)



Proposed Visualisation Convent site (Belle Vue Gardens)



Proposed Visualisation Convent site (Belle Vue Gardens)



Proposed Visualisation Convent site (Site interior)



Existing and Proposed Elevations (South)

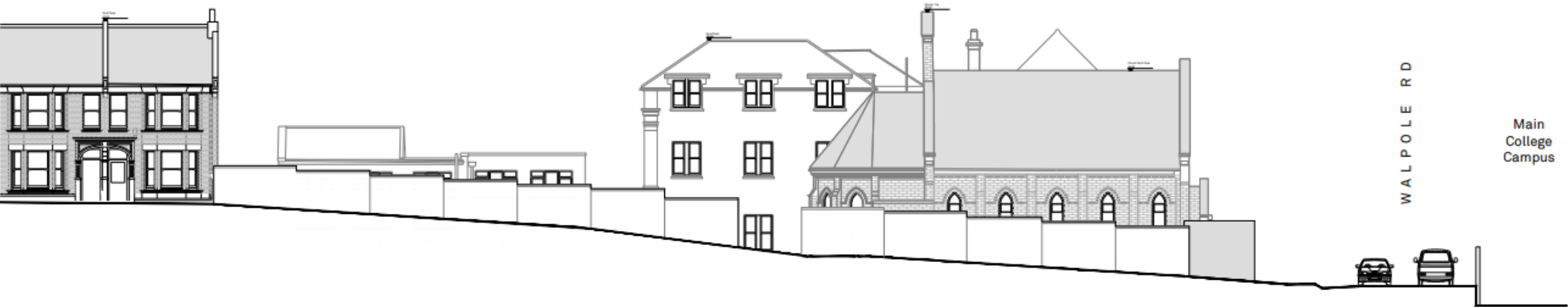


55

South Elevation - Existing 1:200



Existing and Proposed Elevations (North)



North Elevation - Existing 1:200



Existing and Proposed Elevations (West)



West Elevation - Existing 1:200



Proposed Elevation (new building) (East)



① East Elevation
1 : 100

Proposed Landscape Masterplan (Convent site)



Representations (621 total representations received)

299 representations received in **support** of the development raising the following summarised issues

Amenity

Boarding house would produce less noise and no increase above normal school

Boarding students more mature with less impact on neighbours

Existing pupils cause no issues

Pupil contribute positively to the area

Design and Appearance

Good design and choice of materials, design/s make positive contribution to the area

Landscaping improvements

Benefit and overall improvement to Kemptown

Removal of caged play areas benefit to area

Education

Improved Educational facilities and improvement to local school provision

Building at St Marys upgrade to existing facilities

Representations (621 total representations received)

299 representations received in **support** of the development raising the following summarised issues

Heritage

In keeping with the listed building

Preservation of historic building positive with a sustainable purpose

Highways

Will alleviate congestion around Walpole Road

Would not increase overall daily traffic

Improved parking in Walpole Road area

Less pick up/drop off at Belle Vue Gardens

Other

Economic benefits to local area

No meaningful loss of open space

Overall better use of the site

Will reduce pressure on local housing

Representations (621 total representations received)

270 representations received in **objection** to the development raising the following summarised issues

Amenity

Overdevelopment

Loss of privacy, overbearing, overshadowing development

College overexpanding contrary to policy SA6 resulting in imbalanced neighbourhood

150 boarding students harmful and would create nuisance

Concerns on use of boarding accommodation outside of school term

Design and Appearance

Poor design out of keeping with local area

Inappropriate height

Would reduce open character of the area

Education

Development contrary to recent decisions by BHCC to close schools

Further expansion not justified

Over institutionalisation of the area

Representations (621 total representations received)

270 representations received in **objection** to the development raising the following summarised issues

Heritage

Harmful to the Conservation Areas (East Cliff and College CA)

Harms to the listed flint walls

Adverse effects on listed buildings

Disruption to historic roofline and development rhythm

Loss of historic architecture

Highways

Proposal would cause additional pollution, additional traffic and congestion along Eastern Road

Would obstruct access to RSC Hospital and emergency vehicles

Would increase parking problems in the local area

Likely to cause increase in accidents

Pavement widths not sufficient

Other

Local plan and policies are out of date

Application and consultation misleading

Loss of open space not justified

Key consultee responses

Heritage team – No objection subject to conditions and improvements secured to Walpole Road (western) wall

Sport England – No objection subject to conditions requiring community use agreement for sports hall/field and improvement programme to playing field

Planning policy – No objection, development not contrary to SA6

Sustainability & Ecology – No objection subject to conditions

Urban Design – No objection subject to conditions, particularly materials at St Marys site

Highways – No objection subject to S106 obligations and planning conditions requiring:

- Whole School Travel Plan and monitoring fees
- Delivery and Servicing Management plan
- Car Park Management Plan
- Construction and Environmental Management Plan (CEMP)

Historic England – No objection

Key Considerations

- ▶ **Principle of Development**
- ▶ *Provision of boarding accommodation, loss and re-provision of educational floorspace, community cohesion and character of area*
- ▶ **Loss of Open Space**
- ▶ *Partial loss of playing field area*
- ▶ **Appearance and Design**
- ▶ *New buildings at St Marys and Convent sites*
- ▶ *Extensions at Convent site*
- ▶ **Impact upon East Cliff and College Conservation Areas**
- ▶ **Residential Amenity impacts**
- ▶ **Highways**
- ▶ *Impacts of new development at Convent and St Mary's site*
- ▶ *Impacts of vehicle exit to Bristol Gate*
- ▶ *Overall School operation*

S106 table

- Contribution for monitoring obligations relating to Biodiversity Net Gain (£TBC)
- Travel plan monitoring obligations (£7249)
- Submission of an agreed scope and schedule of works to the western boundary wall along Walpole Road to be implemented in 18 months of agreed detail
- Employment and Training Strategy
- Contribution of £6360 for Employment and Skills Training

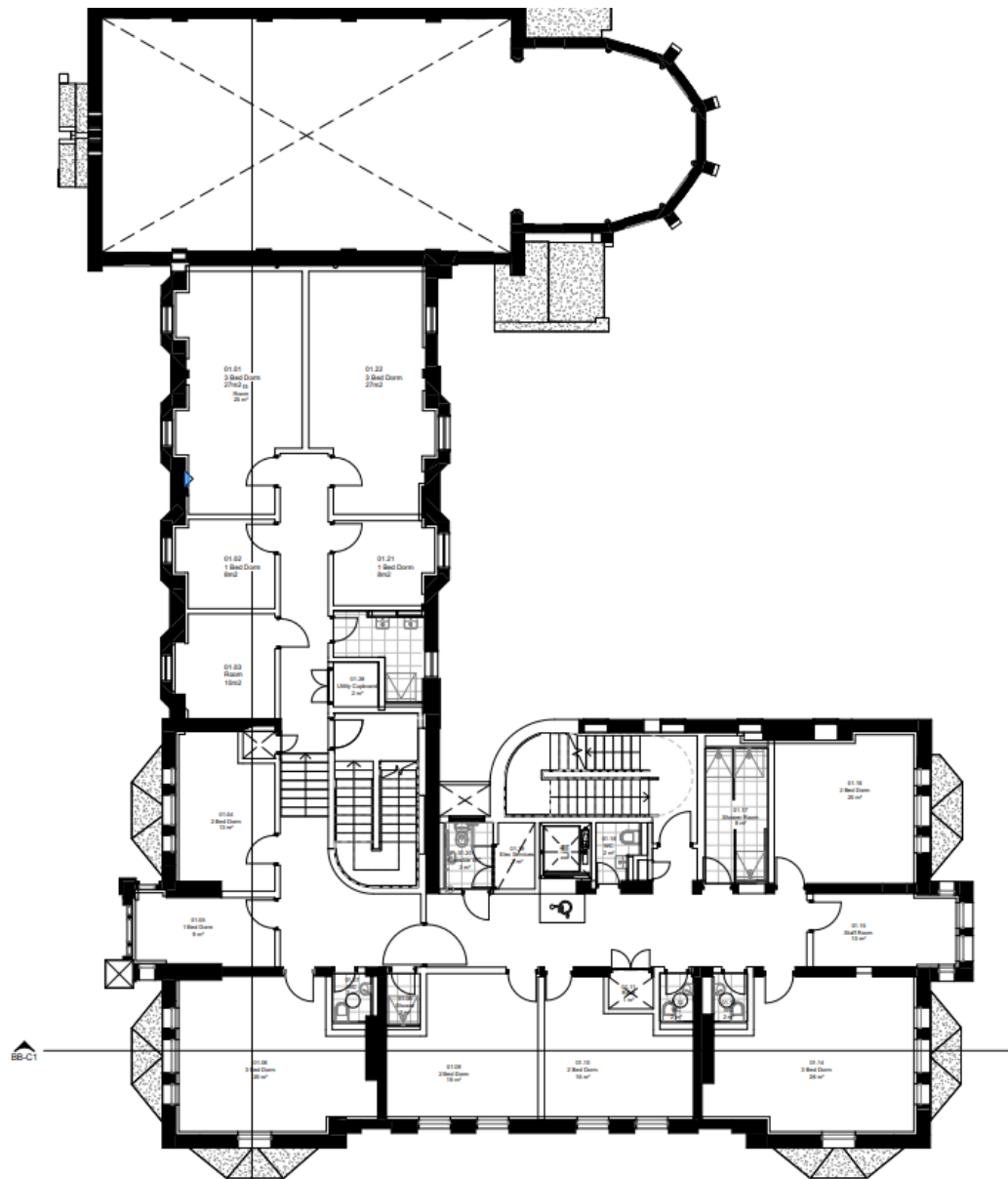
Conclusion and Planning Balance

- ▶ Physical developments of acceptable design
- ▶ Visual improvements to the public realm from removal of caged play areas, landscaping and boundary walls (Walpole Road)
- ▶ New sports hall and improved playing field secured for community use
- ▶ Compliant with local and national policy and not contrary to recent appeal decision referencing imbalance to local community
- ▶ No harmful impact to the local highways network
- ▶ Reduction in Highways impacts at Belle Vue Gardens
- ▶ Whole School Travel Plan benefit of the scheme and would address existing problems with ongoing monitoring for 5 years
- ▶ Less than substantial harm to CA's outweighed by public benefits including remedy to Walpole Road wall (identified in College CA character statement as being harmful as existing)
- ▶ **Application is recommended for APPROVAL subject to Section 106 and Conditions**

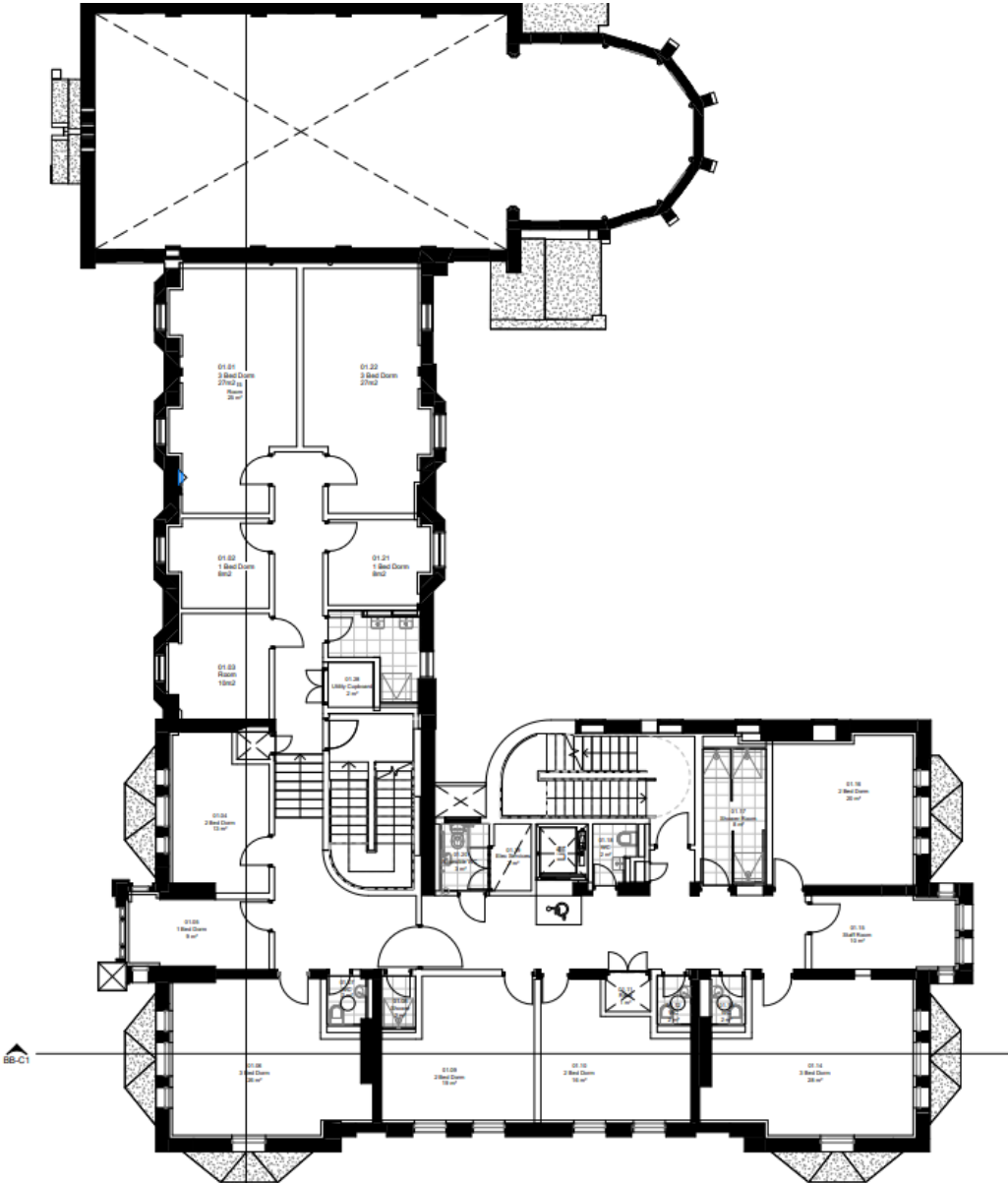
Existing condition of western wall on Walpole Road



First Floor of Converted Convent building



Ground Floor of new build at Convent site



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Ground Floor – St Marys site

