

# **PLANNING COMMITTEE ADDENDUM 2 56-67 Lewes Road Presentation**

**2.00PM, WEDNESDAY, 13 JANUARY 2021**

**VIRTUAL**

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# ADDENDUM

## ITEM

## Page

B BH2020/01696 - 56-57 Lewes Road - Full Planning

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# 56-57 Lewes Road

**BH2020/01696**



**Brighton & Hove  
City Council**

# Application Description

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- Demolition of existing building and redevelopment to provide student bed spaces (Sui Generis) in a building ranging from 3 to 4 storeys, plus redevelopment of existing basement level, a flexible retail/cafe unit (Class A1/A3) and ancillary uses comprising bin stores, cycle stores, laundry and office/reception and associated landscaping. (For information: proposal is for 60no student bed spaces and 211 sqm of retail/café floor space). (Amended plans)

# Map of application site

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3

001



# Proposed Block Plan



060





# Aerial photo(s) of site



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# 3D Aerial photo of site

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# Existing Lewes Road frontage

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# Caledonian Road Elevation

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# Existing Side (Caledonian Road) Elevation



Rear Elevation

Lewes Rd

Loading Bay



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## Rear Elevation: Caledonian Road Terraces/Entrance to Caledonian Court

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# Caledonian Road



Existing Cycle  
Parking &  
Loading Bay



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# View north along Lewes Rd





## View south along Lewes Rd



# Proposed Visual

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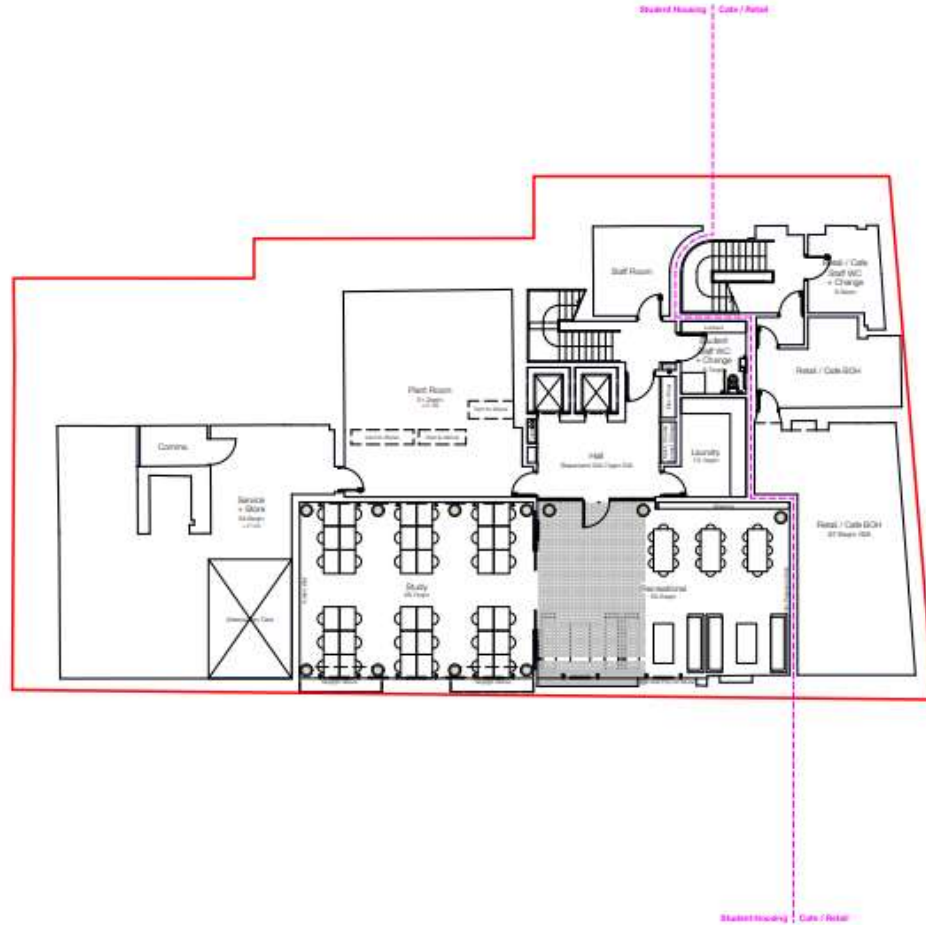
Visual  
“as submitted”

NB: design subsequently amended during the course of the application – now includes south-east corner section projecting 375mm over Caledonian Road.



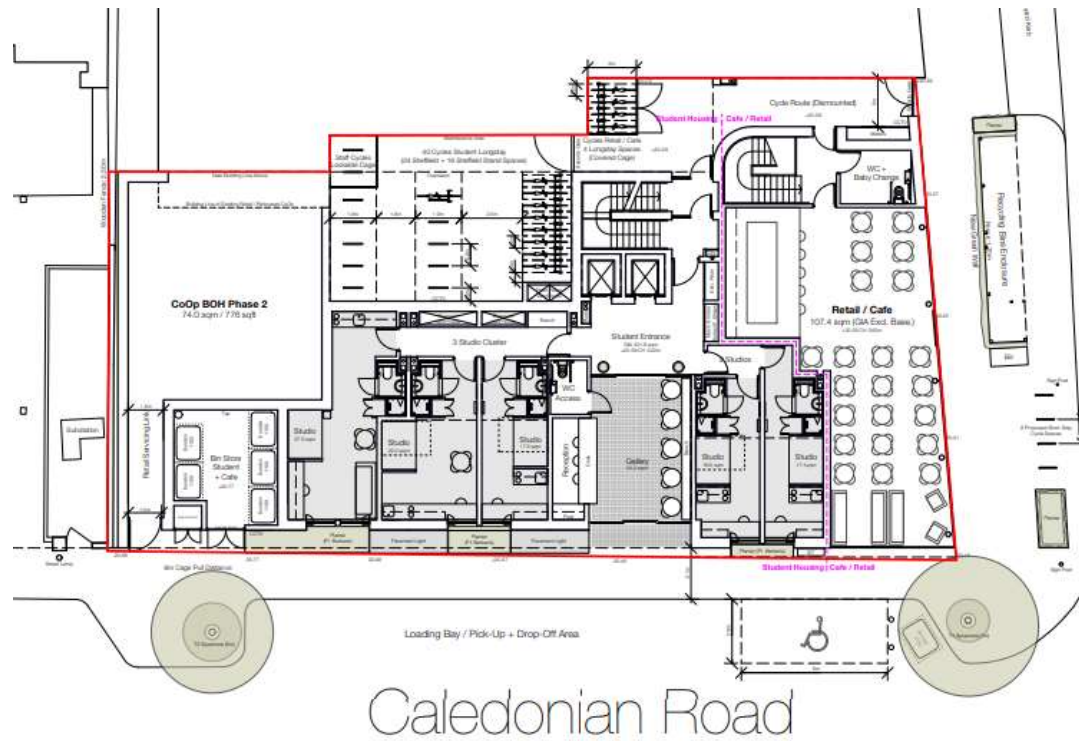
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# Proposed Basement Plan



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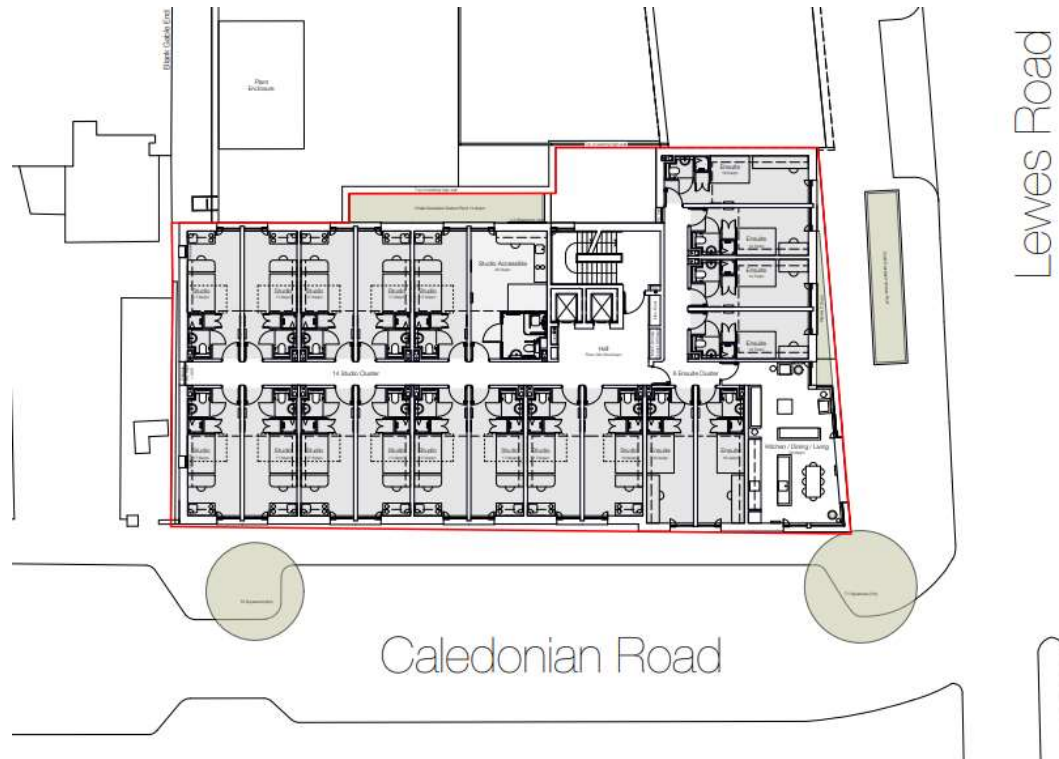
# Proposed Ground Floor Plan





# Proposed First Floor Plan

(Second & Third Floor Plans Similar)



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# Proposed Roof Plan



# Proposed Lewes Road Elevation (South-East)



# Proposed Caledonian Road Elevation (South-West)



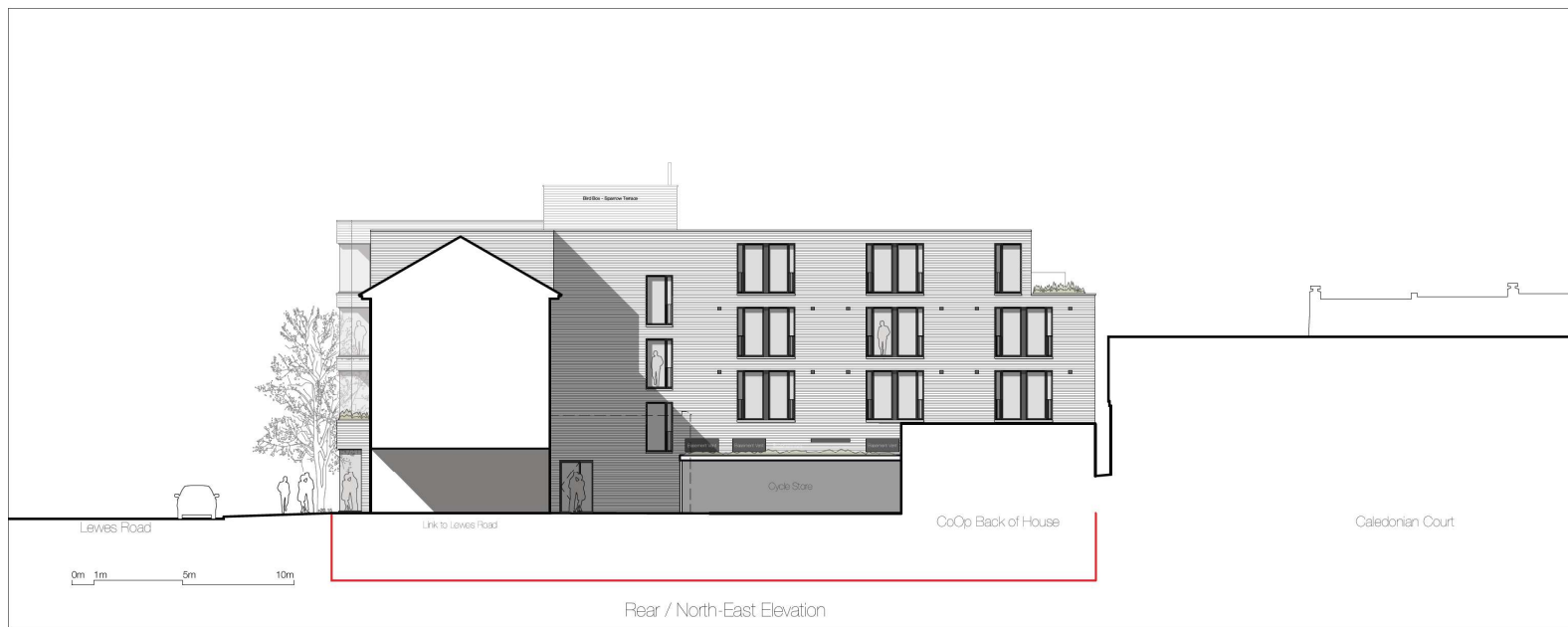
20

300





# Proposed Rear Elevation (North-East)

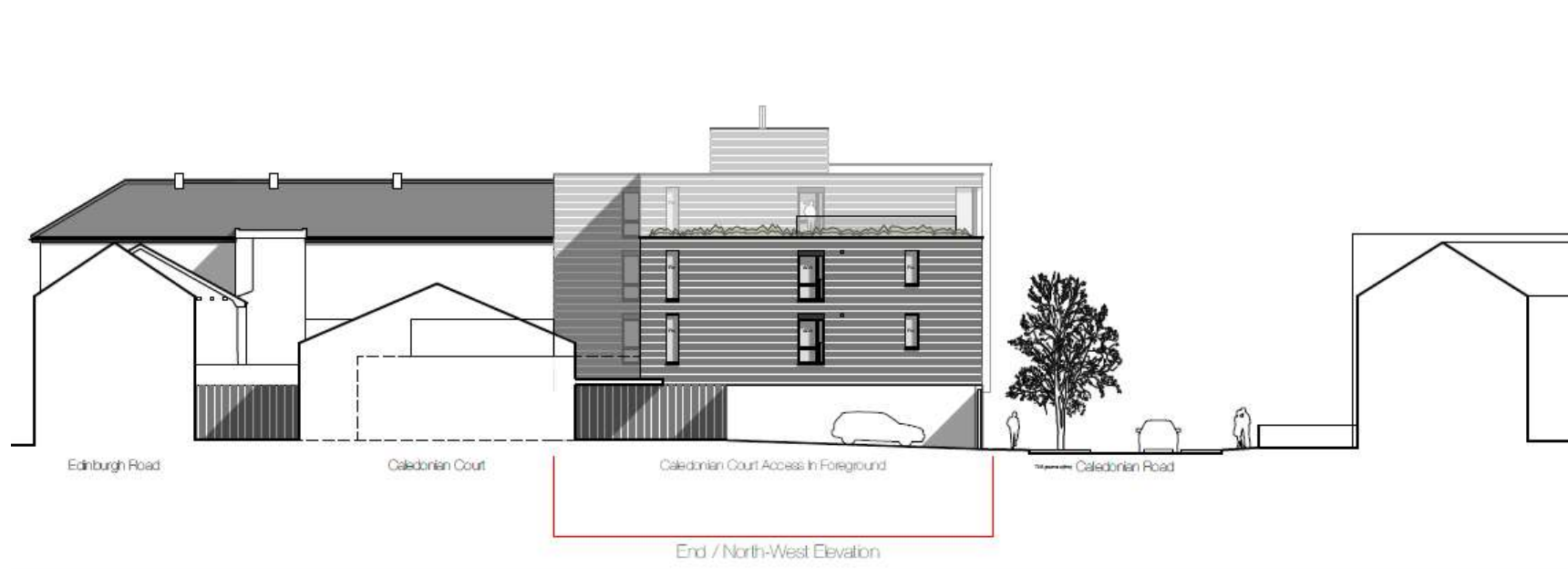


21

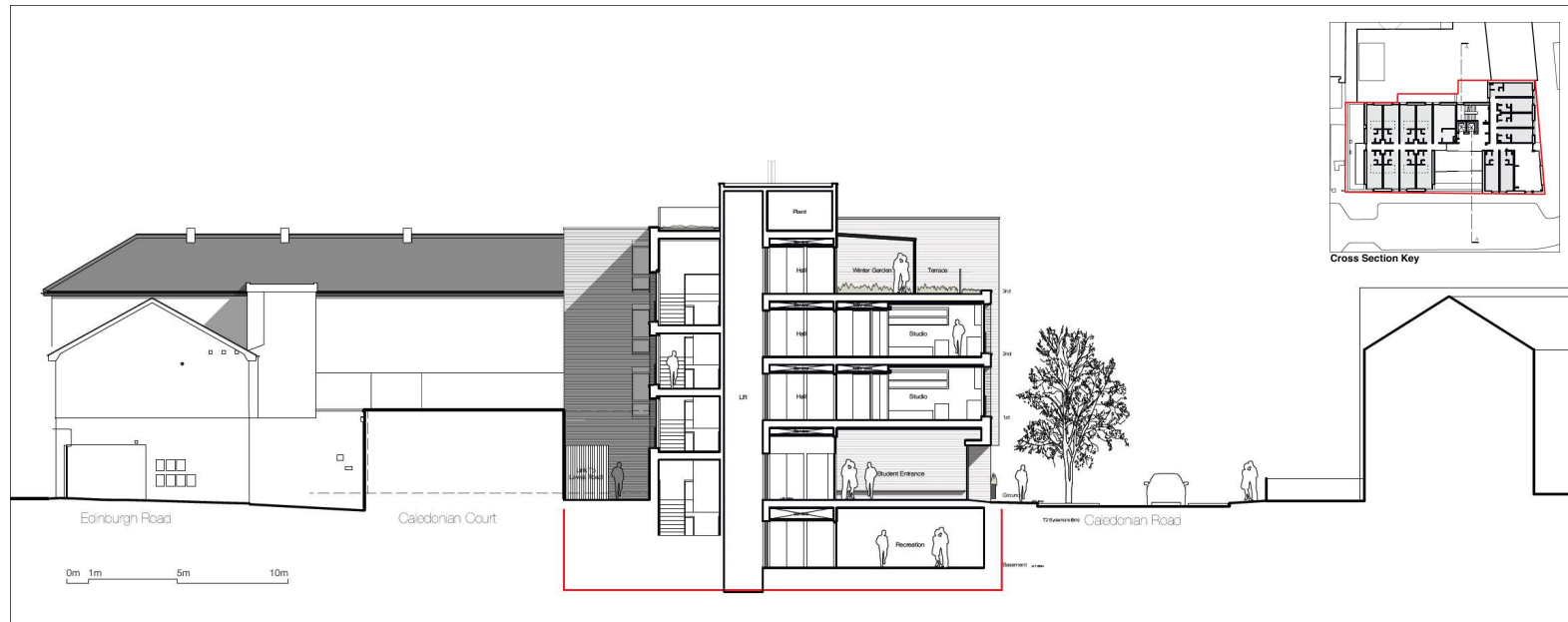
310



# Proposed North-West Elevation



# Proposed Cross Section AA



23

200



# Key Considerations

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- Principle of Purpose Built Student Accommodation
- Loss of Retail Use
- Design Scale and Massing
- Neighbouring Amenity
- Landscaping/Sustainability/Air Quality
- Transport Impacts



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# CIL/S106

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- CIL Liable
- Occupants must be enrolled within an established educational establishment within Brighton and Hove
- Developer Contribution of £6,000
- Construction Training and Employment Strategy

# Conclusion and Planning Balance

- Would provide 60 student studios with good standard of accommodation;
- Student housing would be in area allocated for such development
- Benefit of new flexible retail/café unit
- Scale and design in context with site and surroundings
- Designed to include biodiversity and ecology measures
- Designed to take account of neighbour amenity
- Highways impact acceptable, particularly as car-free