

**PLANNING COMMITTEE  
ADDENDUM 3  
Greater Metropolitan College  
Presentation**

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

**VIRTUAL**

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# ADDENDUM

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# Greater Brighton Metropolitan College

**BH2020/00550**



**Brighton & Hove  
City Council**

# Application Description

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Planning permission is sought for the Reserved Matters of the approved outline scheme (ref. BH2020/00326, which amended original ref. BH2018/02607).

Matters seeking approval are:

- o Appearance;
- o Internal Layout;
- o Landscaping

Details relating to access, external layout and the scale of the development formed part of the original outline planning permission (BH2018/02607).

# Application Background

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## **Original permission BH2018/02607 (as amended by BH2020/00326) granted:**

- Full planning permission for Site A (west of Pelham St): External alterations and internal refurbishment to the existing college building and redevelopment of the existing car park to provide 3 storey extensions to the existing college (D1 use), disabled parking spaces with new vehicular access, cycle parking spaces, open space and landscaping; and

- Outline planning permission for Site B (East of Pelham St): Demolition of York, Trafalgar and Cheapside Buildings and the erection of up to 135 residential units (C3 use) at maximum 6 storeys with associated new and relocated vehicular accesses, car and cycle parking (with all matters reserved except access, external layout and scale)

This application therefore seeks approval of the Reserved Matters relating to Site B.

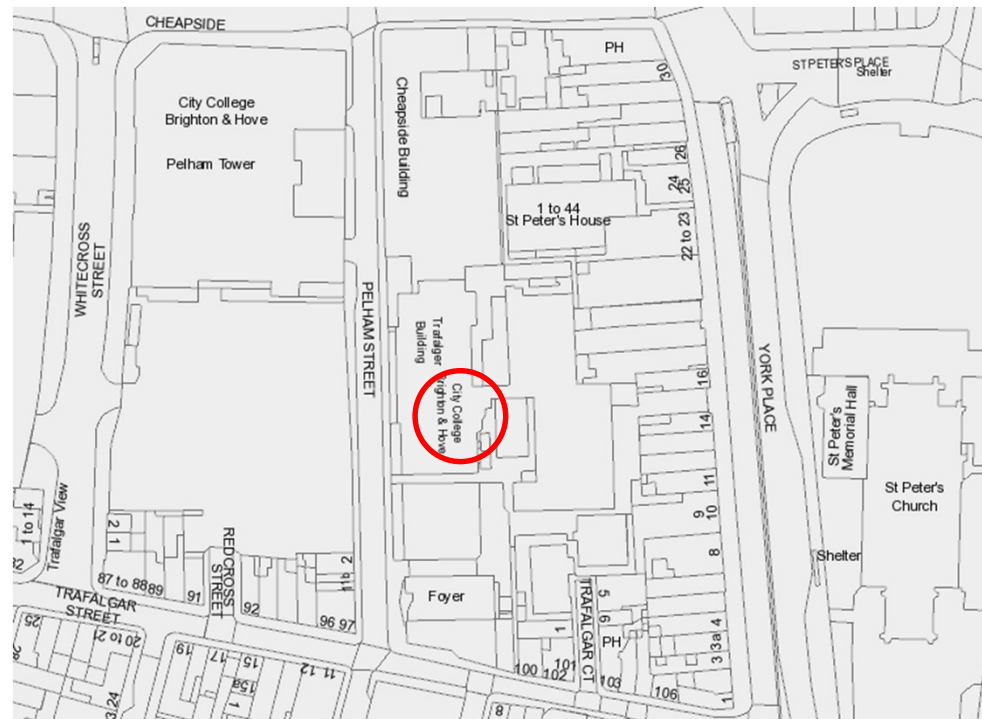
*NB: BH2018/02607 was amended by BH2020/00326 to remove the requirement for hermetically sealed windows to site B; and to alter the permitted vehicular access arrangements to the courtyard in Site B.*



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# Map of application site

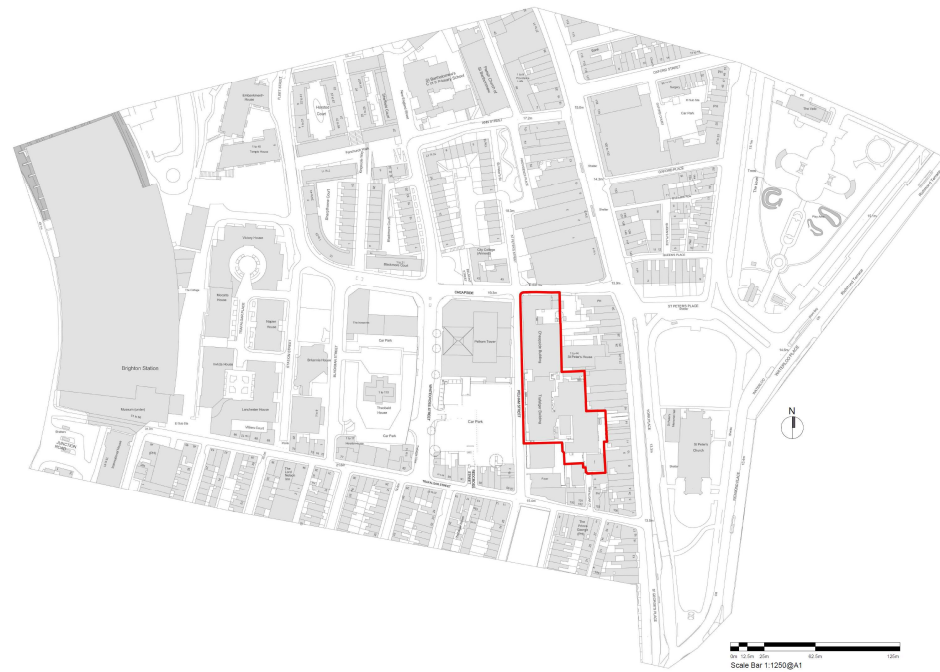
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# Existing Location Plan

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19034-HNW-ZZ-ZZ-DR-A-1100 P3



# Existing Elevations



**NB: Demolition of York, Trafalgar and Cheapside Buildings has already been approved through grant of Outline Planning Permission**



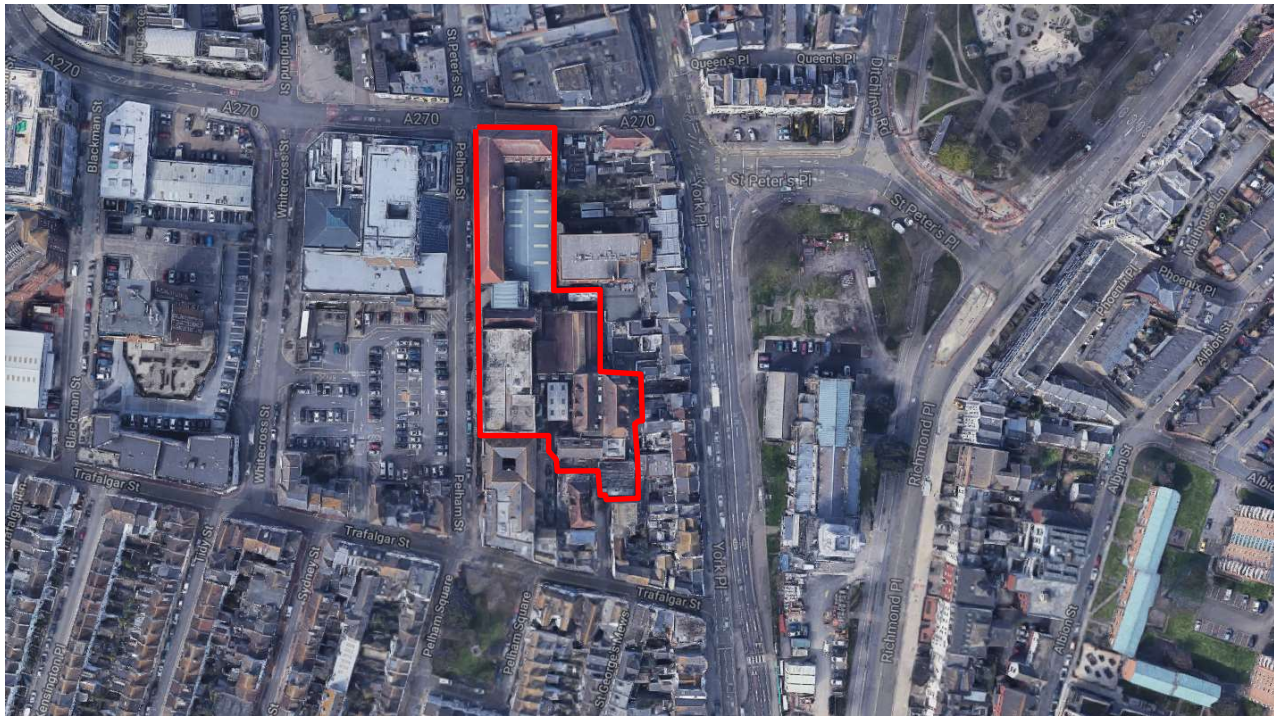
Note: Drawing Provided by Third Party

Scale	1:200
Scale	1:200
Project	Flathouse Number 3 L&S Parkin Street, Brighton
Client	hbw architects
Drawn by	hbw architects
Checked by	hbw architects
Date	15/08/2020
Scale	A1 - 1:200
Project No.	16034-HBW-22-CZ-OR-A-1300

hbw architects



# Aerial photo(s) of site



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# 3D Aerial photo of site

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# Pelham Street (View North)

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# Pelham Street (View Site A)

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# Pelham Street (View South)

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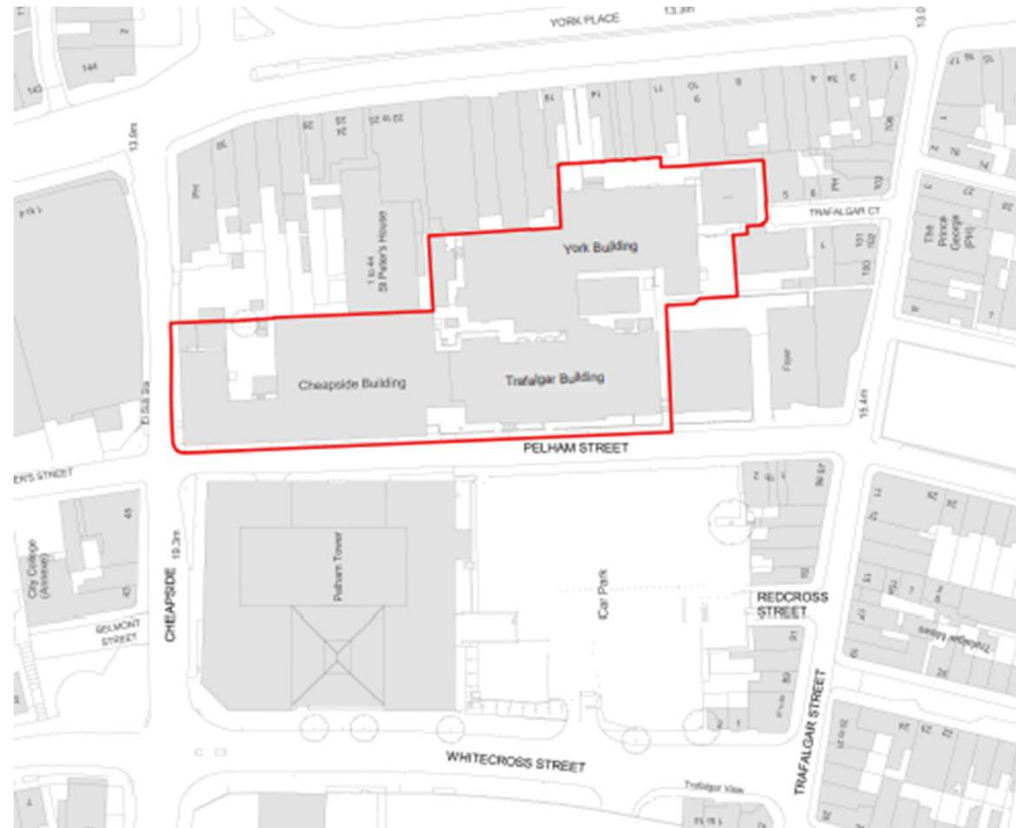
# Corner of Cheapside & Pelham Street

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# Existing Block Plan



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ID



# Proposed Block Plan

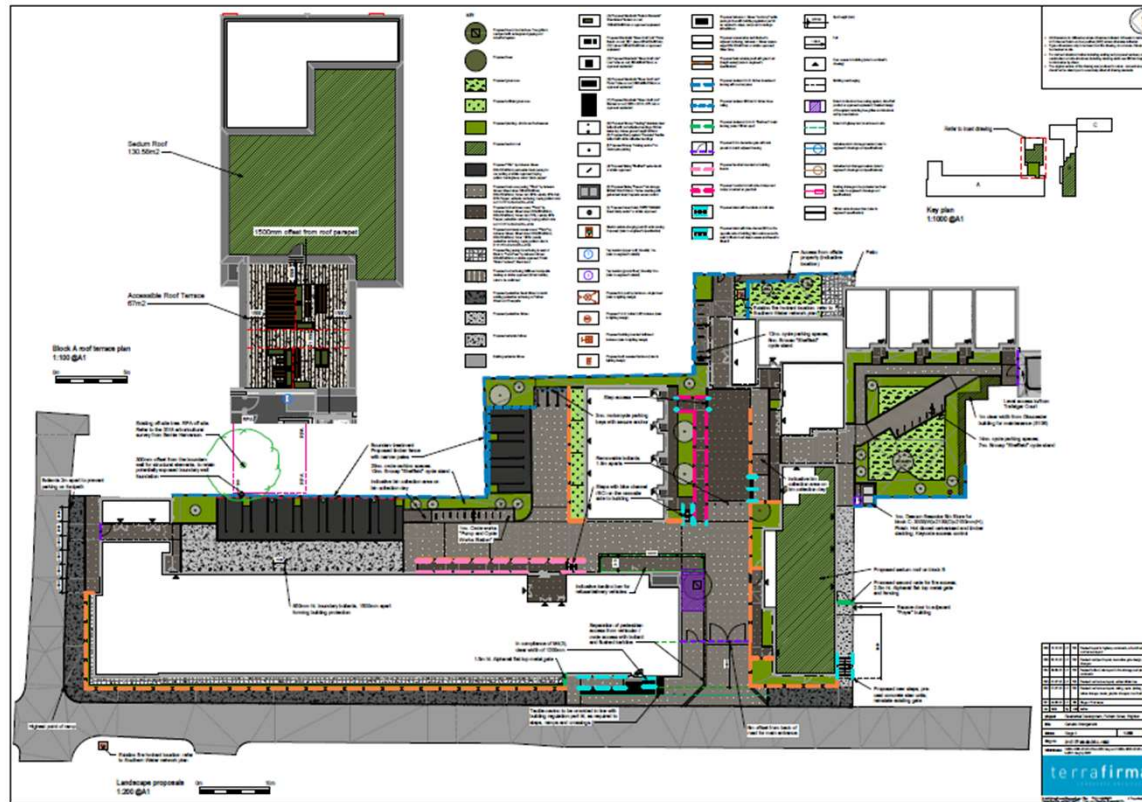


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ID



# Proposed General Arrangement Plan



# Number of units

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- Outline application BH2018/02607 approved on the basis of providing up to 135 units, with an accompanying indicative accommodation schedule showing 131 units.
- This Reserved Matters application proposes 135 units:
  - 1x Studio
  - 57x 1-bed
  - 65x 2-bed
  - 12x 3-bed

# Proposed Ground Floor (Block A)



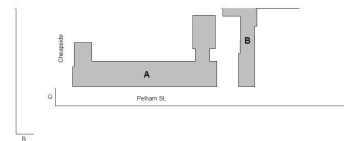
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# Contextual Pelham Street Elevation



Pelham Street Elevation - QQ  
1:250



19034-HNW-ZZ-ZZ-DR-A-2340 P4





# Contextual Cheapside Elevation



Cheapside Elevation - RR  
1:250

# Contextual Trafalgar Street Elevation



Trafalgar Street Elevation - VV  
1.2016



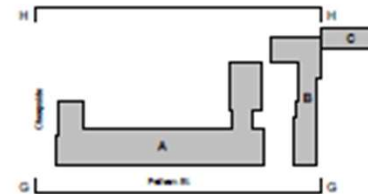
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# Proposed East Elevation



East Elevation - HH  
1:50



# Townhouse Elevations

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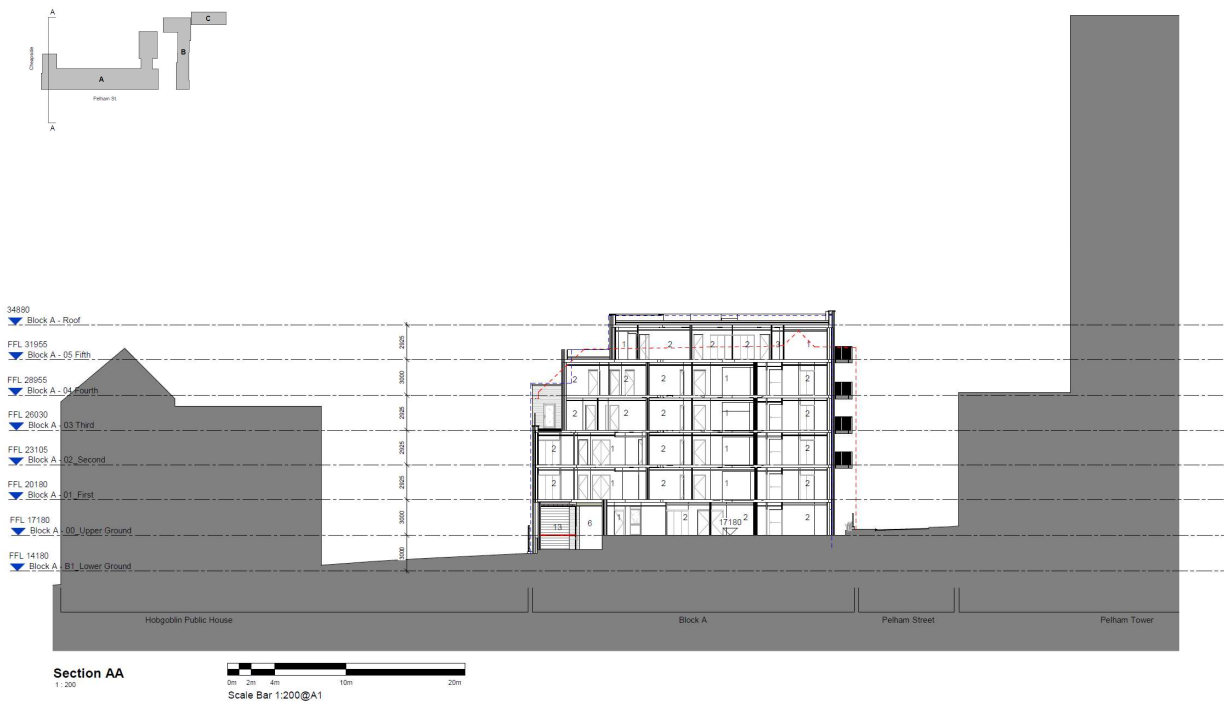
West Elevation - SS



East Elevation - TT



# Proposed Site Section(s)



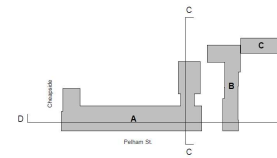
19034-HNW-ZZ-ZZ-DR-A-2303



# Proposed Site Section(s)



Section CC  
1:200



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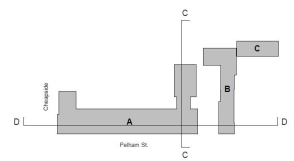
19034-HNW-ZZ-ZZ-DR-A-2301



# Proposed Site Section(s)



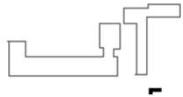
Section DD  
1:200  
Scale Bar 1:200@A1



19034-HNW-ZZ-ZZ-DR-A-2301



# Proposed Visual (Pelham Street)



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# Proposed Visual (Pelham Street)



# Proposed Visual (Cheapside)





# Proposed Visual (Trafalgar Court)



# Proposed Visual (York Place)



# Key Considerations in the Application

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- Access, External Layout and Scale of the development has previously been approved under the original permission BH2018/02607.
- Therefore, the issues of the principle of development (including loss of existing buildings), height/scale/footprint of proposed building, number of residential units, and impact on neighbouring residents have already been approved.
- The only relevant considerations in determining this Reserved Matters application are:
  - Appearance
  - Internal layout
  - Landscaping

# S106 table

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- Not CIL Liable
- s106 Heads of Terms:
  - Education Contribution - £110,351
  - Local Employment Scheme Contribution - £42,700
  - Recreation Contribution – TBC
- Outline application S106 secured transport impact measures, Travel Plan, Demolition Environmental Management Plan, Construction Environmental Management Plan, S278 highway works, and Employment and Training Strategy

# Conclusion and Planning Balance

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- Outline permission BH2018/02607 approved external layout, access and scale.
- The provision of 135 residential units is in accordance with the Outline consent, providing a significant contribution to housing supply with a good mix of housing. The proposed development allows for maximising the housing density of the site.
- Sensitively designed appearance of buildings to protect amenity levels, provide private amenity space where possible, and shared spaces in the form of a roof terrace and public open space, as well as shared internal amenity spaces.
- Careful consideration of constraints of restrictions of daylight & sunlight from tall neighbouring buildings
- Delivery of good quality design appearance of the buildings, whilst still providing an acceptable amount of amenity space for future occupiers.
- Only one public objection has been received (regarding matters already approved).
- Subject to completion of the Deed of Variation, this application is therefore recommended for approval.

