

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 6 OCTOBER 2021

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITEM		Page
A	BH2021/01845 - Brighton College, Eastern Road, Brighton - Full Planning - Presentation	1 - 30

Brighton College

BH2021/01845

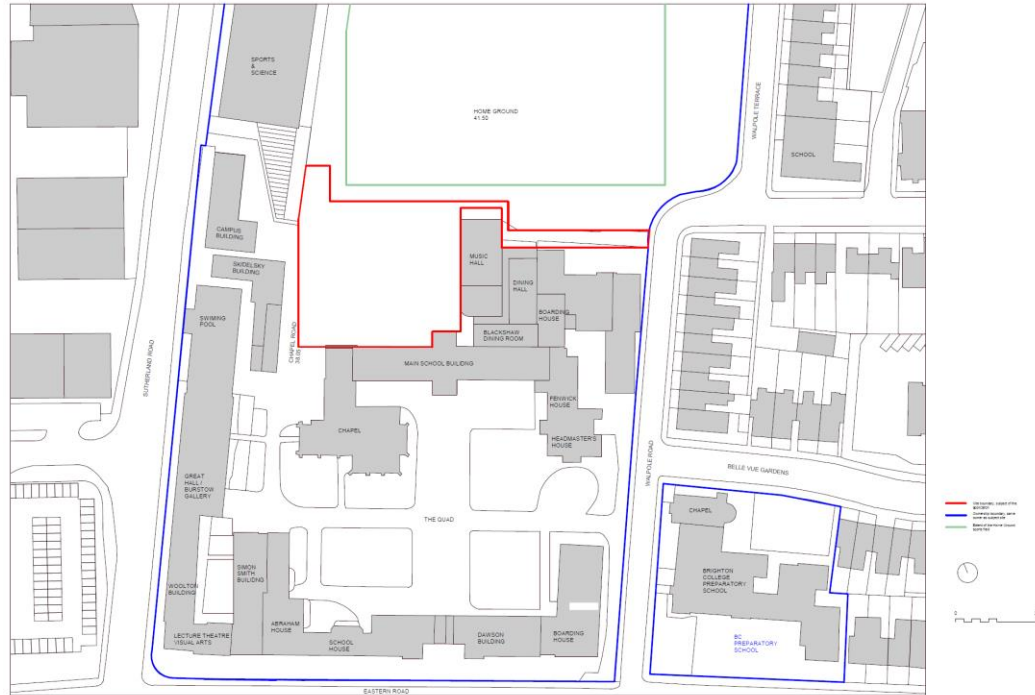


Brighton & Hove
City Council

Application Description

Erection of a new Performing Arts Building, incorporating a 400 seat Theatre, 2no Dance/Drama Studios, new 6th Form Centre, multiple new classrooms and offices, storage areas, a Cafe and associated works.

Post-Demolition Location Plan



4



Aerial photo of site



Photo of site



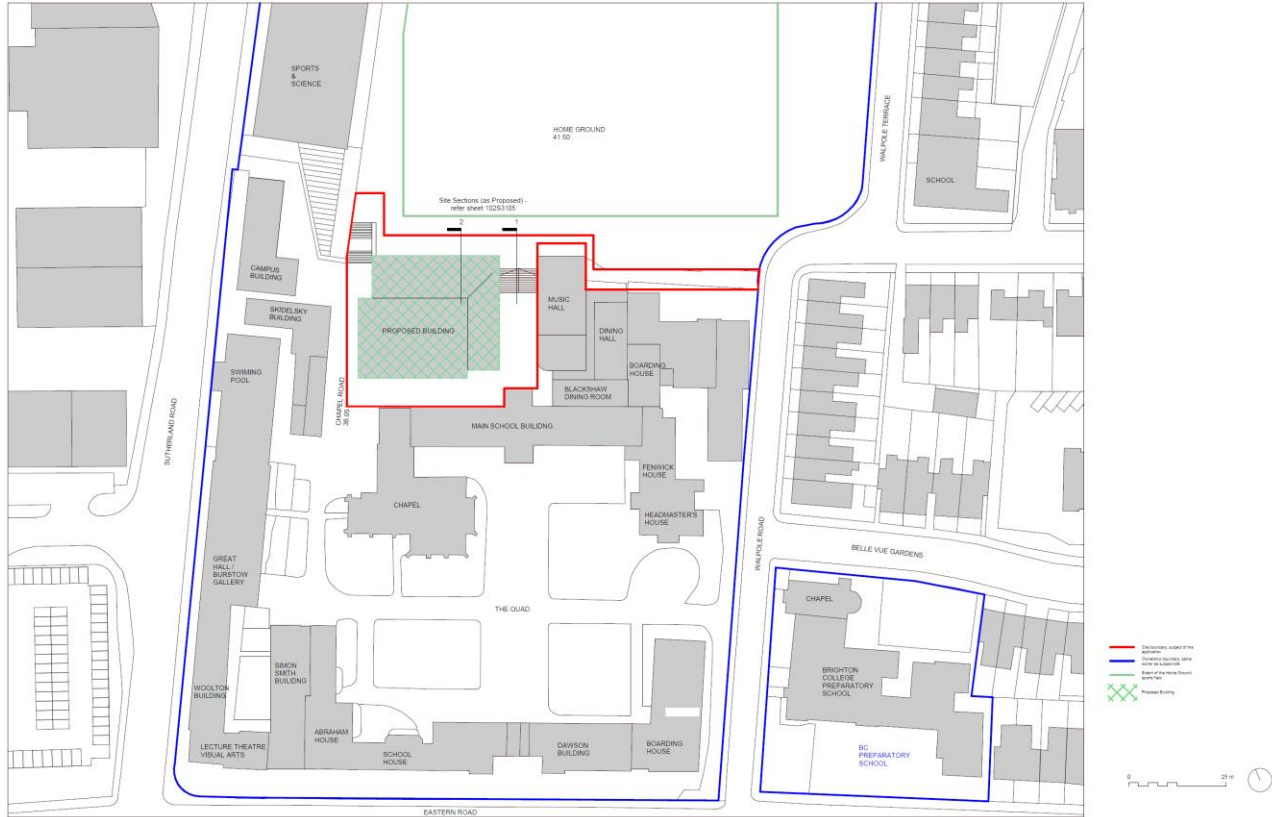
Other photos of site



Photos of site



Proposed Block Plan



6



Existing West Elevation

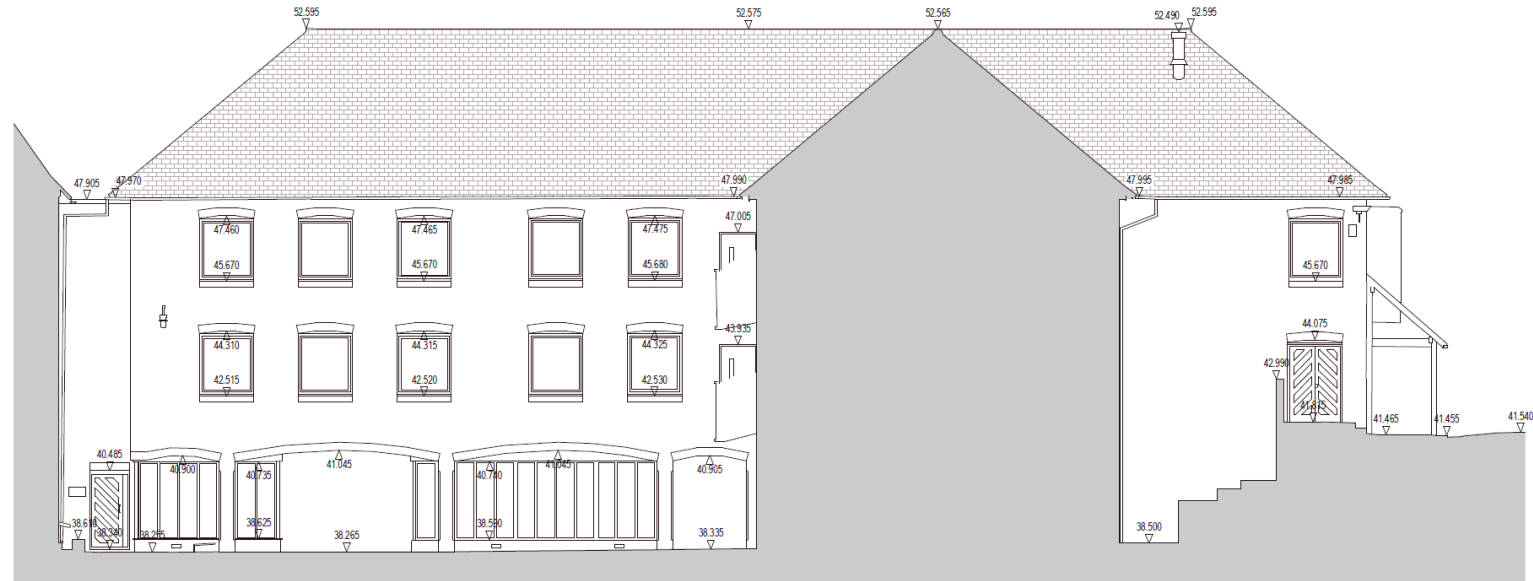
10



3 Existing_Lester Building West Elevation



Existing East Elevation



4 Existing_Lester Building East Elevation

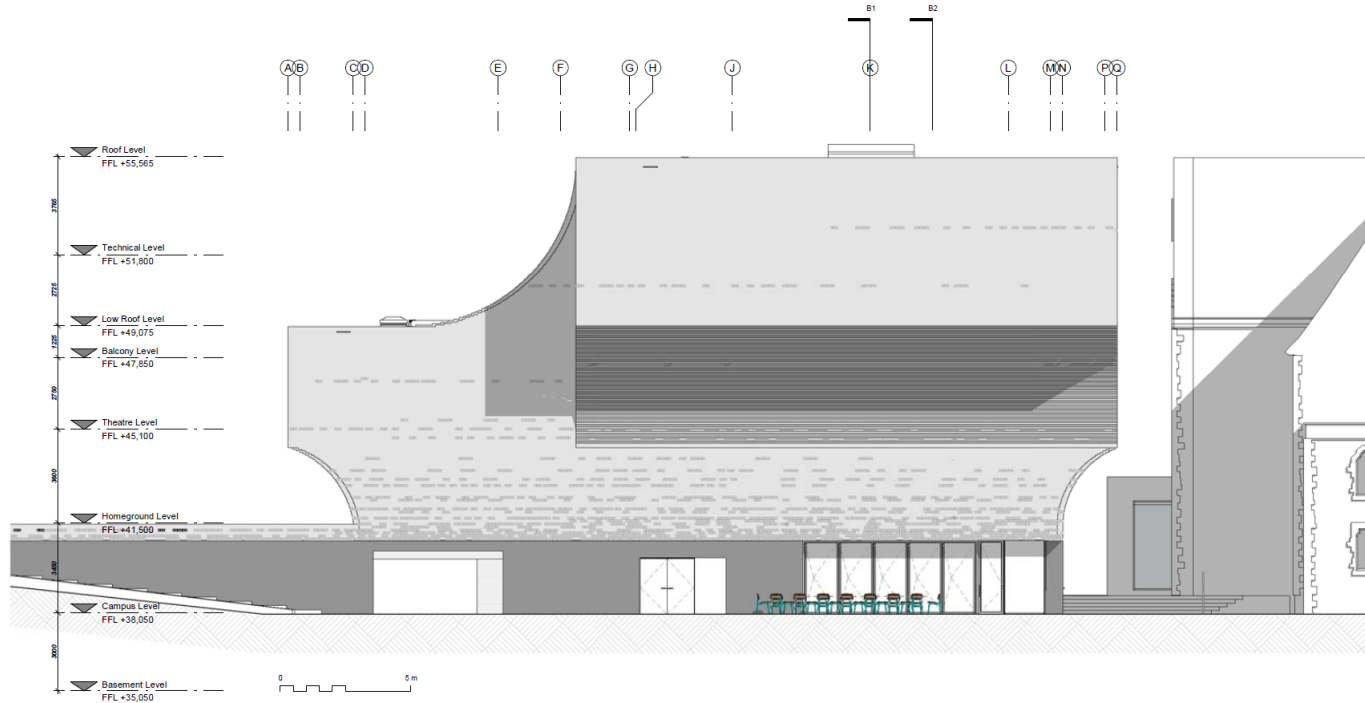


Proposed East Elevation



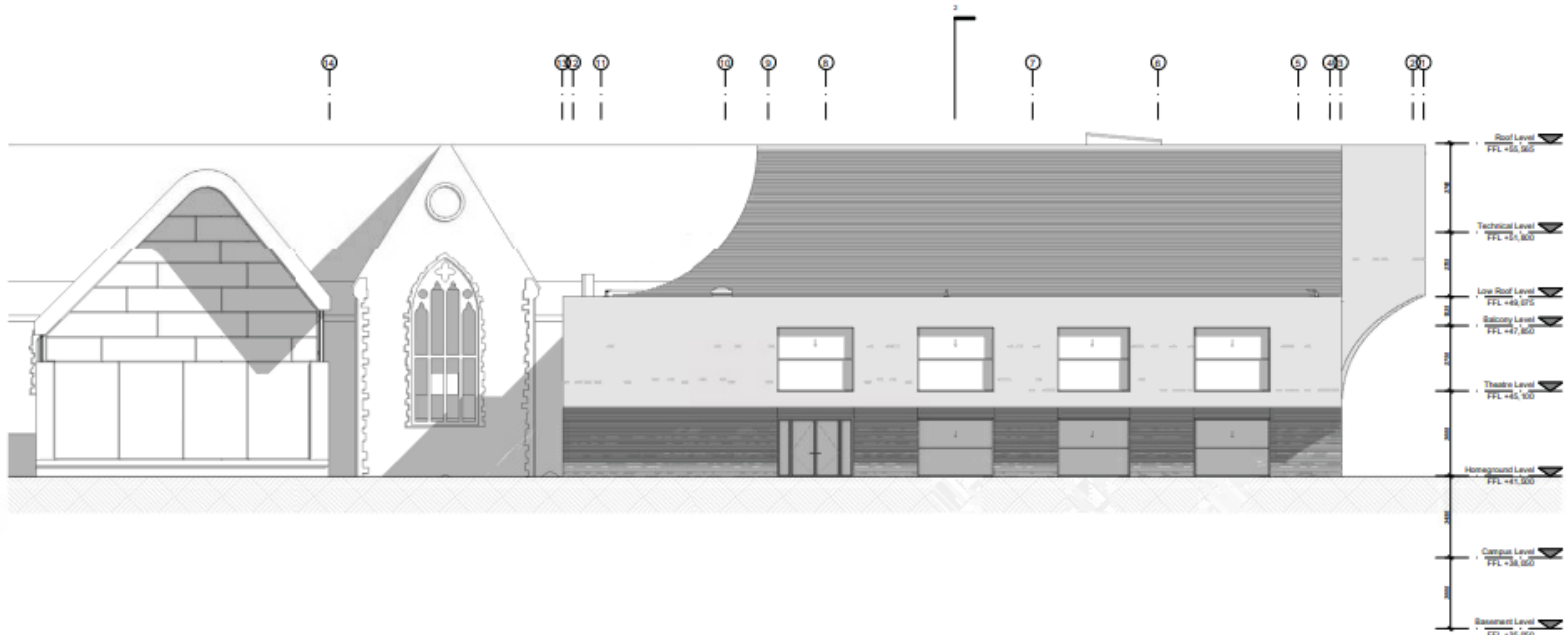
12

Proposed West Elevation



13

Proposed North Elevation

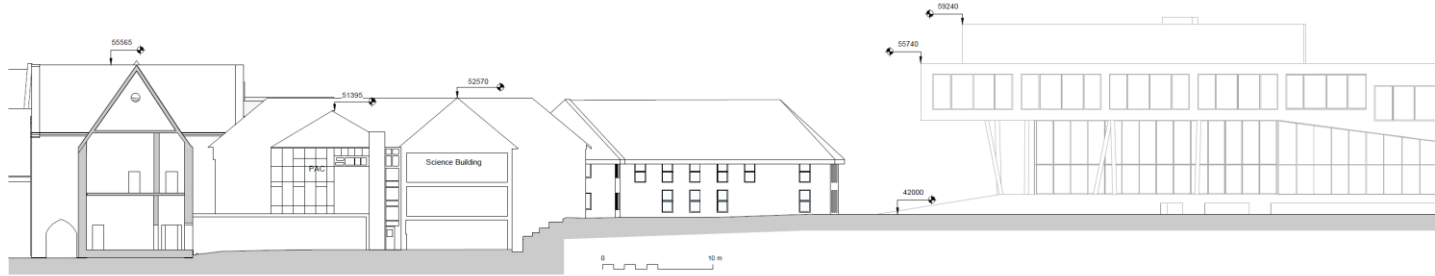


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ID

Existing Site Section(s)

15



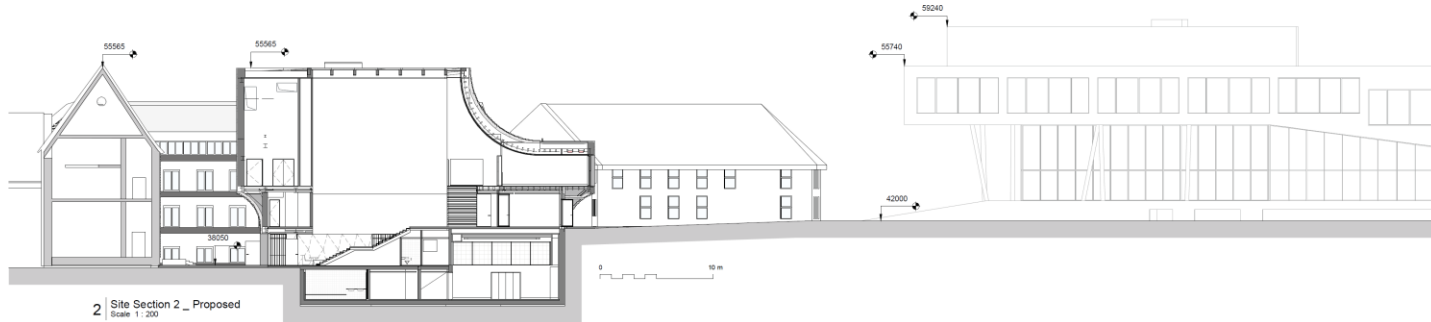
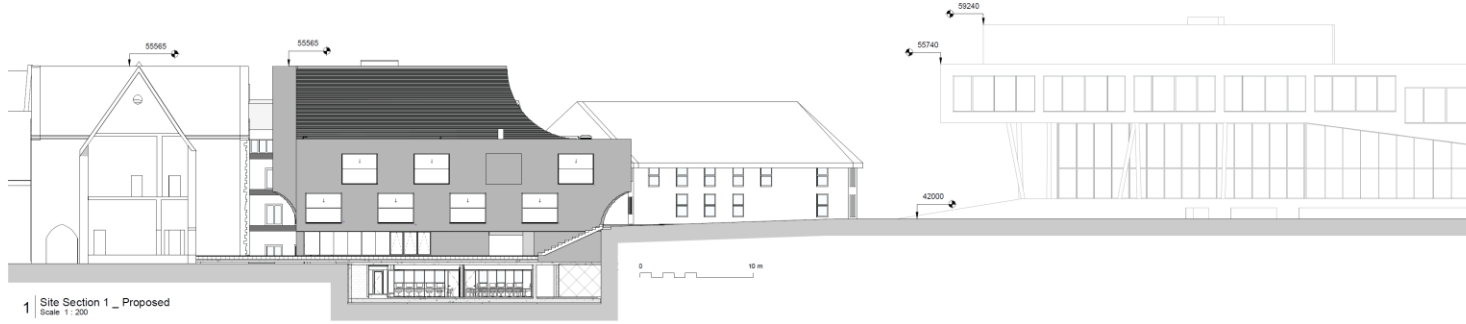
1 | Site Section 1 _ Existing
Scale 1 : 200



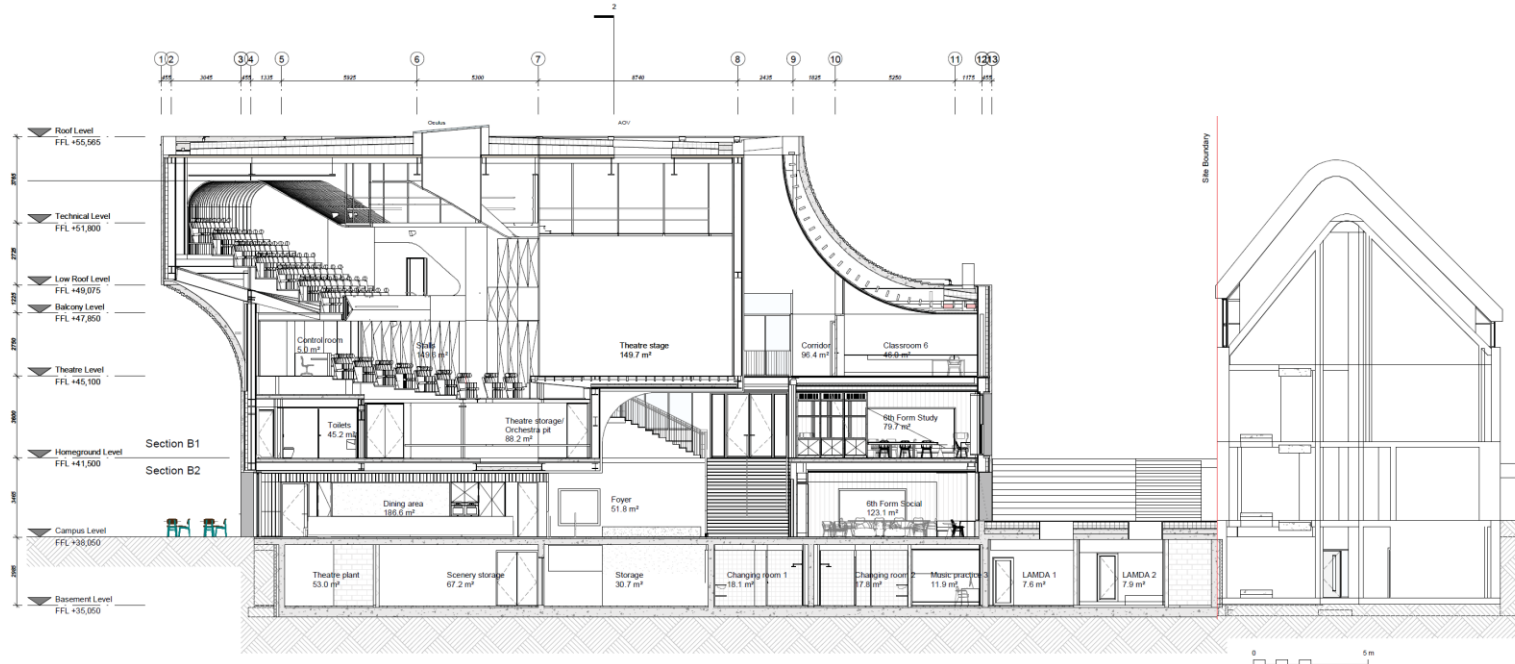
2 | Site Section 2 _ Existing
Scale 1 : 200

Proposed Site Section(s)

16

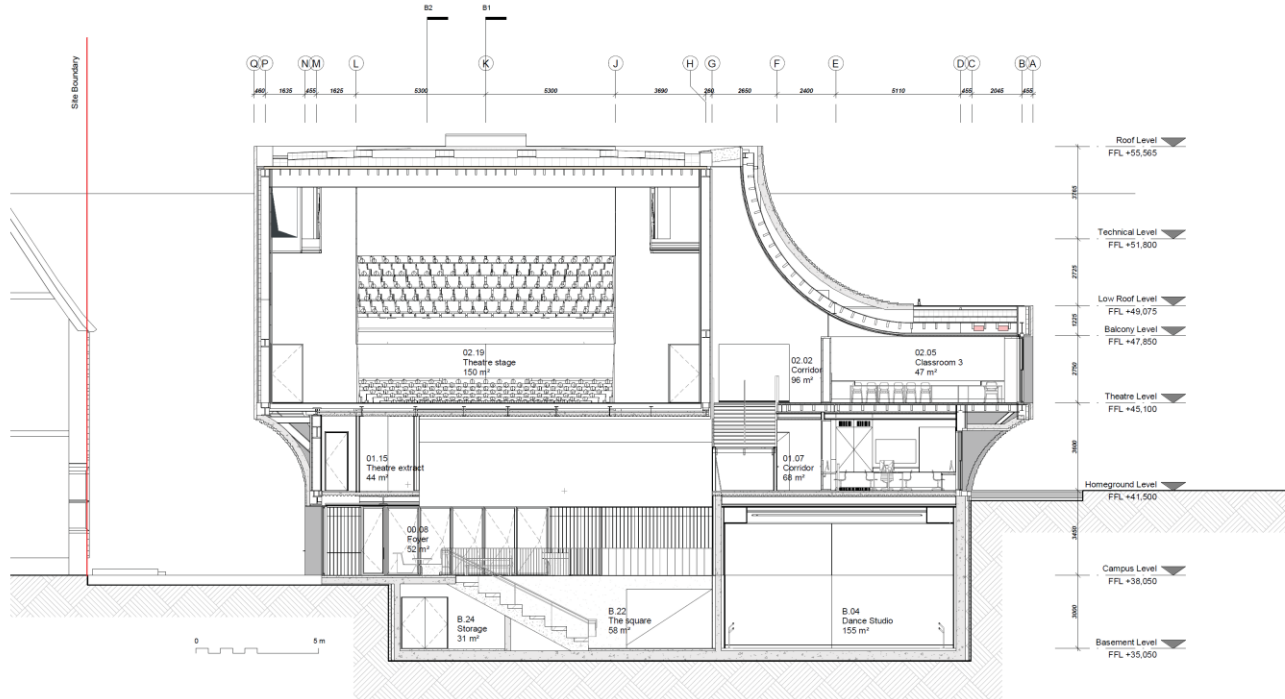


Proposed Site Section(s)



17

Proposed Site Section(s)



18

Visuals: Existing



19

ID

Proposed Visuals



20

ID

Proposed Visuals



21

Proposed Visuals

22



Proposed Visuals



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Proposed Visuals



quality is strengthened by taking the same gutter height as the Music building - three stories and ending the space with a grand staircase towards the Home Ground. These stairs function as an outdoor performance space for occasions, with Gilbert Scott's Main Building as an iconic backdrop.

The closed Music Building side facade is countered with a very open facade with views into the studios on the ground floor and large classroom windows on the upper levels. The courtyard floor is the roof of the music practice spaces and has glazed panels, allowing daylight in, and lightening up the courtyard when the building is used by night.

The creation of a new courtyard between the Music School and new building to reinstate the axis between the Main Building and Home Ground which will also act as a social space and outdoor performance area.



Materials



0



1



2



3



4



5



6



7



8



Materials

grey masonry



flint

Key Considerations in the Application

- Principle of development
- Design, appearance, scale and massing
- Impact on adjacent heritage assets
- Impact on residential amenity
- Sustainable transport
- Sustainability

S106 table

Employment

- Submission of an Employment and Training Strategy
- A financial contribution of £6,250 towards the Local Employment Scheme

Transport

- Submission of a Travel Plan with an accompanying Monitoring fee of £5,785.52

Conclusion and Planning Balance

- Principle of a replacement performing arts building is considered acceptable and has been established by previous planning and listed building consents relating to the site.
- The proposed performing arts building is considered to be of a high architectural quality, and the design and materials take cues from adjacent buildings.
- The scale of the proposed building is considerable and would have a strong presence on the campus. However, the fact that the proposal would open up physical and visual links between the Home Ground and the Grade II Listed Main Building would be a considerable heritage benefit.
- It is therefore considered that the proposal would result in less than substantial harm and when this limited harm is weighed against the (albeit limited) community benefits, on balance the scheme is considered to be acceptable.
- Approval of planning permission is recommended subject to the conditions above and a S106 agreement.

