

# **PLANNING COMMITTEE ADDENDUM Presentation – Item B**

**2.00PM, WEDNESDAY, 1 DECEMBER 2021**

**COUNCIL CHAMBER, HOVE TOWN HALL**

Agendas and minutes are published on the council's website [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk). Agendas are available to view five working days prior to the meeting date.

Electronic agendas can also be accessed through our meetings app available through [ModernGov: iOS/Windows/Android](#)

This agenda and all accompanying reports are printed on recycled paper

# ADDENDUM

ITEM		Page
B	BH2021/01845 - Brighton College, Eastern Road, Brighton - Full Planning	1 - 36

# Brighton College

BH2021/01845



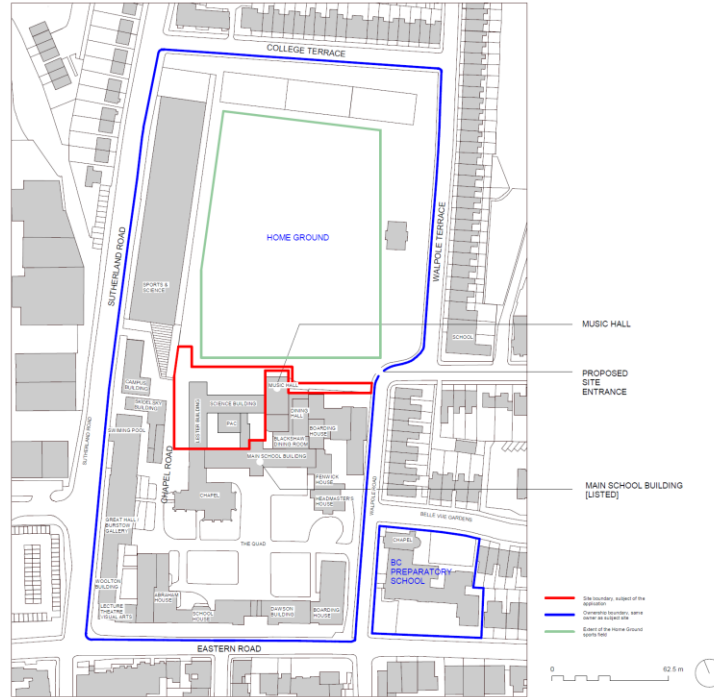
Brighton & Hove  
City Council

# Application Description

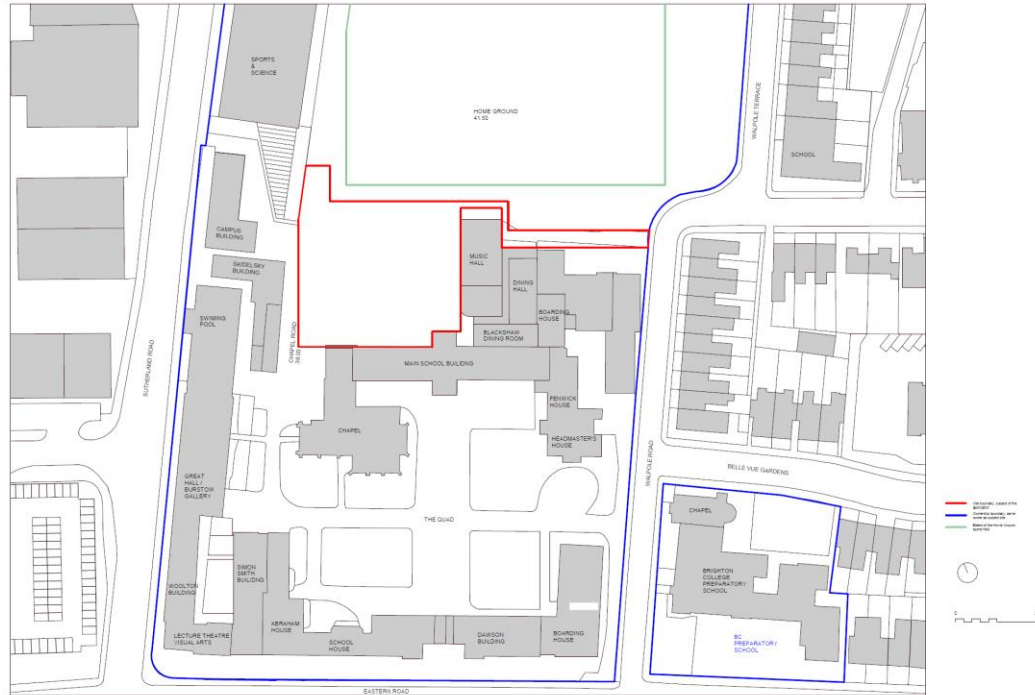
---

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.

# Existing Location Plan



# Post-Demolition Location Plan



# Aerial photo of site



# Photo of site

---





# Other photos of site

---

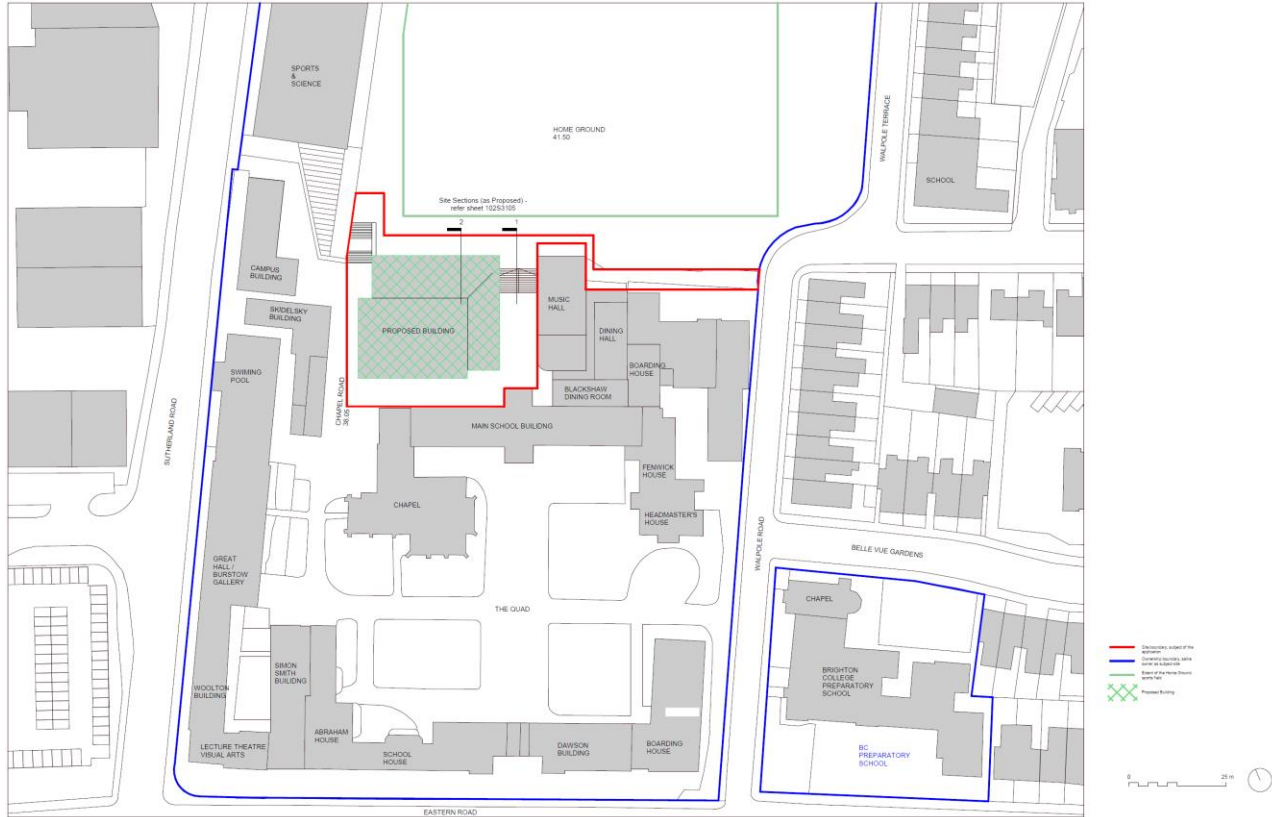


# Photos of site

---



# Proposed Block Plan



6



# Existing West Elevation

10

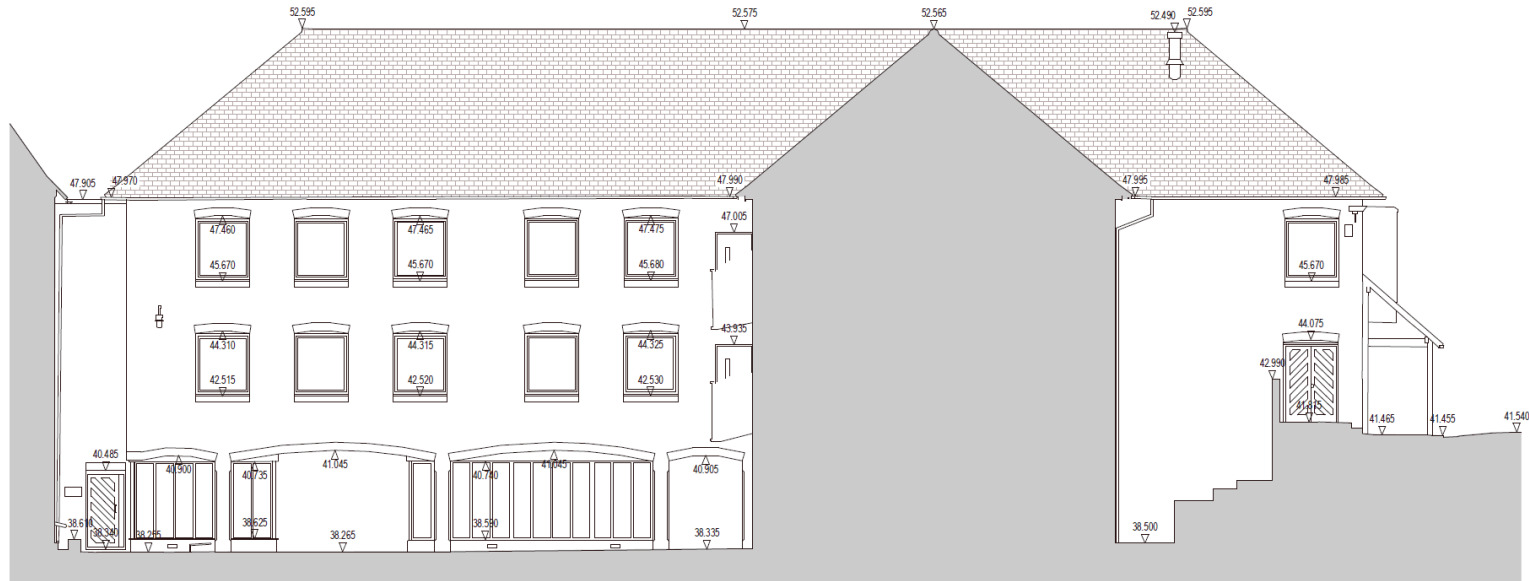


3 Existing\_Lester Building West Elevation



# Existing East Elevation

11



4 Existing\_Lester Building East Elevation

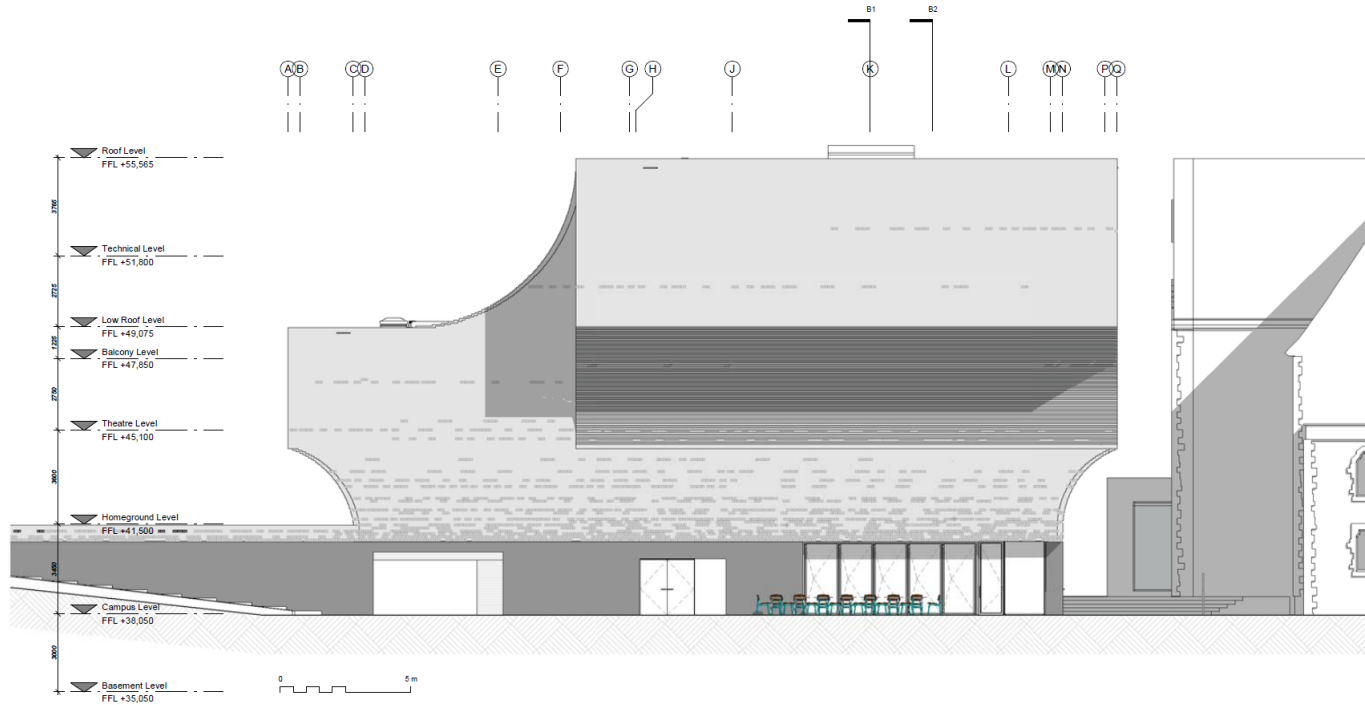


# Proposed East Elevation



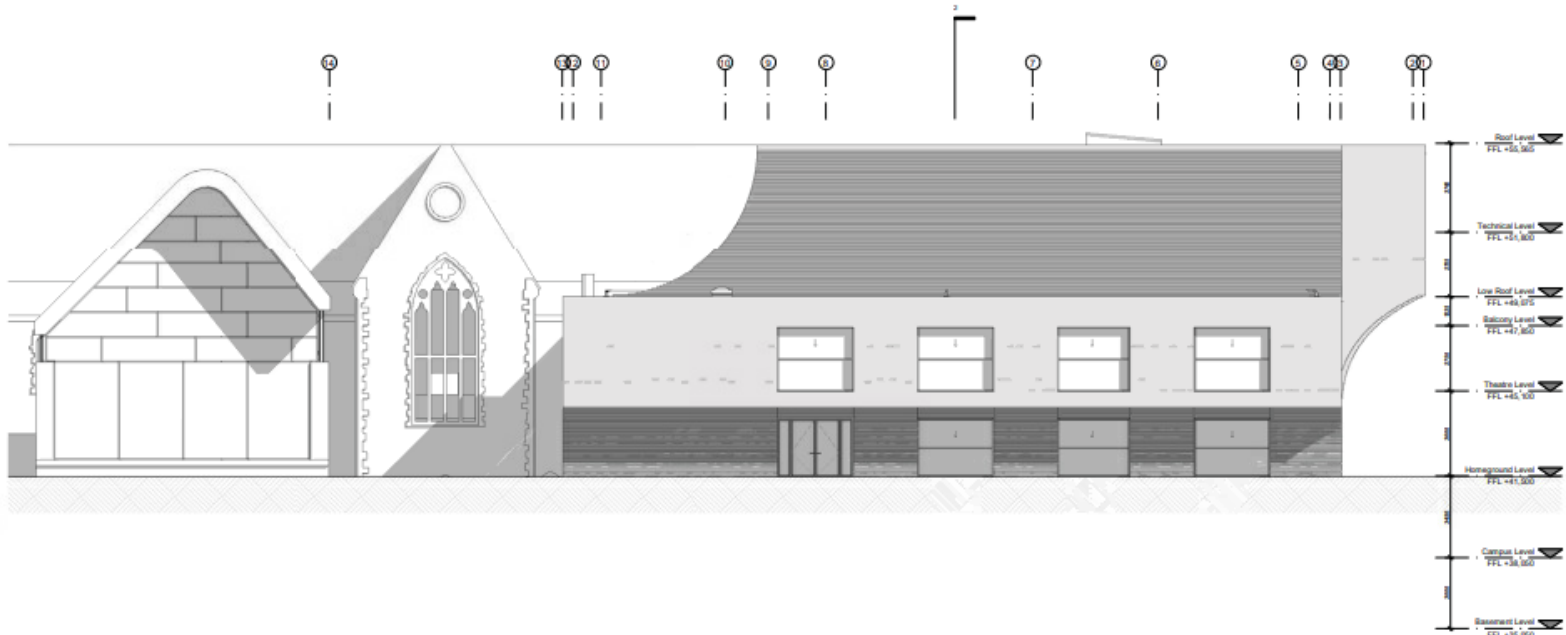
12

# Proposed West Elevation



13

# Proposed North Elevation



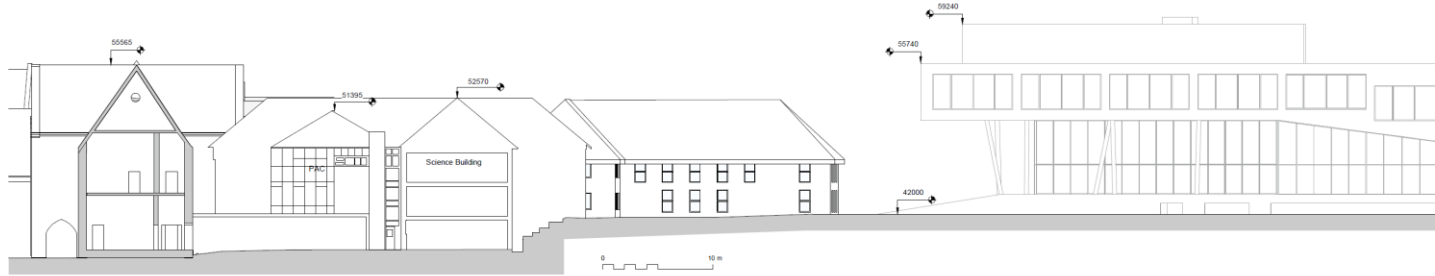
14

ID



# Existing Site Section(s)

15



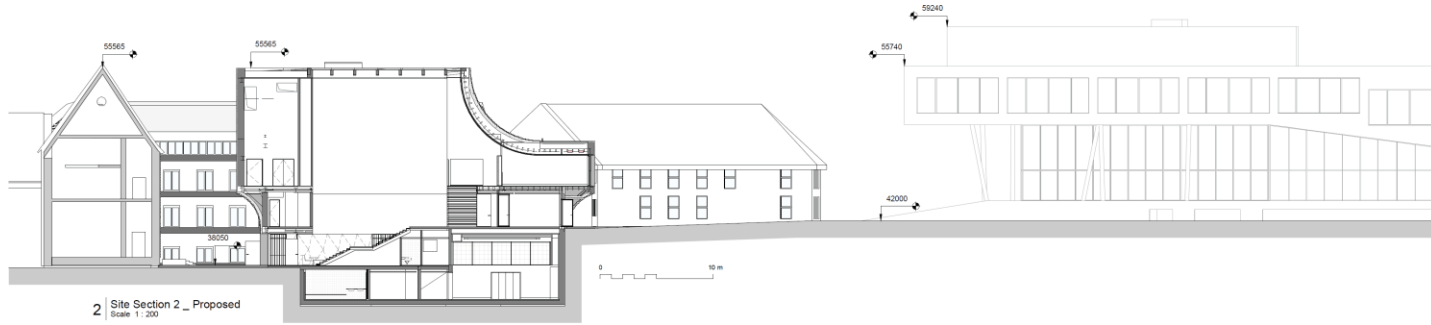
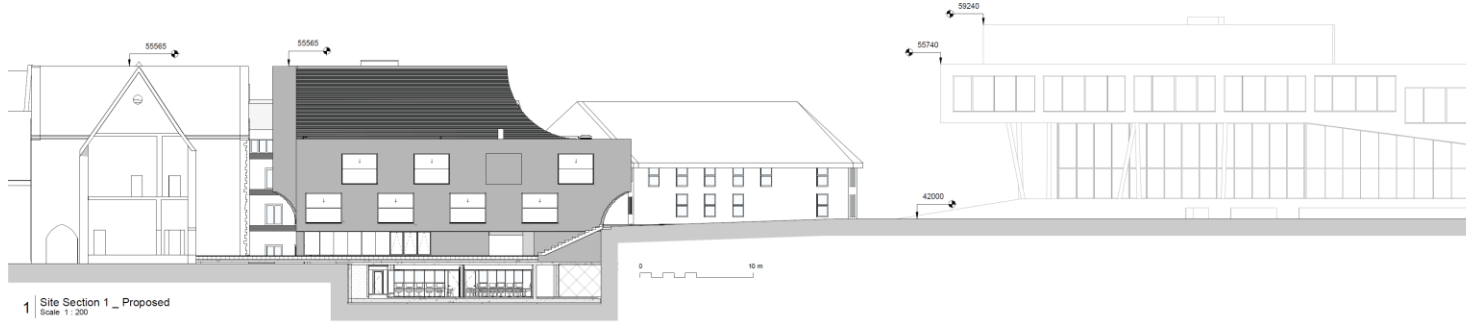
1 | Site Section 1 \_ Existing  
Scale 1 : 200



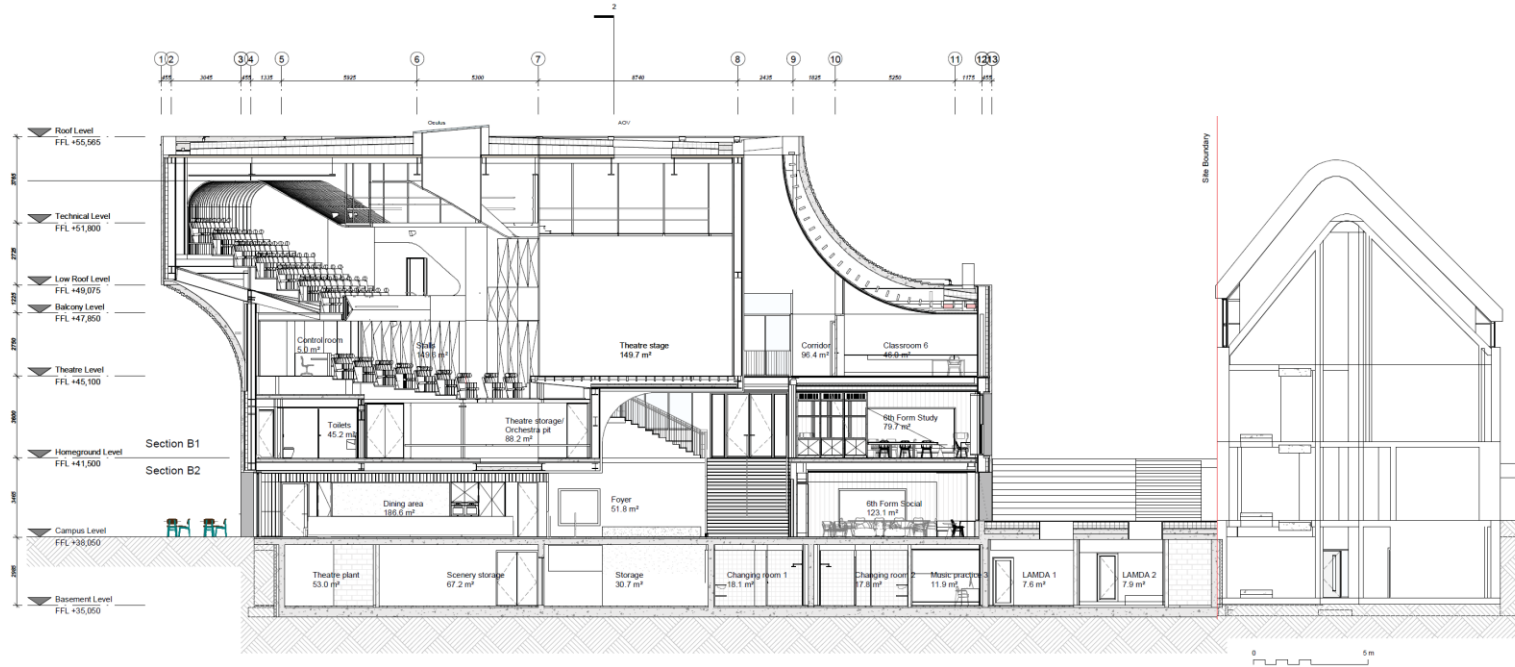
2 | Site Section 2 \_ Existing  
Scale 1 : 200

# Proposed Site Section(s)

16

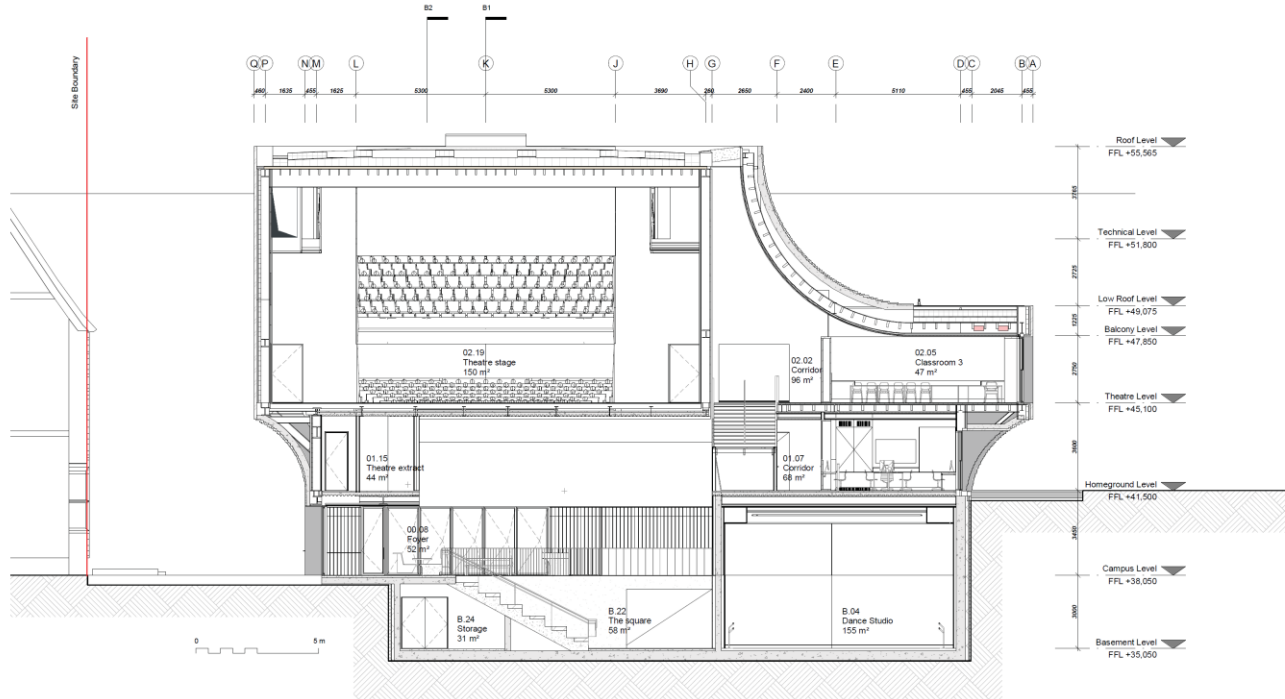


# Proposed Site Section(s)



17

# Proposed Site Section(s)



# Proposed Visuals

---



19

ID

# Proposed Visuals

---



20

# Proposed Visuals

21



# Proposed Visuals

---





# 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.

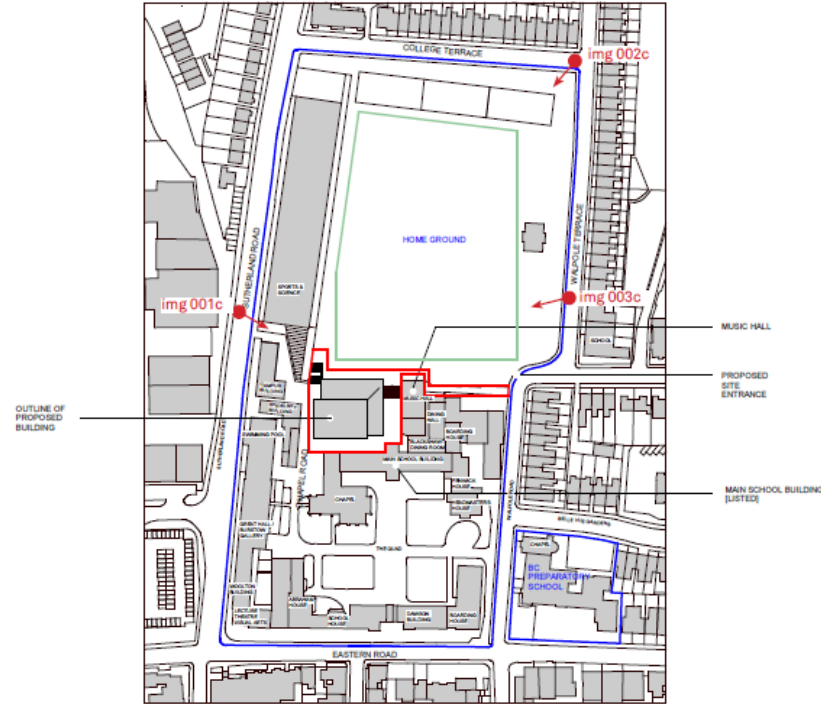
The closed Music Building side facade is countered with a very open facade with views into the studios on the ground floor and large classroom windows on the upper levels. The courtyard floor is the roof of the music practice spaces and has glazed panels, allowing daylight in, and lightening up the courtyard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



# Views from outside the site

24



# View from College Terrace

---



Brighton & Hove  
City Council

# View from Sutherland Road

---



# View from Walpole Terrace



# Materials



0



1



2



3



4



5



6



7



8



# Materials

---

grey masonry



flint

# Previously approved scheme (BH2012/02378) – north elevation / section



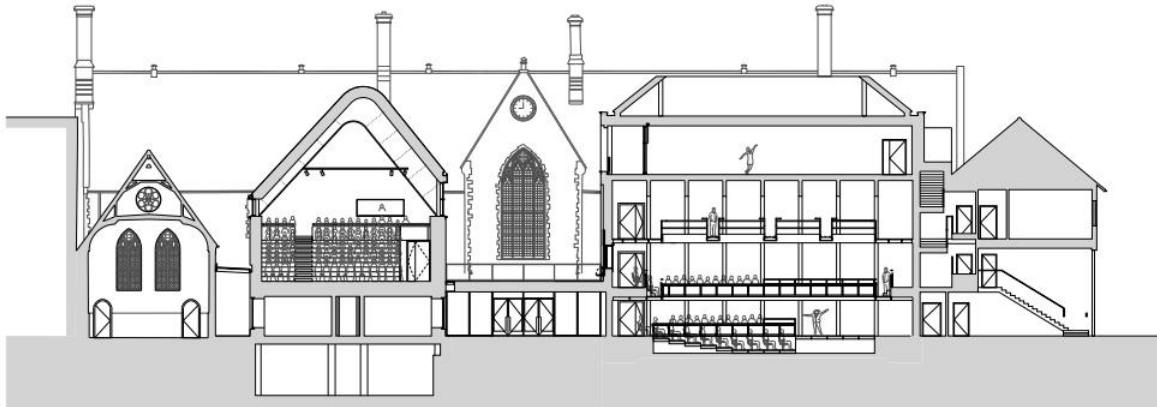
Dining Hall

Recital Hall

Drama building

Lester building

Proposed North Elevation





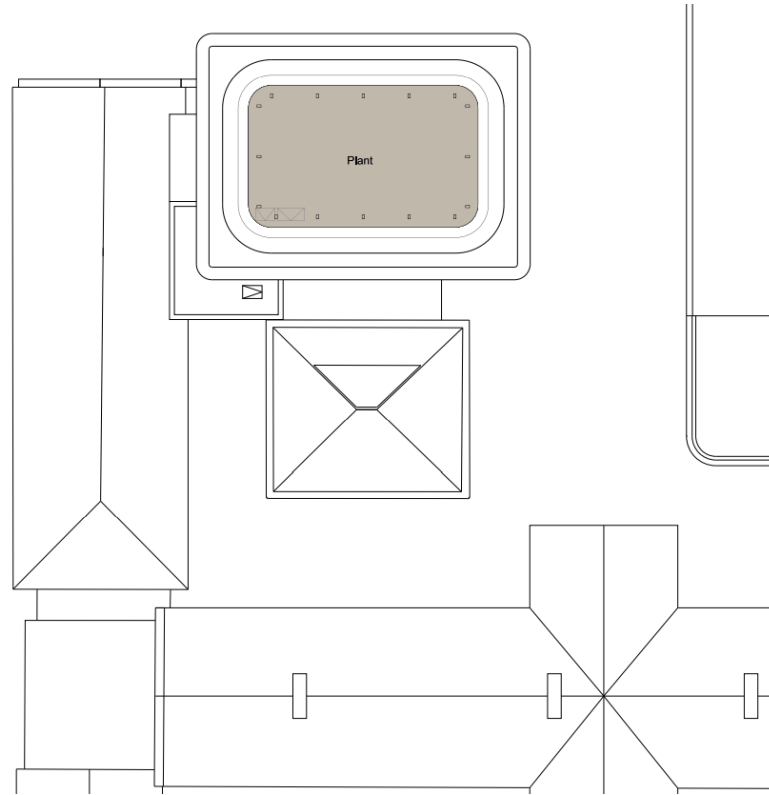
# Previously approved scheme (BH2012/02378) – east elevation

31



# Previously approved scheme (BH2012/02378) - roofplan

---



# 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.

