

<u>No:</u>	BH2018/01181	<u>Ward:</u>	Hollingdean And Stanmer Ward
<u>App Type:</u>	Reserved Matters		
<u>Address:</u>	Preston Barracks, Mithras House, Watt Building Lewes Road Brighton BN2 4GL		
<u>Proposal:</u>	Reserved matters application pursuant to outline permission BH2017/00492, as amended by BH2018/00636 and BH2018/01002, for approval of layout, scale and appearance relating to the University's proposed Business School and Linked Canopy, forming defined site parcels 1 and 2 respectively.		
<u>Officer:</u>	Sarah Collins, tel: 292232	<u>Valid Date:</u>	16.04.2018
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	16.07.2018
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	
<u>Agent:</u>	NTR Planning Clareville House 26-27 Oxendon Street London SW1Y 4EL		
<u>Applicant:</u>	The University Of Brighton And Cathedral (Preston Barracks) University of Brighton Mithras House Lewes Road Brighton BN2 4AT		

1. RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.
Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location Plan	PL-0301	S2.P3	16 April 2018
Block Plan Proposed	PL-0302	S2.P3	16 April 2018
Block Plan Proposed	PL-0501	S2.P3	16 April 2018
Floor Plans Proposed	PL-1100	S2.P3	16 April 2018
Floor Plans Proposed	PL-1101	S2.P3	16 April 2018
Floor Plans Proposed	PL-1102	S2.P3	16 April 2018
Floor Plans Proposed	PL-1103	S2.P3	16 April 2018
Floor Plans Proposed	PL-1104	S2.P3	16 April 2018
Floor Plans Proposed	PL-1105	S2.P3	16 April 2018
Floor Plans Proposed	PL-1106	S2.P3	16 April 2018
Roof Plan Proposed	PL-1107	S2.P3	16 April 2018
Roof Plan Proposed	PL-0502	S2.P3	16 April 2018
Elevations Proposed	PL-2001	S2.P3	16 April 2018
Elevations Proposed	PL-2100	S2.P3	16 April 2018

Elevations Proposed	PL-2101	S2.P3	16 April 2018
Elevations Proposed	PL-2102	S2.P3	16 April 2018
Elevations Proposed	PL-2103	S2.P3	16 April 2018
Sections Proposed	PL-3100	S2.P3	16 April 2018
Sections Proposed	PL-3101	S2.P3	16 April 2018
Sections Proposed	PL-3102	S2.P3	16 April 2018

2. Prior to commencement of development above slab level of the Business School/Academic Building, details of the signage/branding and/or artwork for the blank external wall on the south elevation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure a high quality external appearance is achieved and to comply with policies CP12 and CP13 of the Brighton and Hove City Plan Part One.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. The applicant is advised to enter into pre-application discussions relating to the Watts site and conditions 9, 10 and 59 with the council arboriculturist that may include the following:
 - a) a site visit to establish the exact distance from the retained trees that piling is to take place;
 - b) suitable tree protection methods, and
 - c) suitable landscaping close to trees to be retained.
3. It is recommended that the main pedestrian ground floor entrances to the Academic Building are wheelchair accessible and automated to ensure inclusive access for all, which should be shown on the plans/drawings submitted to comply with condition 51 of the outline consent.
4. It is recommended that 1.2m hedges or a suitable alternative at minimum 1.2m height is provided in order to provide adequate wind mitigation for the southeast corner of the Academic building, and that details of this are included within the landscaping proposals required by condition 59 of the outline consent.

2. SITE LOCATION & APPLICATION DESCRIPTION

- 2.1 The Watts site forms part of the wider Masterplan site known as Momentum Lewes Road, which consists of four land parcels:
- 1) The former Preston Barracks Site;
 - 2) The University of Brighton Mithras House car park;
 - 3) The University of Brighton Watts Building car park (the 'Watts site'), and
 - 4) The Lewes Road

- 2.2 The masterplan site area covers 5.32 hectares, and the Watts site lies north of the Preston Barracks site on the west side of Lewes Road. The site currently consists of a University car parking area which provides approximately 276 spaces and serves the adjacent 8 storey Watts Building and the 10 storey Cockcroft building amongst other academic buildings to the north of the site. The site extends up to the 'Watts Bank' Site of Nature Conservation Importance (SNCI) to the west. At the western edge of the car park is the Watts Annex building, a modular temporary building accommodating academic support services. The site lies approximately 300 metres distance from Moulsecoomb railway station to the north.
- 2.3 This application seeks approval of the Reserved Matters (condition 4) of the Outline consent (BH2017/00492 as amended by BH2018/00636 and BH2018/01002) for parcels 1 and 2 of the Watts site (Business School and canopy respectively):
- (i) Layout;
 - (ii) Scale;
 - (iii) Appearance.
- 2.4 Although layout and scale have been reserved by condition, both of these elements were considered under the original application as part of the Environmental Impact Assessment (EIA). This EIA included parameter plans which established an acceptable envelope of built development in environmental terms for the provision of the new Business School/Academic Building.
- 2.5 This reserved matters application proposes minor changes to the outline proposals and the detailed design, through detailed site plans and floor plans to confirm the layout, and elevations and sections to confirm the scale and appearance of the development (parcels 1 and 2). Planning Committee resolved to grant the reserved matters application for parcels 3 and 4 (multi-storey car park and access road) on 18th July, subject to a deed of variation to the s106 agreement which is currently being drafted.
- 2.6 The main changes to the outline proposals for parcels 1 and 2 are as follows:
- Increase of internal building floorspace (under detailed proposals) from 6,400 sq.m GIA to 7,090 sq.m GIA to accommodate the Welcome and Engage Facility and provide more useable internal floorspace. Despite the increase in floorspace the proposed building envelope remains within the originally approved EIA parameters plan; the west elevation has been set in by 1.5 metres, the south elevation has been set in by 3 metres, and the east elevation has been set in by 1m in comparison with the EIA parameters plan;
 - With the finalisation of the mechanical and electrical strategy for the building following the progression from outline to detailed design a flue has been added at roof level extending above the maximum EIA parameter height by 1.83m. The flue is required to provide an appropriate plant extract to meet emission dispersion requirements in accordance with air quality standards; and

- Removal of the canopy within site parcel 2 of the Watts site as a result of the University's preference for a single square canopy to the north, to be proposed through a subsequent planning application.
- 2.7 The New Academic Building will comprise a mix of flexible general purpose teaching spaces for use by the wider campus, dedicated business school learning spaces and computer labs, informal learning environments to encourage social interaction and flexible individual or group learning and open plan workplace to accommodate the business school staff.
- 2.8 The ground floor is entirely given over to public uses and contains the campus welcome & engage, a new front door to the campus and flexible event space to accommodate anything from a networking business event, art installation or fashion shows. The ground floor also contains the Business School enterprise centre and hub, a space to encourage engagement between students and wider industry and businesses. A publicly accessible café would be provided at first floor mezzanine level.

2.9 Pre-Application Discussions

These detailed proposals have been influenced by pre-application submissions and presentations to Officers, Members and the Design Review Panel under pre-app ref: PRE2017/00302.

- 2.10 The Design Panel response was, in summary, as follows:
This thoughtfully considered proposal is a positive addition to the Preston Park masterplan, and we commend the ambition to welcome the public, as well as academic staff and students into the building. Innovative façade proposals and the dramatic route through the atrium space are particularly successful, and in general we feel the building design has developed well. In order to continue improving the scheme, a more responsive approach to the varying conditions on the different sides of the building should be taken, and the way the ground floor event space could be used further explored.
Our main area of concern is in how surrounding public spaces are resolved and we feel Bridge Square in particular requires further development. At the lower level, potential conflicts between vehicles and pedestrians should be tested further, and at the upper level, consideration should be given into how this could become a more valuable amenity space.
- 2.11 The Members' response was, in summary:
The proposed cladding together with the full height glazing to the lower floors, are important elements of the building. Councillors are of the view this will complement the wider development and the University's Moulsecroomb campus.
- 2.12 *Samples and product specifications of the external materials are requested to be submitted with the reserved matters application.*

[NB: This is already required by condition 5 of the original outline consent therefore this would not be necessary.]

- 2.13 *The loss of the canopy should be justified in the reserved matters submission.*

Councillors want to understand how the landscaping proposals would be integrated within the overall landscaping proposals linking to the wider Moulsecoomb campus and suggest that an application for the wider landscaping works should be submitted at the same time as the reserved matters. The reserved matters should also include full details of all hard and soft landscaping, including the design of the seating in this area.

[NB: The reserved matters includes only parcels 1 and 2 and not the landscaping, therefore the applicant is not required to submit landscaping details for this application. The landscaping details are to be submitted under condition 59 of the original consent, and a key consideration will be how the landscaping on each parcel integrates with the wider campus and masterplan site.]

2. RELEVANT HISTORY

BH2018/00689

Reserved matters application pursuant to outline permission BH2017/00492 for approval of layout, scale and appearance relating to the University's proposed multi-storey car park and access road, forming defined site parcels 3 and 4 respectively. Committee Resolved to Grant 18.07.2018 subject to deed of variation to s106 agreement.

BH2018/01002

Application for variation of condition 1 of application BH2017/00492 (see original description) as amended by BH2018/00636 in order to make changes to the Central Research Laboratory (CRL), including changes to the external facade and roof profile, single storey front and side extensions, internal reconfiguration to provide an additional 498sqm GEA employment floorspace (Class B1) and changes to the access arrangements into and within the building. Approved 20.07.2018

BH2018/00636

Non Material Amendment to BH2017/00492 to revise extent of Parcel 3 (Multi Storey Car Park) and Parcel 4 (Access Road). Approved 26.03.2018

BH2017/00492

(Full application) Preston Barracks Parcel: Demolition of existing buildings and construction of (B1) 7 storey Central Research Laboratory, Student Accommodation (Sui Gen) providing 534 bed spaces within 3 blocks of 13, 11 and 15 storeys, 369 (C3) residential units in 8 Blocks with a range between 2 and 10 storeys, 264sq.m workshop space (B1), 301sq.m flexible commercial space (A1/A3/B1), 334sq.m retail space (A1/A3), parking, public realm works and landscaping.

Mithras Parcel: Demolition of existing building (Steam House) and construction of a mixed use Campus Development consisting of Student Accommodation (Sui Gen) providing 804 bed spaces within five blocks, Block 1 (10 storeys), Block 2 (18 Storeys), Block 3 (10 storeys), Block 4 (12 storeys) and Block 5 (9 storeys), 596 sq. m of student services including students union and welfare

facilities (Sui Gen), 898 sq. m gymnasium (D2), and associated ancillary development, including provision of 13 disabled parking spaces serving the student accommodation, cycle parking, public realm works and landscaping improvements.

Lewes Road: Installation of new signalised crossroads and T Junction, pedestrian crossings and footway improvements, erection of pedestrian and cyclists bridge crossing Lewes Road.

(Outline Application) Watts Parcel: Removal of existing Watts House temporary building and erection of a 6 storey (D1) Academic Building for a Business School of 6,400 sq. m of floorspace, linked canopy and provision of 551 space multi storey car park to the rear (maximum 8 storeys) with associated ancillary development, including provision of cycle parking, access and servicing road, public realm and landscaping improvements.

Approved 22.12.2017

3. REPRESENTATIONS

3.1 No letters have been received.

4. CONSULTATIONS

4.1 Arboriculture: No objection

Summary of comments:

These comments are based on parcels 1 and 2 of the development and the changes to the position of the building and its impact on existing trees.

The small movement of the east elevation of the proposed (academic) building away from these important trees will be a slight improvement to the long term health and retention of them. The removal of the canopy area along the northern elevation of the building will remove the future maintenance concerns and future pressure to prune the trees at a higher frequency. Both these changes will lessen the impact to trees at this location and the arboricultural team have no objection to the changes subject to the following recommendations:

Details of tree protection, levels and landscaping will be submitted through conditions 9 (tree protection), 10 (Levels survey) and 59 (landscaping) from planning application BH2017/00492 (as amended by BH2018/01002) therefore these conditions do not need to be re-applied to this application.

However, an informative should be added to request that the applicant enters into pre-application discussions relating to the Watts site and conditions 9, 10 and 59 with the council arboriculturist, that may include a site visit, to establish the exact distance from the trees that the piling is to take place, suitable tree protection methods, and the proposed landscaping close to trees to be retained.

4.2 Sustainable Transport: No objection

Summary of comments:

Most transport matters associated with this development are already addressed separately via the parent application or other neighbouring sites associated with this – particularly the proposed Watts Multi-Storey Car Park that will provide all

associated parking and which is the subject of a concurrent application (BH2018/00689). Therefore the Highway Authority has no objections to the proposed development subject to the inclusion of a condition requiring further details of proposed access doors.

5. MATERIAL CONSIDERATIONS

5.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report

5.2 The development plan is:

- Brighton & Hove City Plan Part One (adopted March 2016)
- Brighton & Hove Local Plan 2005 (retained policies March 2016);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
- East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only - site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.

5.3 Due weight has been given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

6. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development
DA3 Lewes Road
CP2 Sustainable economic development
CP7 Infrastructure and developer contributions
CP8 Sustainable buildings
CP9 Sustainable transport
CP10 Biodiversity
CP12 Urban design
CP13 Public streets and spaces
CP18 Healthy city

Brighton and Hove Local Plan (retained policies March 2016):

TR7 Safe Development
TR14 Cycle access and parking
SU9 Pollution and nuisance control
SU10 Noise Nuisance
QD5 Design - street frontages
QD16 Trees and hedgerows
QD27 Protection of amenity

Supplementary Planning Guidance:
SPD14 Parking Standards

Supplementary Planning Documents:
SPD06 Trees & Development Sites

Lewes Road (Preston Barracks and University of Brighton) Planning Brief (2011)

7. CONSIDERATIONS & ASSESSMENT

7.1 The main considerations in the determination of this application relate to the layout, scale and appearance of the Business School (Academic Building), the removal of the canopy from parcel 2, the accessibility of the Academic Building and the potential impact of the development on the environment, the local highway network and the street scene.

7.2 Removal of the Canopy

The principle of removing the canopy was discussed with Officers at pre-application stage. Although the canopy indicated at outline stage was considered to add strength to the presence and identity to the Business School/Academic Building and this part of the campus, it is accepted by Officers that the canopy would create maintenance difficulties with both the canopy and the buildings attached to it, and would potentially threaten the health of nearby trees due to increased pressure to lop branches, and it is considered that the removal of the canopy from this area would not undermine the appearance and design of the Academic Building.

7.3 Scale

The scale of the Academic Building is within the EIA parameters of the outline consent, and therefore the potential environmental impact of a building of this scale has already been agreed as acceptable in the outline application. The Ramboll letter submitted with this application confirms that the quantum of academic (class D1) floorspace in GIA assessed through the original EIA was 6,400sqm and potential for a roof terrace with a maximum height of 28m and a building footprint of 30m x 62m. The details hereby submitted confirm a GIA floor space of 7,090sqm, a maximum height of 26.84m (flue height of 29.83m), and a footprint of 27.5m x 56m at its maximum (upper levels).

7.4 The Ramboll letter confirms that *“the proposed increase in gross external floorspace (GEA) would not affect the trip generation forecasts as no growth is planned at the campus, either in terms of staff or students, and therefore the increase in GEA for the Academic Building is not expected to generate any additional trips. Access arrangements to the Academic Building via the new signalised junction off Lewes Road, would remain as previously assessed. Moreover, the provision of car, cycle and motorcycle parking spaces would remain unchanged given that there is no growth anticipated at the campus. Accordingly, the conclusions of the February 2017 EIA... remain valid.”*

- 7.5 The comments from Sustainable Transport on this application conclude that there would likely be a small increase in trip generation associated with the increase in floor space from the outline consent, but that many of the trips are likely to be on foot or sustainable modes, given the location of the building within the University campus and the nearby student accommodation that is anticipated to come forward through the masterplan consent. On this basis, the proposed increase in floorspace will not be likely to generate a greater impact on the local highway network than anticipated and accounted for in the outline consent and no further sustainable transport contribution is sought through this application.
- 7.6 The cycle parking facilities, refuse collection, and delivery and services management plans are already required to be submitted via conditions 33, 6, and 35 respectively, therefore it is not necessary to require a further condition requiring these details under this application.
- 7.7 The flues on the roof is the one element of the detailed design that goes beyond the parameters of the outline consent, which would extend 1.83m above the EIA height parameter. However, the Design & Access Statement submitted with this application demonstrates that the flues are positioned so that they are set back from the Lewes Road frontage and would not be visible from the immediate street scene. They would be visible from longer views but it is considered that the flues are a necessary element in order for the building to function efficiently and need to be at least 3m above the nearest windows due to air quality considerations. They are located in a small cluster fairly centrally on the roof and are slim in profile, and as such it is considered that the flues would not detrimentally affect the overall appearance of the building or the wider street scene.
- 7.8 Policy DA3(B) of the City Plan Part One seeks 16,000sqm of Business School and additional academic floor space through the strategic allocations within the policy (which includes two other sites along Lewes Road: Woollards Field South and Former Falmer High School) and through allocations made in the City Plan Part Two. The Lewes Road Planning Brief (2011) which helped inform the City Plan Part One policy DA3 indicated that a business school of 8,000sqm would be delivered through the redevelopment masterplan. Therefore the increase in Business School/academic floor space from from 6,400 sq.m GIA to 7,090 sq.m GIA would bring the D1 floor space closer to the 8,000sqm anticipated in the Development Plan and is considered to be acceptable in this respect.
- 7.9 Layout**
The position of the building is similar to the position indicated at outline stage. The movement of the west elevation 1.5m further east would increase the gap between the building and the multi-storey car park to 9 metres, which is considered to be a positive change, allowing greater light into the gap which would assist the establishment and long-term maintenance of the green wall and planting beds along the east elevation of the multi-storey car park, and would allow more space for vehicles, cyclists and pedestrians to move safely between these buildings.

- 7.10 The movement of the building further north, creating a larger spill-out area to the south side of the Academic Building is in response to the Design Review Panel comments, and is considered would potentially create a more successful congregation space and entrance for students, staff and visitors to the building.
- 7.11 Overall, the position of the building is considered to be appropriate in terms of providing suitable external circulation space and landscaping features.
- 7.12 The internal layout would enable public access into the lower floors of the building, which is considered to be a positive progression in the design as it would allow the public to be part of the campus activities and use the café. This would help to activate and enliven the street scene and strengthen connections between the University and the local population. The use of the building for the Business School as well as for other teaching facilities and events associated with the University allows for flexible and adaptable use of the building.
- 7.13 The building would have two lift and stair cores at the northern and southern ends of the building and level access would be provided into the building. Details of entrances are required by condition 51 of the outline consent, and it is recommended by Sustainable Transport that the main pedestrian ground floor entrances to the building are wheelchair accessible and automated for the benefit of less ambulant pedestrians and to ensure inclusive access for all. This should be included as an informative.
- 7.14 Appearance**
- The indicative appearance of the building provided in the outline application has not been significantly altered – the upper floors create a simple box shape with its windows veiled by white tiles of subtly varying matt/gloss finish and varying degrees of perforation (a combination of open/closed tiles). The external treatment is intended to create the impression of a floating structure, increasing in lightness towards the top of the building. The two lower floors are to be fully glazed around the main atrium and event spaces and will be set in from the upper levels to provide a shaded external area around the building which will add to the floating impression of the upper floors. The tiled veil of the upper floors has been further developed through testing of internal light levels and in response to pre-application discussions, which is set out in the Design & Access Statement.
- 7.15 The Design Review Panel response generally supported the building's external appearance and suitably dramatic interior, but included a recommendation to make better recognition of the southern elevation which will be clearly visible from Business School Square and Lewes Road and will experience high footfalls. The Panel advised the applicant to address the blank wall on the southwest corner and to increase the spill-out area around the southern entrance. In response the blank wall is indicated as an area for signage/branding or artwork and the wall is to be finished in textured concrete with a concealed concrete door.

- 7.16 It is recommended that a condition be added to a consent requiring details of the signage/branding and/or artwork for this wall to be submitted prior to commencement of works above slab level, in order to ensure a high quality external appearance is achieved.
- 7.17 The roof proposes a clean parapet design to conceal roof and plant elements from view at street level within the immediate vicinity of the building. Given the location within the valley floor the design and layout of the roof and plant areas respond to this: an open mesh screen is wrapped over the roof plant area to protect and partially screen the equipment from view from neighbouring buildings. Indicative views of the academic building are provided from the upper floors of student blocks 7 and 8 and Mithras block 1 of the approved masterplan scheme (page 58 of the Design & Access Statement).
- 7.18 A single flue does extend higher than the parapet line. This is a thin element and has been located towards the rear (west side) of the roof to ensure it is not visible from within the immediate vicinity and Lewes Road (see Design & Access Statement page 53, which demonstrates that the flues would not be visible from even the upper floors of the houses on the opposite side of Lewes Road, nor from Business School Square or the Pedestrian Bridge of the approved masterplan). The flue is required for the safe discharge of combustion gases from the gas fired water heater, gas fired boilers and emergency life safety generator. By regulation (1993 & 1956 Clean Air Act), this flue must discharge 3 meters above adjacent window openings (the horizontal louvres around the skylight).
- 7.19 It is considered that the building would be a high quality, unique piece of architecture that would be a positive addition to the University campus and would integrate successfully into the wider masterplan and campus.
- 7.20 Details and samples of the external materials are already required to be submitted by condition 5 of the outline consent.
- 7.21 Details (including 1:20 scale drawings) of the windows, cladding/brickwork and entrances of the Business School (Academic Building) are already required to be submitted by condition 51 of the outline consent.
- 7.22 The landscaping details are to be determined through submission of details required by condition 59 of the outline consent.
- 7.23 Sustainability:**
It has been confirmed that the energy centre/boiler would meet the 40 mg/kwh maximum levels for NOx emissions so as to fall within 'safe limits' that would not detrimentally affect local air quality. Accordingly, it is accepted that the conclusion of the air quality assessment as presented in the February 2017 ES, that the potential for significant impacts on air quality is negligible, remain valid, as set out in the Ramboll letter submitted with the application.
- 7.24 Previously it was proposed that the building would be fully mechanically ventilated. However, it is now proposed that the building would be largely

naturally ventilated with only the areas of high cooling demand (computer labs, meeting rooms and the large lecture theatre) being served mechanically. The veiled façade will assist in reducing solar gain and the large skylight will enable the effective ventilation of the building. The use of energy efficient LED lighting throughout the building, and the addition of an extensive array of PV panels on the roof, as well as solar thermal collectors will also improve the energy performance of the building.

- 7.25 Details of the PV panels on the Business School (Academic Building) are already required to be submitted by condition 46 of the outline consent.
- 7.26 The requirement for the Business School (Academic Building) to achieve BREEAM new construction rating of 'Excellent' is already secured by condition 11 of the outline consent.

8. Other Considerations:

The Tree Officer has no objection to the proposed details of parcels 1 and 2 and has suggested the following informative be added to a consent:

- 8.1 The applicant is requested to enter into pre-application discussions relating to the Watts site and conditions 9, 10 and 59 with the council arboriculturist, that may include a site visit, to establish: the exact distance from the retained trees that piling is to take place, suitable tree protection methods, and suitable landscaping close to trees to be retained.
- 8.2 The Ramboll letter includes an update to the wind microclimate assessment of the EIA for the outline application. This concludes that the Academic Building is located in the calmer area of the masterplan area and that the wind conditions would be suitable for the required standing use at the entrances to the building, with the tested landscaping in situ. The tested landscaping comprises the trees along the Lewes frontage to the east of the building and 1.2m hedges. The removal of the canopy is concluded to be unlikely to have a significant effect given the relatively sheltered location to the north and east of the Academic building and the multi-storey car park and to the south of the Watts building. It is recommended that an informative is added:
- 8.3 It is recommended that 1.2m hedges or a suitable alternative at minimum 1.2m height is provided in order to provide adequate wind mitigation for the southeast corner of the Academic building, and that details are included within the landscaping proposals required by condition 59 of the outline consent.
- 8.4 The Ramboll letter includes an analysis by GLHearn of internal daylight levels likely to be received within the Academic building. This confirms that the BRE guidance does not provide minimum daylight values relating to non-residential buildings, however, the Council's pre-app response required an analysis of internal daylight due to concern over the effect of the tiled façade extending across windows. However, the results show that daylight provision within rooms not affected by the proximity of adjacent buildings (the multi-storey car park) is appropriate for the building use. As such, it is shown that the façade treatment would not overly burden the daylight provision within the proposed building. On

this basis it is considered that the internal daylight levels would be acceptable for the D1 use proposed.

9. EQUALITIES

- 9.1 The Layout section above sets out that the proposed development would provide level access into and within the building. In addition, it is recommended that entrance doors are automated which can be added as an informative to include within the details required for submission through condition 51 of the outline consent.

