

56-57 Lewes Road

BH2020/01696



**Brighton & Hove
City Council**

Application Description

- 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



3

001



Proposed Block Plan



4

060

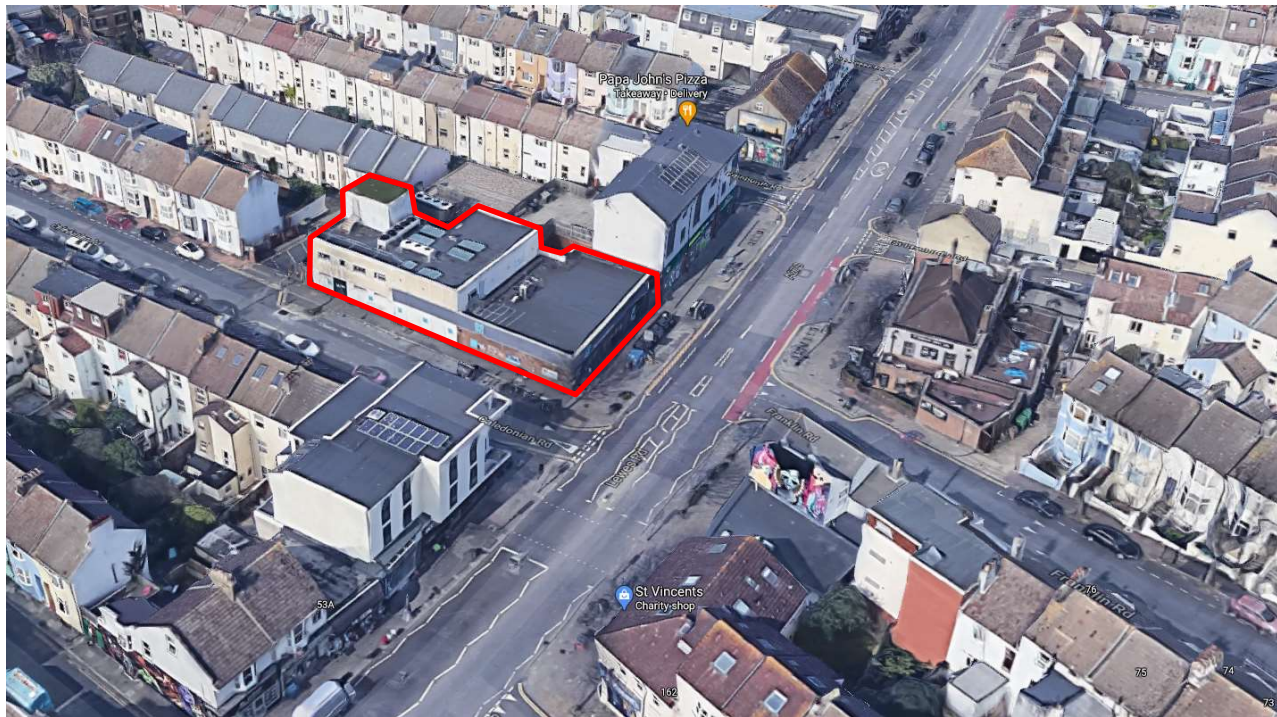


Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

Existing Lewes Road frontage



Brighton & Hove
City Council

Caledonian Road Elevation



Existing Side (Caledonian Road) Elevation



6

Rear Elevation: Caledonian Road Terraces/Entrance to Caledonian Court



Brighton & Hove
City Council

Caledonian Road



Existing Cycle
Parking &
Loading Bay



Brighton & Hove
City Council

View north along Lewes Rd



View south along Lewes Rd



Proposed Visual



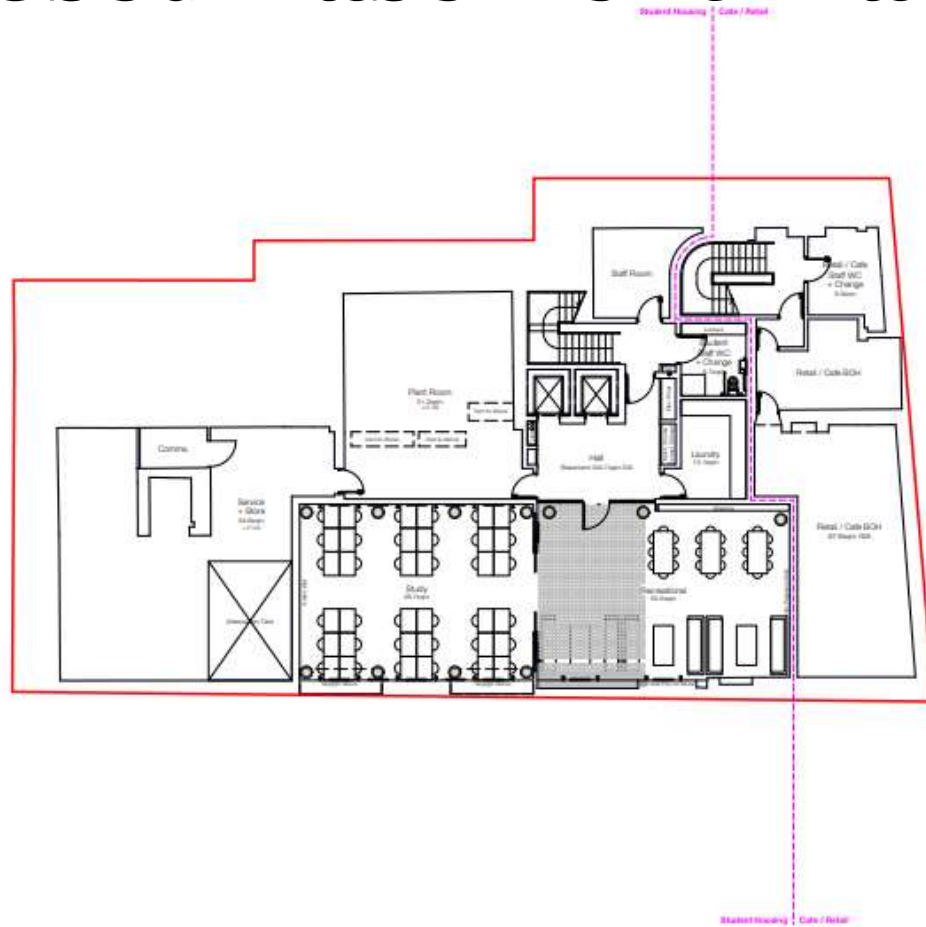
Visual
“as submitted”

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

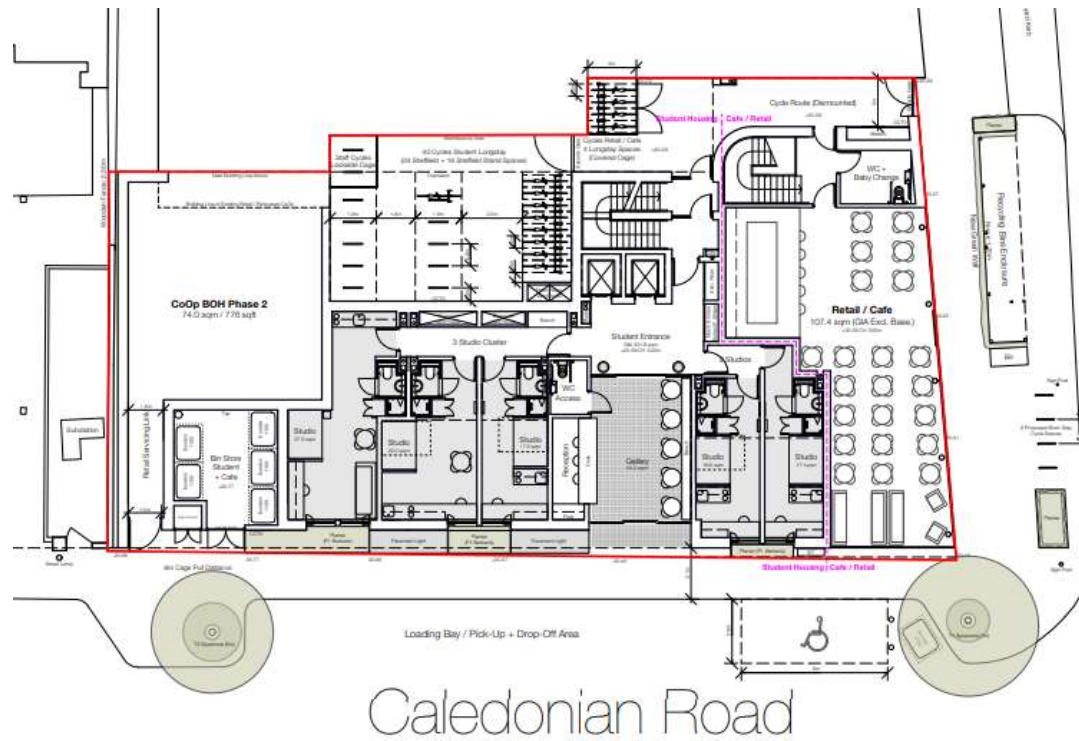


Brighton & Hove
City Council

Proposed Basement Plan

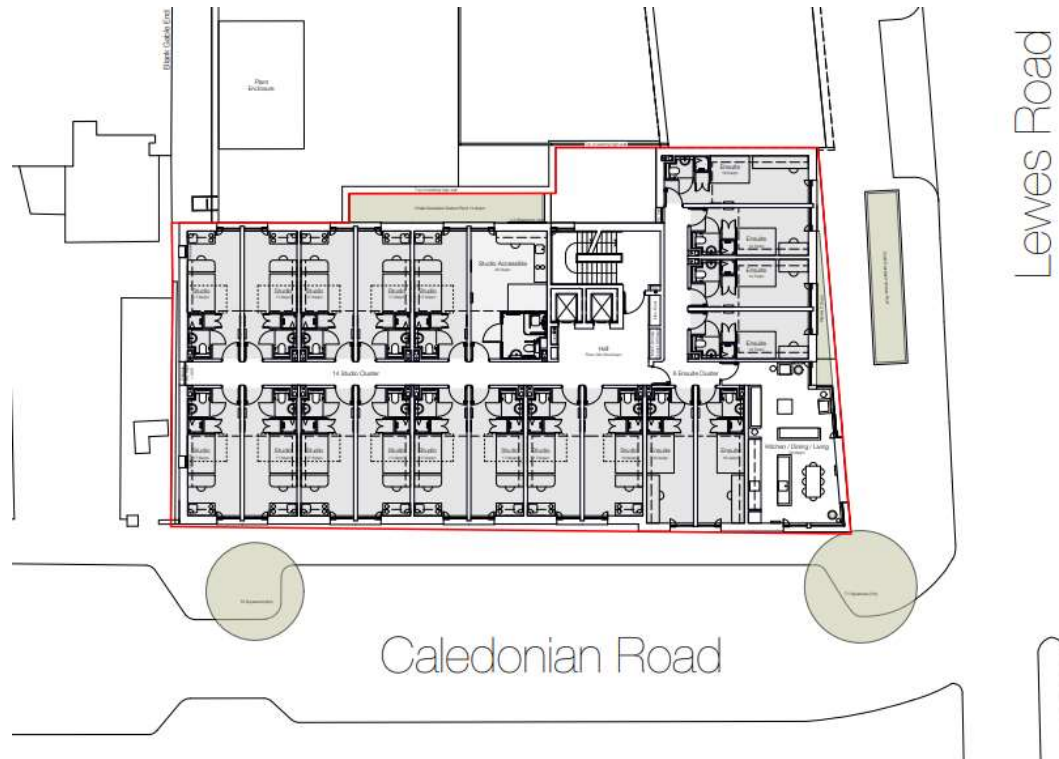


Proposed Ground Floor Plan



Proposed First Floor Plan

(Second & Third Floor Plans Similar)



Proposed Roof Plan



Proposed Lewes Road Elevation (South-East)



Proposed Caledonian Road Elevation (South-West)



20

300



Proposed Rear Elevation (North-East)

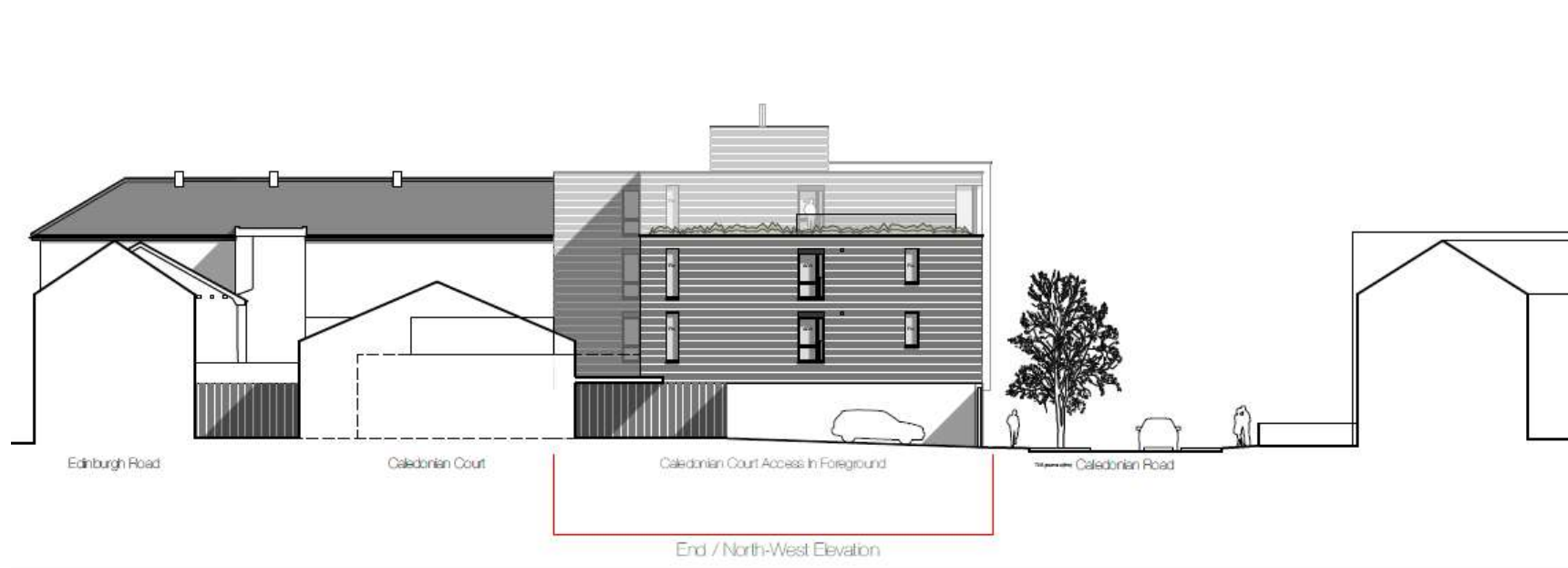


21

310

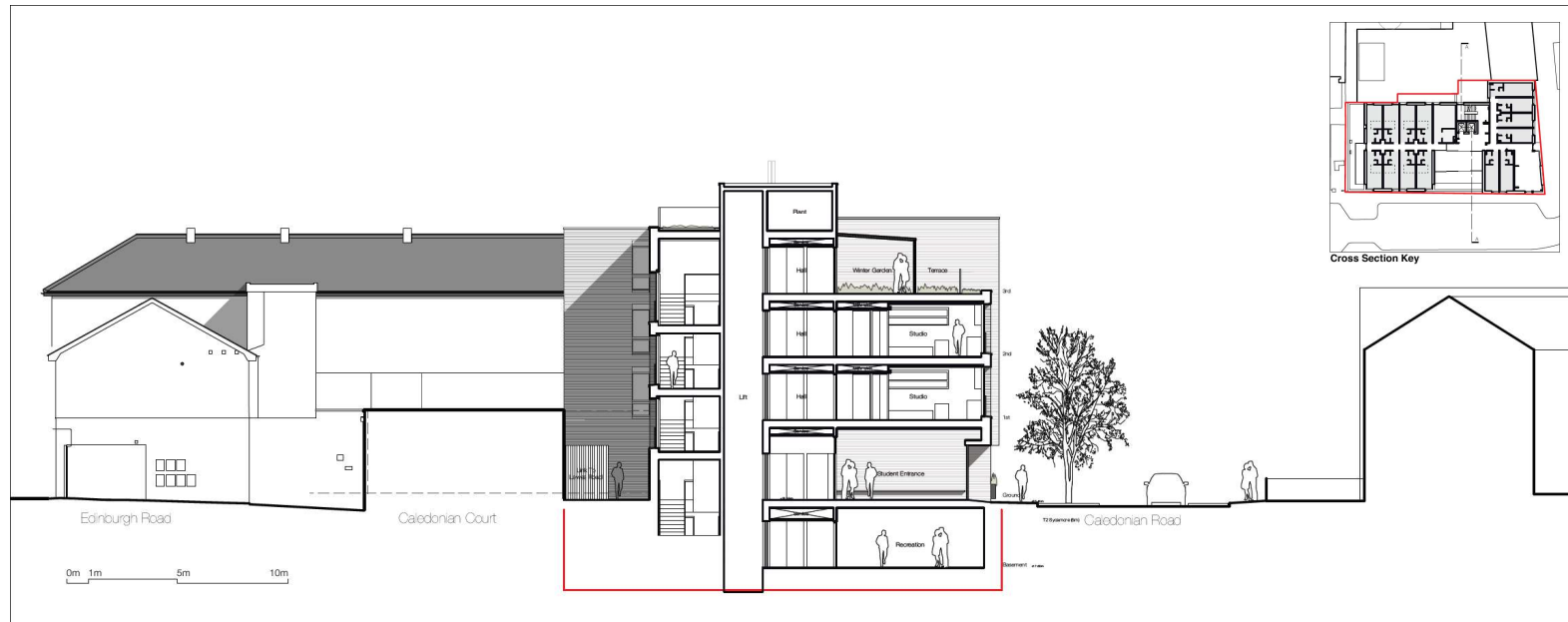


Proposed North-West Elevation



Brighton & Hove
City Council

Proposed Cross Section AA



23

200



Key Considerations

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



Brighton & Hove
City Council

CIL/S106

- 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