

# 5-8 London Road

BH2020/02289



Brighton & Hove  
City Council

# Application Description

**Planning permission is sought for the demolition of an existing three storey building in retail use and the redevelopment of the site to provide a mixed-use retail and student accommodation development in a four/five storey building. The development would comprise the following:**

- **453sqm upgraded retail space**
- **156 student rooms**
- **Internal and external communal areas**
- **Cycle parking**
- **Ancillary retail storage**
- **Landscaping and public realm works**

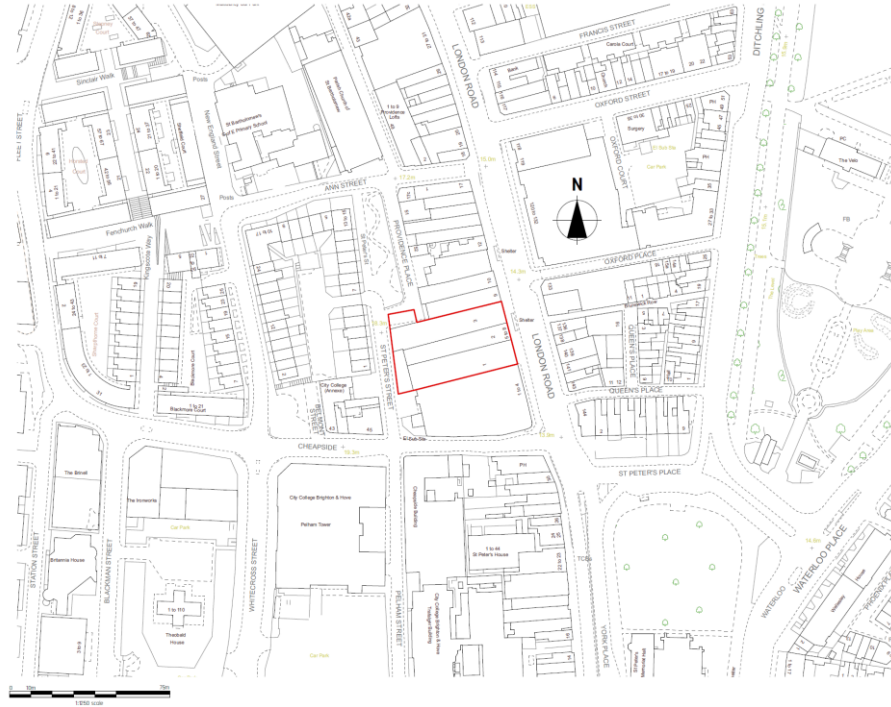


# Map of application site

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# Location Plan



4

1951-P-001

# Aerial photo(s) of site





# 3D Aerial photo of site



# Existing Front Elevation From London Road

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# Existing Shop Frontage on London Road

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# St Peters Street and St Bartholomew's Church

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# Existing Rear Elevation from St Peter's Street



10

ID



# Existing Side/Rear Elevation From Providence Place Gardens



11

ID



# Existing Block Plan



Existing Block Plan

# Proposed Block Plan



Proposed Block Plan

# Split of uses/Number of units

- **156no student bed spaces**  
(77 studios 79 cluster flats)
- **453 sqm of retail floor space**



# Proposed Front Elevation (London Road)



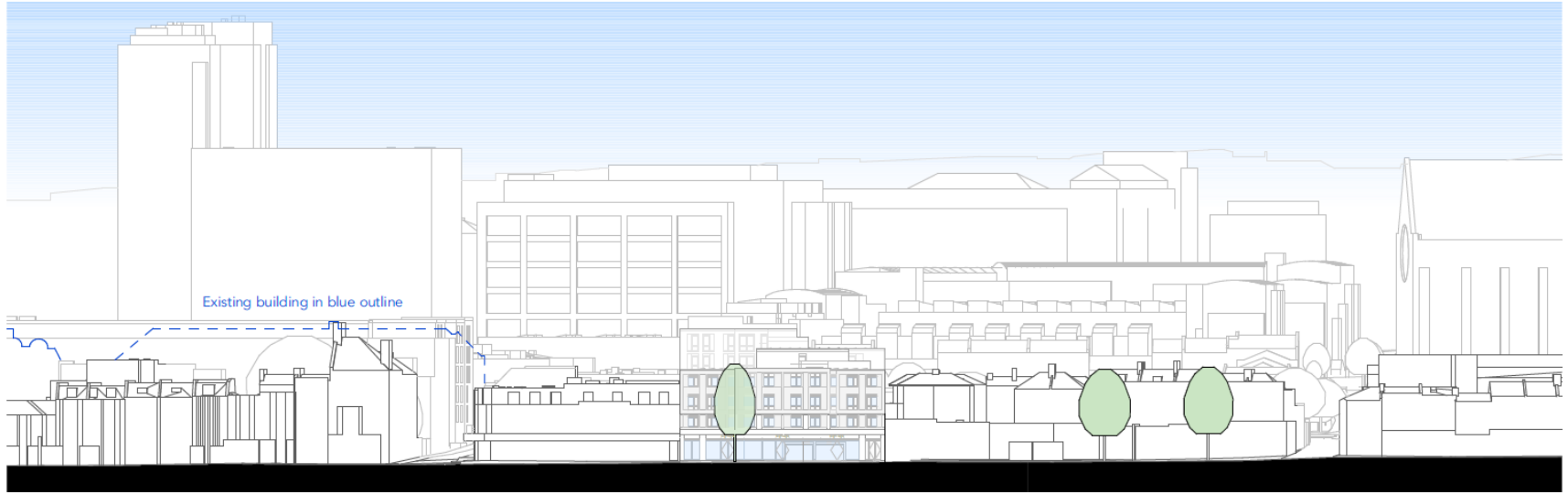
1951-P-030

# Proposed Rear Elevation (St Peter's Street)



# Proposed Contextual Front Elevation

17



PROPOSED FRONT ELEVATION IN CONTEXT  
1:500

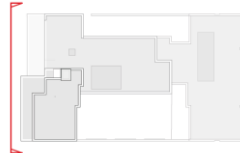




# Proposed Contextual Rear Elevation



1951-P-040



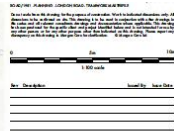
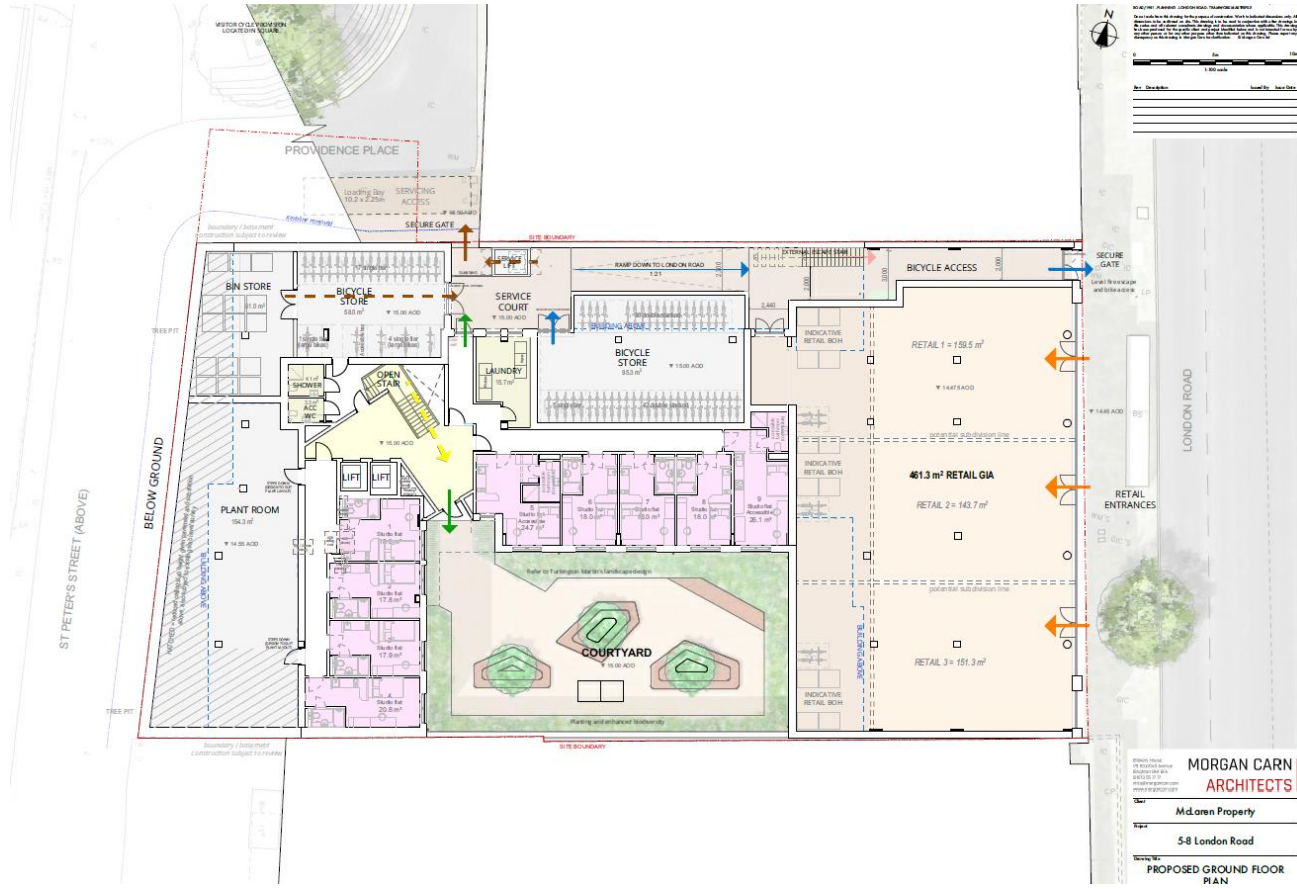
# Proposed North Elevation/Section



ID

# Proposed Ground/Site Plan

20



MORGAN CARN  
 ARCHITECTS  
 McLaren Property  
 5-8 London Road  
 PROPOSED GROUND FLOOR  
 PLAN



# Proposed Roof Plan





# Existing Visual From Pelham Street

View 1 (VP05) - Pelham Street Distant - Existing

Application Site





# Proposed Visual from Pelham Street

View 1 (VP05) - Pelham Street Distant - With Development



Proposed Building

Adjacent approved Pelham Street development

# Proposed Artist's Impression from Providence Place Gardens

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Proposed model view

# Proposed Artist's Impression from London Road



Proposed London Road elevation - a clear hierarchy running through the facade



# Proposed Artist's Impression Section from St Peter's Street



Sectional perspective view looking north along St Peter's Street



# Key Considerations in the Application

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The main considerations in the determination of this application include:

- The principle of the development (the proposed retail and PBSA),
- Design: including scale, form, density, materiality and impact on the character and appearance of nearby listed buildings and the setting of the neighbouring heritage assets and Valley Gardens Conservation Area.
- Landscaping and public realm.
- Impact on the amenity of neighbouring occupiers.
- Standard of accommodation for future occupiers.
- Impact on Air Quality.
- Sustainable transport implications.

# S106 table

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## Employment:

- Submission of an Employment & Training Strategy to secure the use of at least 20% local construction labour
- A financial contribution of £15,600 towards the Local Employment Scheme Monitoring fee

## Student Management Strategy

- A student management plan including a move in/move out strategy.
- Securing that occupants of the development are enrolled at an established higher education establishment within Brighton and Hove with tenancy agreements for the full academic year.
- 24hr security presence strategy to detail number of staff, complaints procedures, management of amenity areas and hours for access gates.

## Transport

- A s278/38 highway agreement to implement the scheme of highway works.
- A residential Travel Plan.

# Conclusion and Planning Balance

Paragraph 11 of the NPPF makes it clear that planning application decisions should apply a presumption in favour of sustainable development.

- The proposed development would provide 156 student rooms, which represents a substantial contribution towards the need for purpose built student housing in the city. The site is ideally located for such development being in close proximity to University teaching accommodation and on a main road / sustainable transport corridor. The development would also provide 453sqm of modern high quality retail space.
- Whilst not all of the comments and recommendations of the Urban Designer have been incorporated into the scheme, the design of the building is considered appropriate and sympathetic to nearby heritage assets and would assist in the regeneration of the wider London Road area. Urban Design and Heritage Officers are in support of the application.
- The proposed PBSA will provide a good, fit-for-purpose residential accommodation with the necessary amenities in a highly sustainable location.
- The proposed development would introduce green infrastructure into the vicinity and a net increase in biodiversity will be achieved across the site.
- The proposal would result in a loss retail floor space, however the quality of the space would be improved and would offer a superior flexible retail space whilst enabling underutilised space to provide student residential accommodation and ensuring the primary retail frontage is retained and adequate retail space is provided. The future viability of the space is not considered to be compromised by the reduction in space. The development would revitalise and improve the development area, enhancing the public realm.
- The proposed development would have a marginal impact on two properties in the vicinity, however this impact is not considered to be severe and is commensurate to a redevelopment within a central location such as this.
- It is also acknowledged that there are several further amendments that could be made in respect of Sustainable Transport, however a lack of these amendments does not warrant refusal of planning permission, and sufficient conditions and obligations are recommended to secure additional details where necessary.

The scheme is in general accordance with the relevant local and national planning policies and guidance and is in accordance with the presumption in favour of sustainable development. Overall, whilst the scheme would cause harm in some respects, these concerns have been fully assessed, and overall it is considered that the scheme would deliver substantial benefits which would outweigh this harm. Approval is therefore recommended subject to the conditions and s106 requirements.



