

186-187 Lewes Road

BH2021/03011

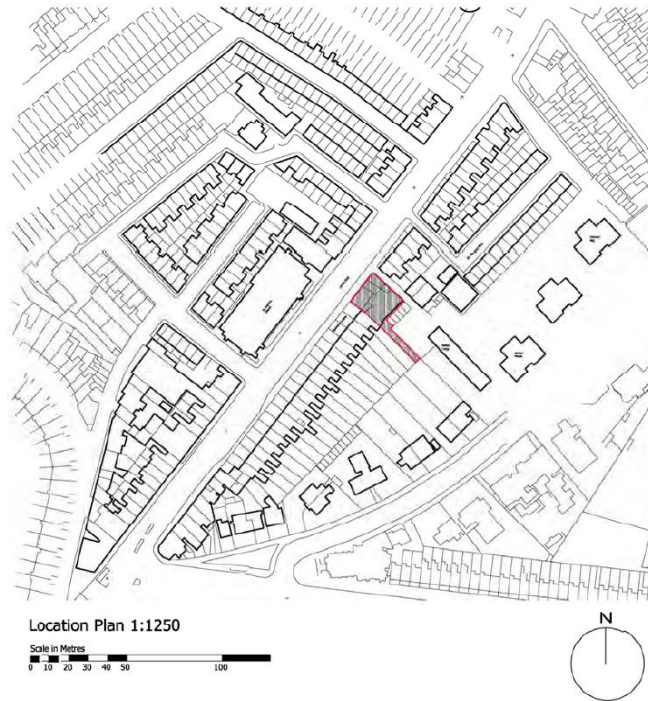


**Brighton & Hove
City Council**

Application Description

- Demolition of existing 3no. storey commercial and residential building. Erection of a 4no. storey mixed use development comprising 12no. one-bed flats (C3), with 1no. commercial unit at ground floor (Use Class E), with associated works.

Site Location Plan

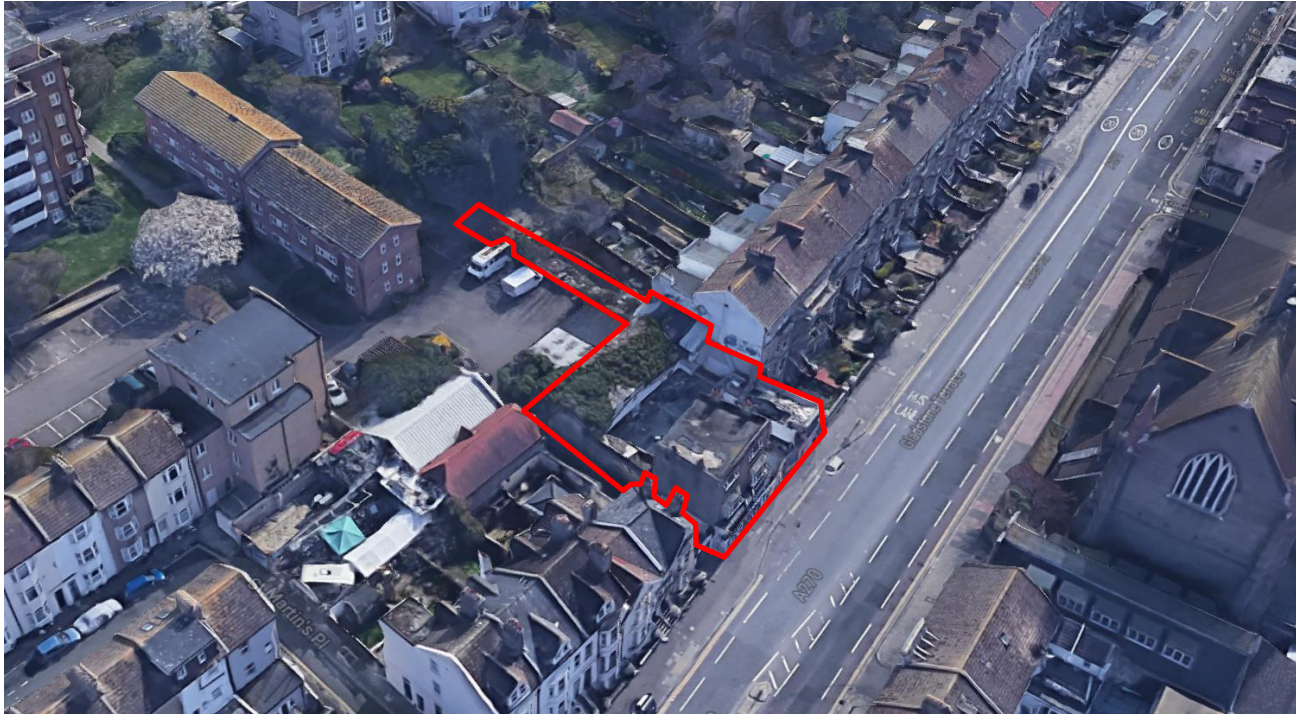


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Aerial photo(s) of site



3D Aerial photo of site



North



Brighton & Hove
City Council

Street photo of site



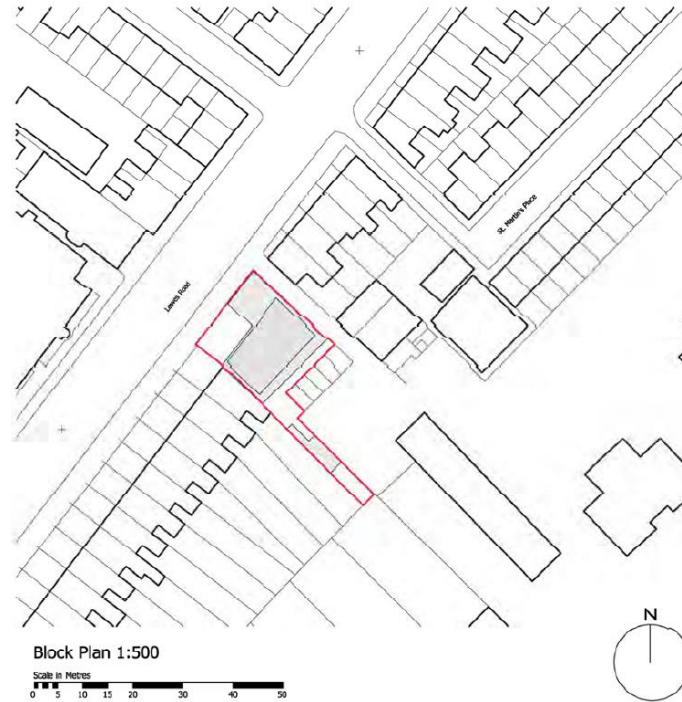
Street photo of site



View towards Gladstone Terrace



Proposed Block Plan



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Split of uses/Number of units

- 12no one-bedroom flats (100% affordable).
- Commercial (Class E) use at ground floor providing support services for residents.

Existing Front Elevation

11



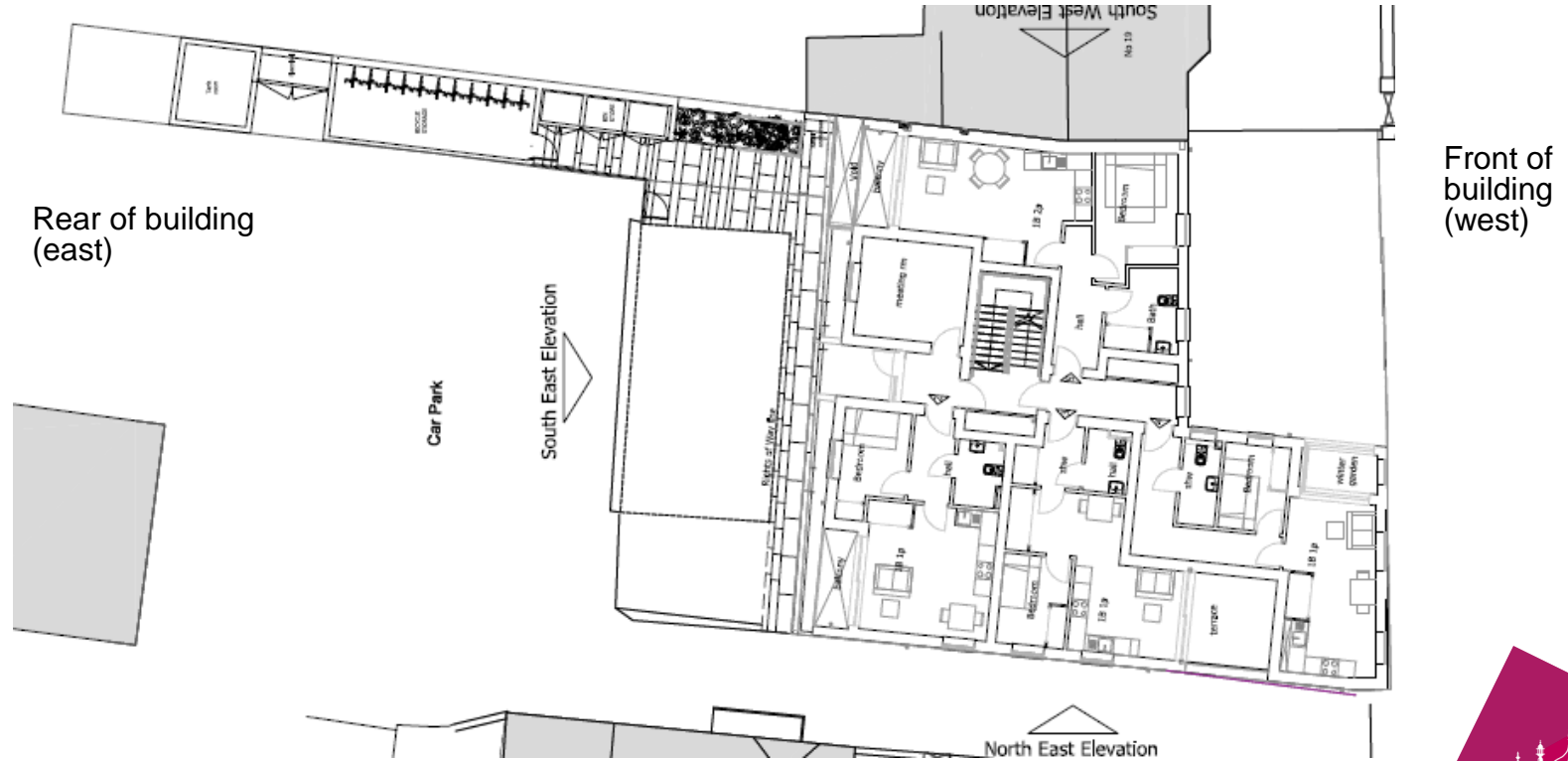
Proposed ground floor plan



12

PA/005

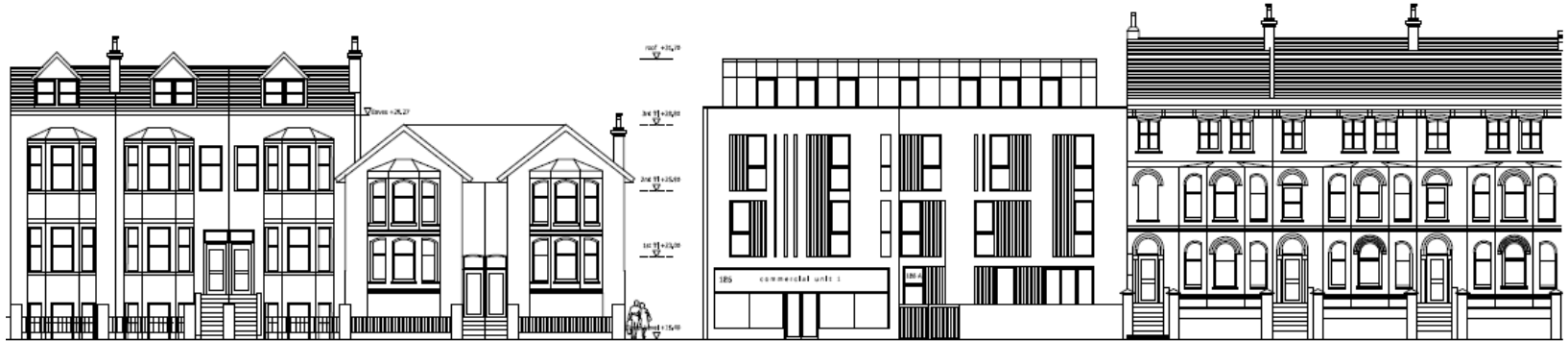
Proposed first floor plan (rotated to fit)



13

Approved Front Elevation (BH2020/00239)

14



PLAN 14

Proposed Front Elevation

15



Approved Rear Elevation (BH2020/00239)



Proposed Rear Elevation



Proposed Site Section

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Proposed Visual



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Proposed Visual



Key Considerations in the Application

- Principle of development.
- Affordable housing provision.
- Standard of accommodation for future occupiers.
- Design and appearance of the proposed building.
- Impact on the amenity of occupiers of nearby properties.
- Transport impacts, including provision of cycle parking.

S106 table

- Provision of 30% affordable housing for development with net increase of 10no residential units (3 units).

Conclusion and Planning Balance

- The principle of developing and making more efficient use of the site, including the provision of 12 residential units, is acceptable and in accordance with development plan policies.
- The housing mix is considered acceptable given the provision meets an identified need (supported housing).
- The proposal exceeds the 30% requirement for affordable housing (100%).
- The standard of accommodation would be acceptable (subject to conditions regarding noise mitigation).
- The design and appearance of the building would be acceptable. The bulk, scale, height and design approach is largely the same as the building approved under BH2020/00239.
- The impact on the highway network is acceptable, and policy compliant cycle parking can be achieved (full details secured by condition).
- No significantly detrimental impact on the amenity of occupiers of nearby properties has been identified. The impact in this regard is largely the same as BH2020/00239.
- Biodiversity measures (swift/bee bricks and a green roof) are secured by condition.
- Measures to ensure efficient use of energy and water are secured by condition.

