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# Enterprise Point And 16- 18 Melbourne Street

BH2022/01490



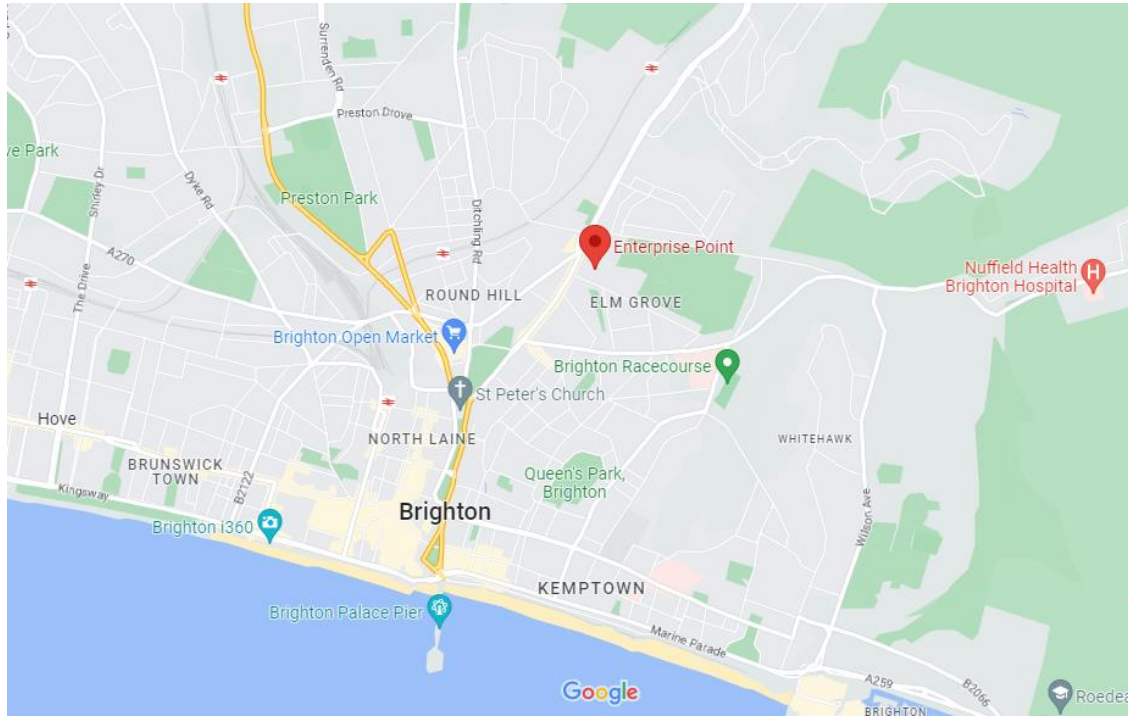
Brighton & Hove  
City Council

# Application Description

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Demolition of the existing buildings and erection of a new development of 6 and 8 storeys, comprising co-working business floor space (use class E) and provision of co-living studio flats (Sui Generis) with communal internal spaces including kitchens, living rooms and gym and external landscaped amenity courtyard, gardens, roof terrace, access, cycle and car parking, plant, electricity sub-station, bin stores, laundry and associated landscaping and environmental improvement works to the public realm and Melbourne Street. (For information: proposal is for 269 co-living studio flats and 941 sqm co-working business floor space).

# Map of application site



# Map of application site

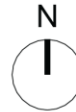


Application Site

# Existing Location Plan

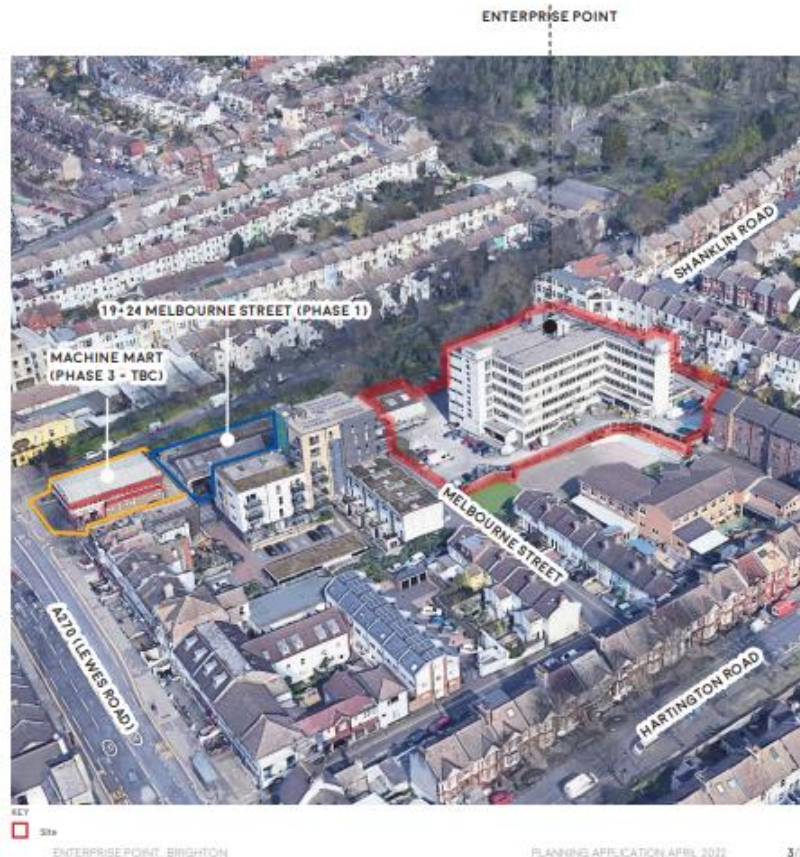


SITE LOCATION PLAN AS EXISTING





# Existing Wider Development Site



(Design & Access Statement)

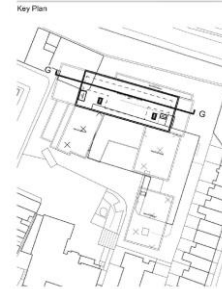
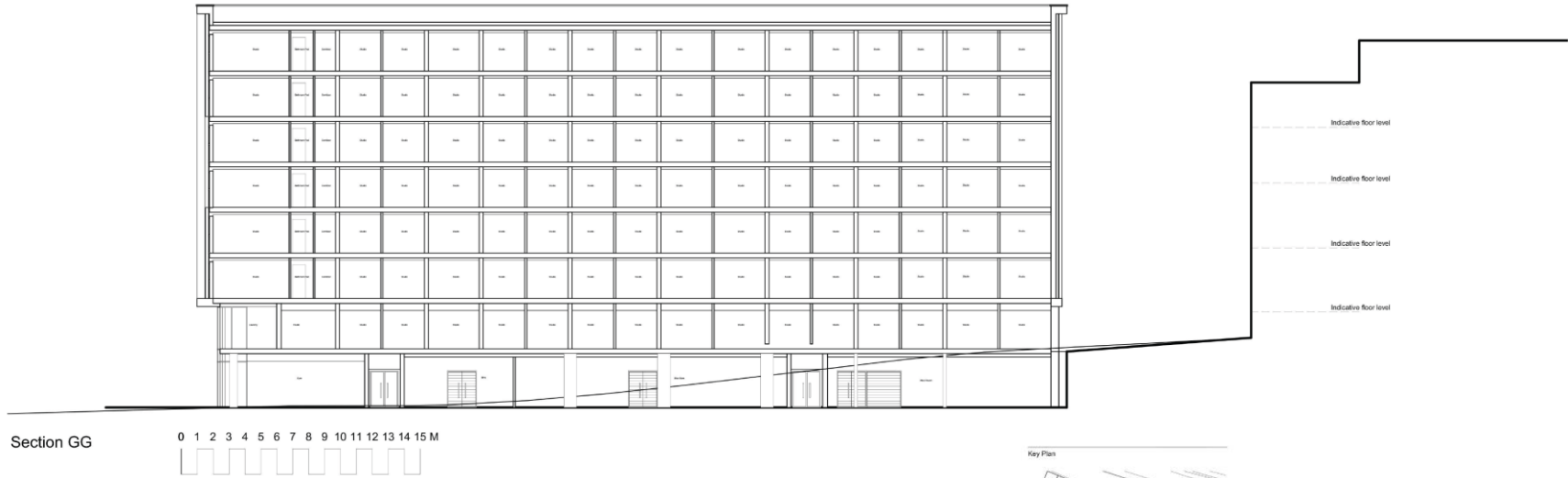






# Existing Site Section(s)

113



A05 01

# Photos of existing site

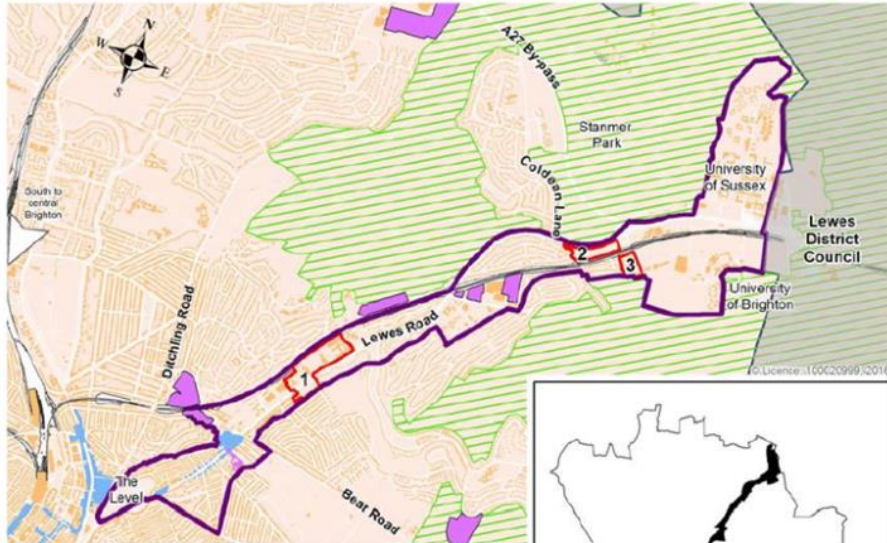


114

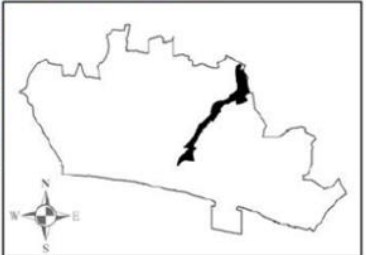
A05 01

# Policy Map- DA3 Lewes Road

## DA3 – Lewes Road Area



- Key**
- Development Area boundary
  - Protected Employment site - CP3(3)
  - Protected Employment - led (residential & employment) mixed use site - CP3(4)
  - Shopping area
  - National Park (See SA5)
- Strategic Allocations:**
1. Preston Barracks & Brighton University (Mithras House, Watts & Cockcroft)
  2. Woollards Field South
  3. Falmer released land, former Falmer High School
  7. [Location not explicitly named in the list]



# Application BH2019/01820

## ~~-19-24 Melbourne Street - Approved 18/09/2020~~

Erection of a new development of 4 and 6 storeys, plus basement level, comprising 587 m<sup>2</sup> of co-working business floor space (B1) including gym/community space (80m<sup>2</sup>) and ancillary café. Provision of 83 co-living residential units (Sui Generis) with landscaped residents roof terrace

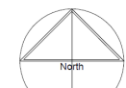




# Proposed Location Plan



SITE LOCATION PLAN AS PROPOSED @ 1:1250



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SK20 01



# Proposed Location Plan



SITE LOCATION PLAN AS PROPOSED



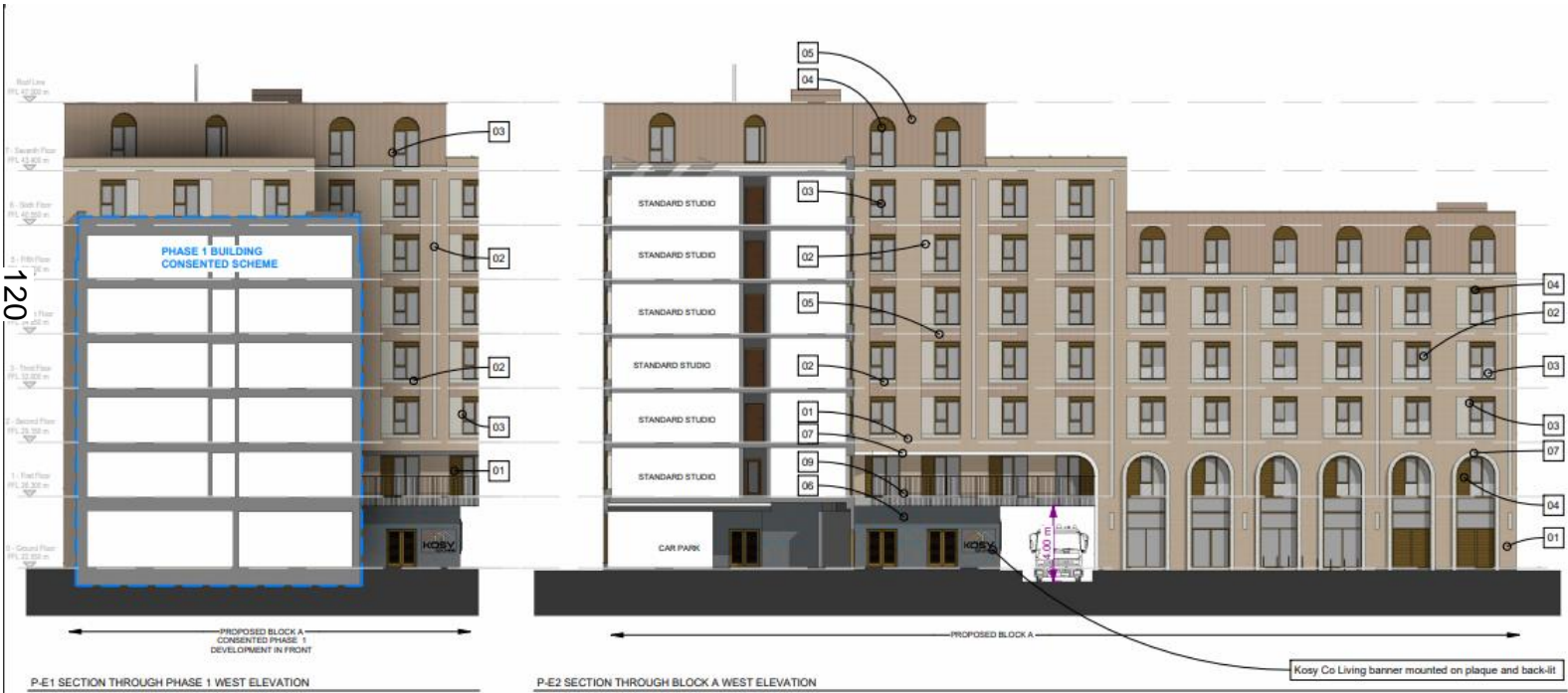
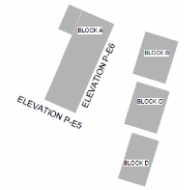


# Split of uses/Number of units

- The details of the accommodation within the development are as follows:
- 269 co-living studio flats;
- Coworking areas (410 co-working desks, reception, kitchenette, bathrooms, meeting rooms, cinema room, WCs and printers): 941 m<sup>2</sup> of individual rooms with a bathroom and kitchenette area;
- larger shared living, cooking and dining spaces;
- Ground and first floor level outdoor shared amenity spaces;
- On-site gym, laundry room, and bicycle stores.



# Proposed Block A side and Melbourne Street Frontage



P-E1 SECTION THROUGH PHASE 1 WEST ELEVATION

P-E2 SECTION THROUGH BLOCK A WEST ELEVATION

Kosy Co Living banner mounted on plaque and back-lit

# Proposed North Elevations

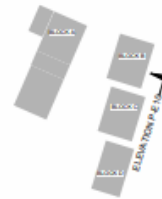
121



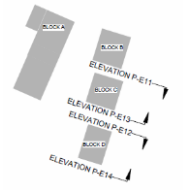
# Proposed East Elevations



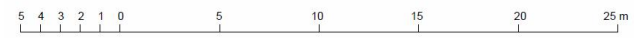
P-E10 EAST ELEVATION BLOCKS B / C / D



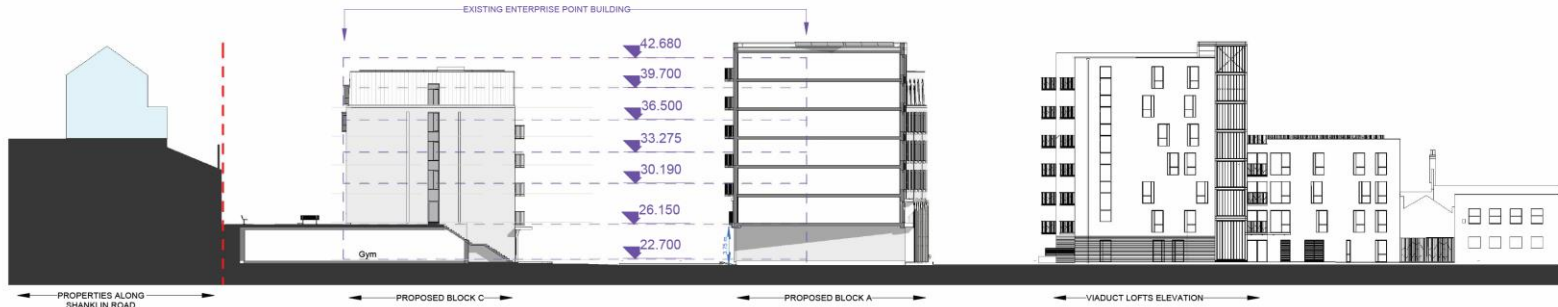
# Blocks C & D Proposed Side Elevations



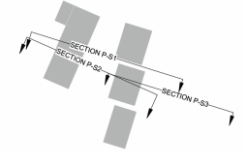
P-E11 BLOCK C NORTH ELEVATION      P-E12 BLOCK D NORTH ELEVATION      P-E13 BLOCK C SOUTH ELEVATION      P-E14 BLOCK D SOUTH ELEVATION



# Proposed Site Sections Through Site



P-S1 LONG SECTION 01 THROUGH SITE



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P-S2 LONG SECTION 02 THROUGH SITE

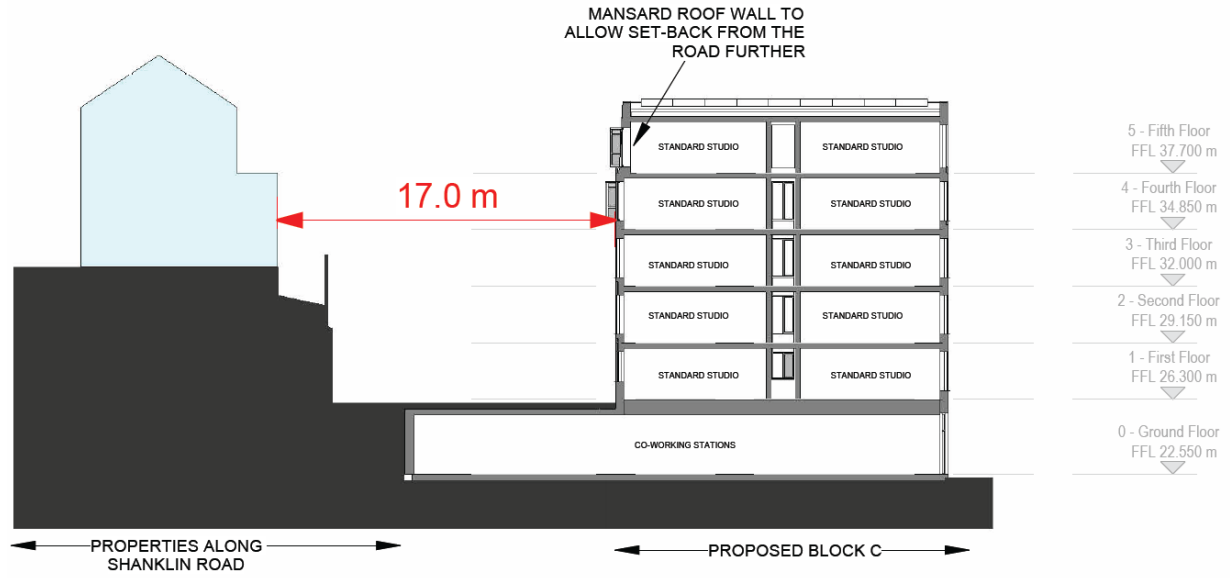
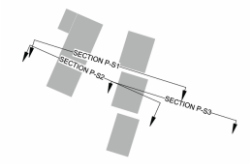


2203-P-308

Status



# Proposed Eastern Site Section



P-S3 SECTION ACROSS EASTERN COURTYARD



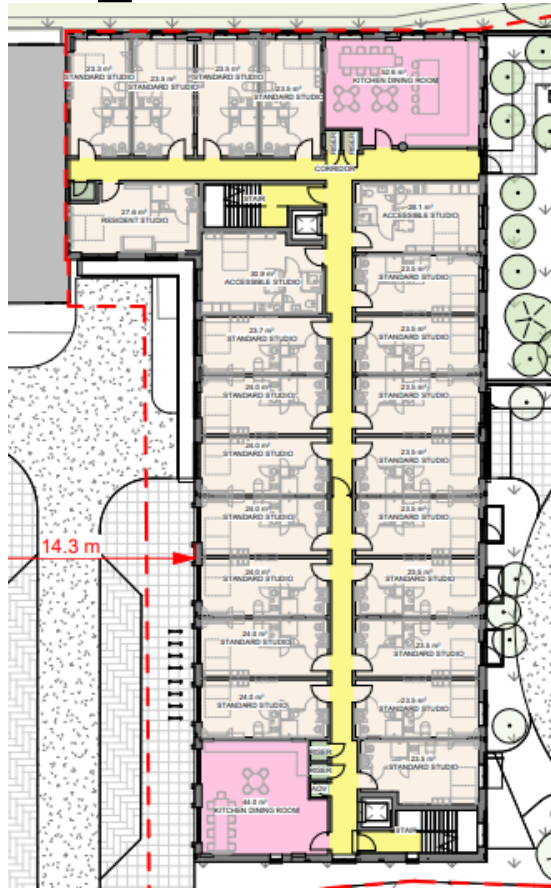
125



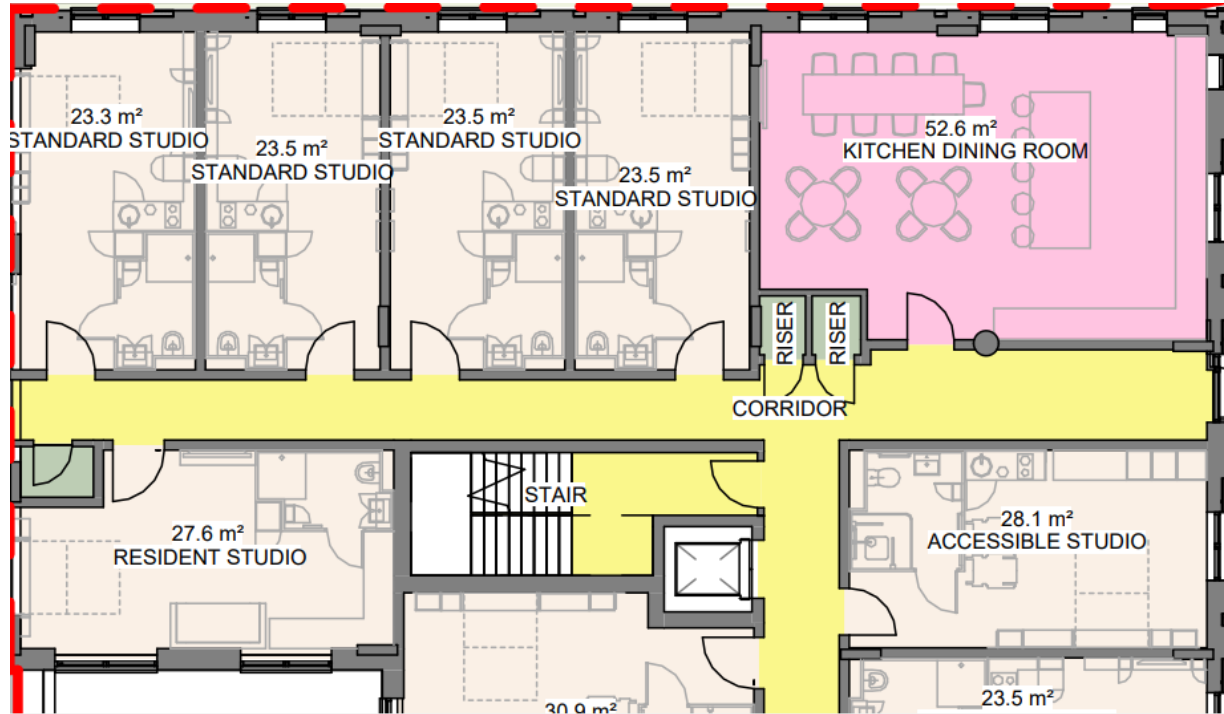
# Proposed Ground Floor



# Proposed First Floor Plans



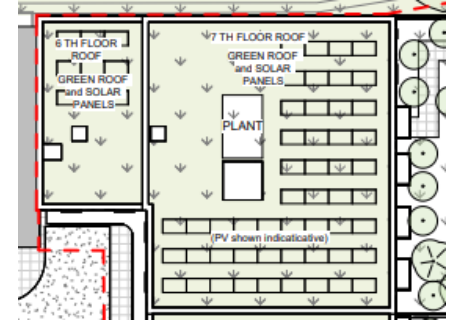
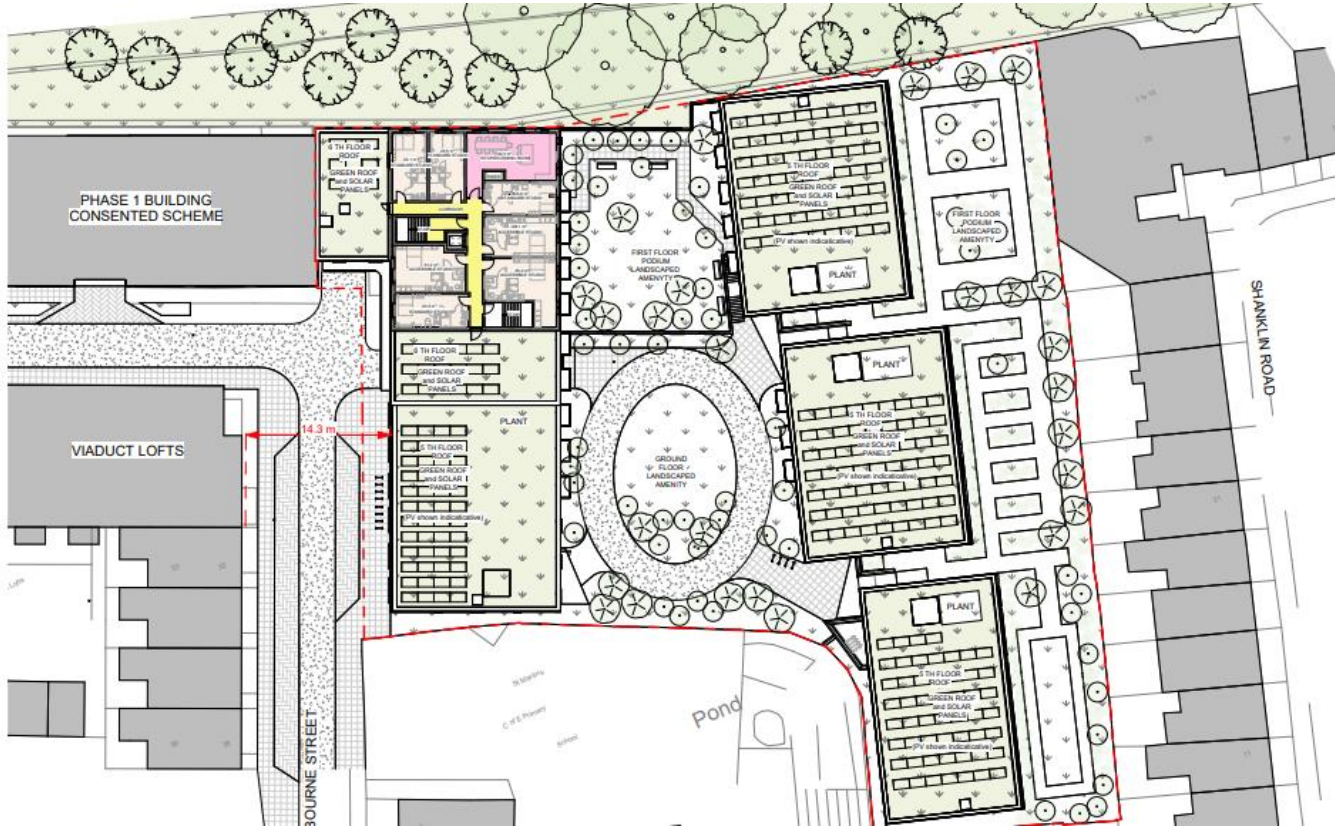
# Sample rooms layout



128



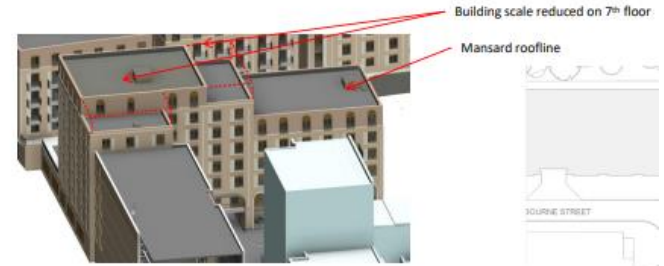
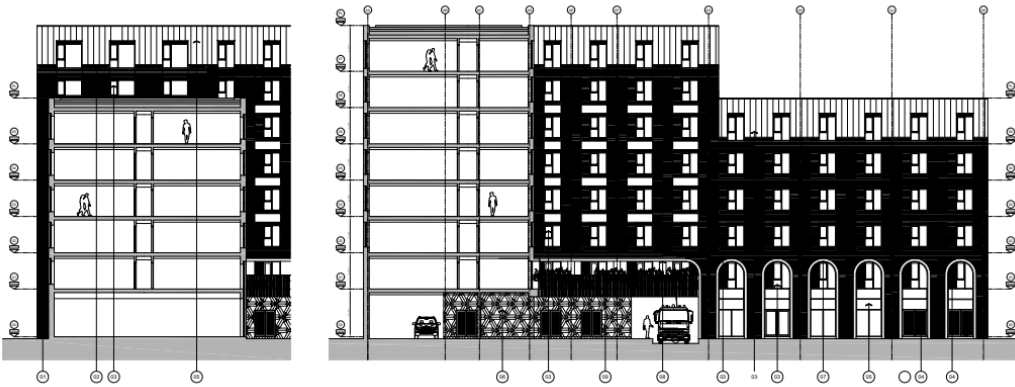
# Proposed Seventh Floor/Roof



Block A1

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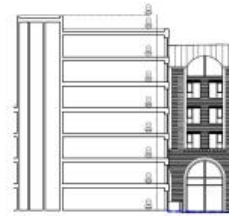
# Amendments to Massing/Height



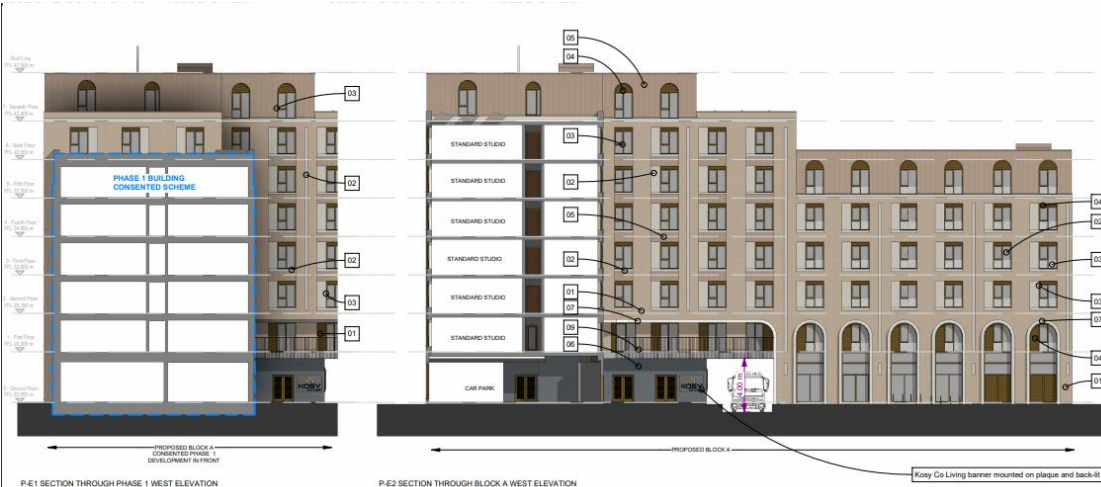
Proposed 3D model study with madding against Viaduct Lofts (in light blue) - Amended Design



Proposed Section Across Melbourne Street - Amended Design



Prop



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# View From 103 Round Hill (from west)



Existing Viaduct Lofts

# View From Shanklin Road (from east)

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# Proposed Visual



Proposed site development, including approved adjoining development at 19-24 Melbourne Street, and proposed development under consideration at 123 Lewes Road (application BH2022/01489)



# Proposed Visuals



Block A from Melbourne Street to south



Block A and site entrance from Melbourne Street to west

# Proposed Visuals



Eastern courtyard amenity and Block D



Central amenity space and Block B

# Key Considerations in the Application

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The main considerations in the determination of this application relate to:

- The principle of the proposed development
- Standard of Accommodation
- The impacts of the proposed development on the visual amenities of the site and surrounding area
- The proposed access arrangements and related traffic implications
- Air quality
- Impacts upon amenity of neighbouring properties
- Standard of accommodation
- Ecology
- Biodiversity
- Sustainability



# S106 table

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## Affordable Housing:

£2.5m commuted sum in lieu of homes on site.

## Travel Plan:

A Travel Plan covering a minimum 5 year period. To promote safe, active and sustainable travel choices by its future occupiers and visitors.

## BTN bikeshare docking station:

The cost of one BTN bikeshare docking station, with 10 bicycles.

## Public Art:

The Developer covenants with the Council to commission and install on the Property an Artistic Component to the value of £51,170 including installation costs prior to first occupation of the development

## Employment and Training

Submission of developer contributions of £27,800 (TBC) to be submitted prior to site commencement.

Employment and Training Strategies for the provision of local employment opportunities with 20% of any new roles created from the demolition and construction phases of development, at least one month before the intended date of formal commencement of the development.

# Conclusion and Planning Balance

- In principle of the redevelopment of the site is welcomed and the integration of the site with that approved at 16-24 Melbourne Street would provide a comprehensive redevelopment of this allocation site. Planning permission has already been granted for a co-living development on an adjacent site at 19-24 Melbourne Street and the principle of an integrated scheme is supported.
- The redundancy of the existing Enterprise Point building has been previously accepted, and regeneration of the site welcomed. The level of employment floorspace proposed is satisfactory as a response to the policy requirement in CP3 subject to their views. The proposed development of the site would contribute towards the target set out in CPP1 Policy CP1 as envisaged through the mixed-use allocation in Policy CP3 and there is therefore no objection in principle to some co-living accommodation on the site. The proposed co-living scheme would provide a different form of housing for the city and the proposed scheme would increase the variety of accommodation available citywide. A commuted payment of £2.5 million has been proposed towards affordable housing in the city.
- Following amendments to the scheme, it is considered that the harm to the setting of the listed buildings has been overcome, and only a minor impact remains to a stand-alone viewpoint from within the Round Hill Conservation Area. It is considered that the contemporary design and appearance of the proposed development is of a good quality and would help lift the architectural quality of this Melbourne Street location. In this respect the proposals would comply with policy CP12 of CPP1.
- The proposed development would result in some impact to neighbouring residents in terms of proximity of development to the site boundaries which would result in heightened overlooking and overshadowing. Amendments to the scheme have been sought to relieve impact towards Shanklin Road in terms of further restricting outlook to reduce loss of privacy. Despite amendments to the scheme, some units to Viaduct Lofts would suffer from significant loss of sunlight/daylight, however given the constraints of the site, and the considered overall beneficial use of the site within the development, it is considered this would not sufficiently justify a reason for refusal in the planning balance.
- The site is well-located near to day-to-day amenities and regular public transport into Brighton city centre. The proposals for a low-car scheme is supported by its site location. The proposed development would provide a Travel Plan which will offer a number of measures to reduce reliance on the private car. From a sustainability perspective, a car free development has been welcomed.
- The impact on some trees is regrettable but in the context of the wider tree belt would be less than substantial and would be mitigated by replacement tree planting.
- Other factors including impacts relating to ecology, sustainability, landscaping, flood risk, land contamination, and air quality have been assessed and have been considered acceptable.
- It is considered therefore that, on balance, the benefits of the regeneration of this allocated site would outweigh those elements which are considered to be harmful to greater or lesser degrees and thus the proposal is recommended for approval.

Recommend: Approval of planning permission subject to the completion of a s106 planning legal agreement and to the conditions within the report.





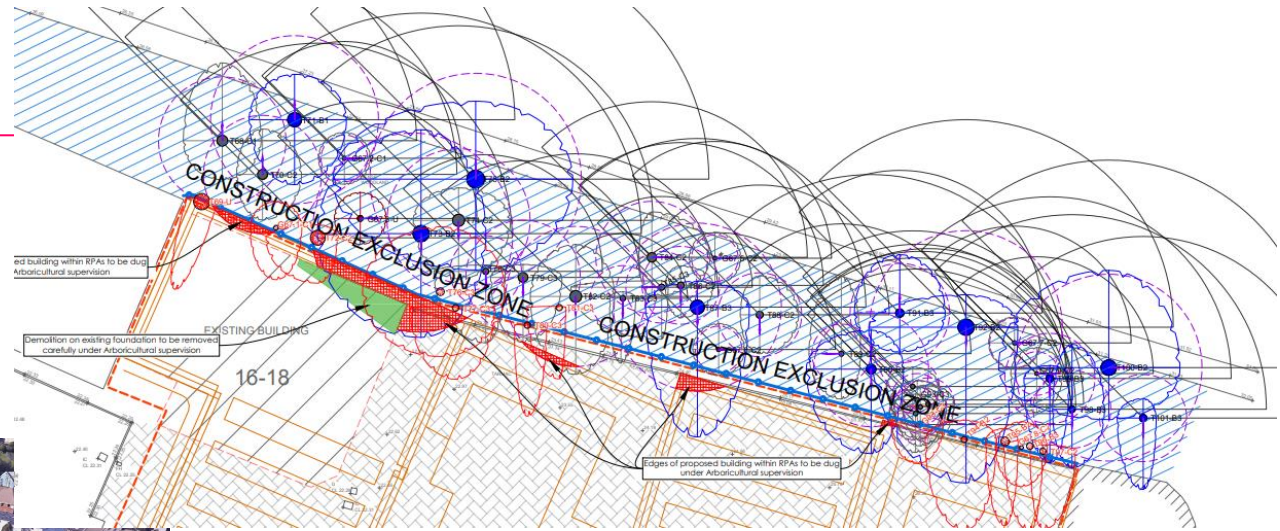
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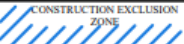
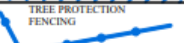
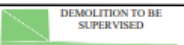


# Tree Impact



Notes:

**BSS837 Tree Retention Categories**

|   |  |
|---|--|
|  <p><b>CATEGORY A</b><br/>Trees of a high quality with an estimated remaining life expectancy of at least 40 years</p> |  <p><b>CATEGORY B</b><br/>Trees of a moderate quality with an estimated remaining life expectancy of at least 20 years.</p>   |
|  <p><b>CATEGORY C</b><br/>Trees of a low quality with an estimated remaining life expectancy of at least 10 years</p>  |  <p><b>CATEGORY U</b><br/>Trees of poor condition that cannot be realistically retained as living trees in the context of the current land use for longer than 10 years</p> |
|  <p><b>ROOT PROTECTION AREA</b><br/>Precautionary areas - soil structure must be protected.</p>                        |  <p><b>TREES / GROUPS TO REMOVE PRIOR TO DEVELOPMENT COMMENCING</b></p>   |
|  <p><b>TREE SHADOW</b></p>   |  <p><b>EXISTING DRIVEWAY (PATH) / HARD STANDING</b></p>   |
|  <p><b>MANUAL EXCAVATION HAND DIG</b></p>  |  <p><b>CONSTRUCTION EXCLUSION ZONE</b></p>  |
|   |  <p><b>TREE PROTECTION FENCING</b></p>  |
|   |  <p><b>DEMOLITION TO BE SUPERVISED</b></p>  |

# Melbourne Street as Existing

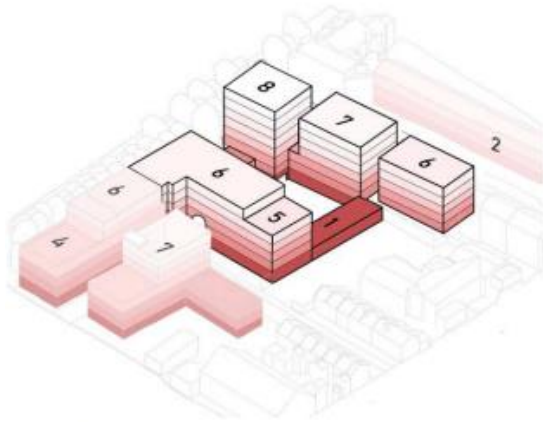


(Design & Access Statement)

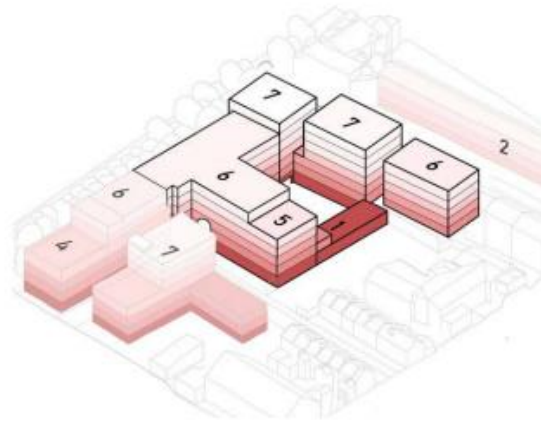


# Evolution of Massing

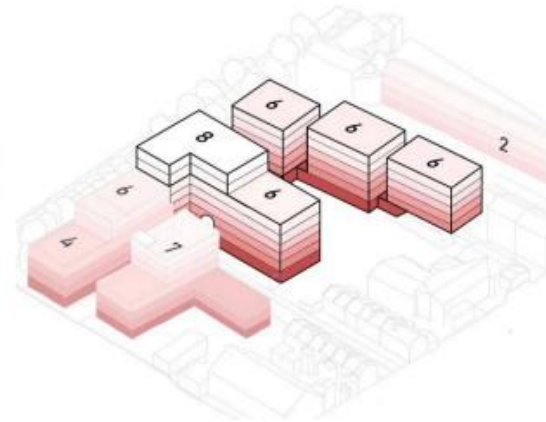
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PreApp 03



Design Review Panel



Current Massing





| Room Type   | Number of Units                            | Total Co-Working Desks | Total Area m <sup>2</sup> | Total Area ft <sup>2</sup> |
|---|--|------------------------|---------------------------|----------------------------|
| Circulation Areas   |  |                        | 1509.6                    | 16249                      |
| Co-working  | 2 Ground Floor Spaces                      | 410                    | 941.0                     | 10128.8                    |
| Shared facilities: Gym, Laundry Room and Kitchen Dining Rooms Total   |  |                        | 1425.4                    | 15342.9                    |
| Studios (Total number including standard, guest and accessible types) | 269  |                        | 6552.0                    | 70525.1                    |
| Accessible Studios (from total of)                                    | 29   |                        | 867.4                     | 9336.6                     |
| Guest Studios (from total of)   | 5  |                        | 122.1                     | 1314.3                     |
| Plant and Service   |  |                        | 329.0                     | 3541.3                     |
| Bike Hubs   | 280  |                        | 253.4                     | 2727.6                     |
| External Amenity Shared   |  |                        | 2009.6                    | 21631.1                    |
| External Amenity in Private Balconies                                 | 85 Balconies with 1.83 m <sup>2</sup> each |                        | 155.6                     | 1674.8                     |
| External Amenity Total  |  |                        | 2165.2                    | 23306.0                    |
| Car Parking - Accessible  | 8  |                        | 756.4                     | 8141.8                     |
| Car Parking – Electric Car Club                                       | 4  |                        |                           |                            |
| Car Parking – Legal Covenant  | 3  |                        |                           |                            |
| NET Studio Area   |  |                        | 6552.0                    | 70525.1                    |
| NET Internal Area   |  |                        | 11842.6                   | 127472.7                   |
| Gross Internal Area   |  |                        | 12792.5                   | 137697.3                   |
| Gross External Area   |  |                        | 13809.8                   | 148647.4                   |
| Average Area Per Studio   |  |                        | 24.4                      | 262.6                      |
| Average Area of Co-Working Per Studio                                 |  |                        | 3.5                       | 37.7                       |
| Average Area of Shared Facilities Per Studio                          |  |                        | 5.3                       | 57.0                       |
| Average Area of Total Amenity Per Studio                              |  |                        | 8.0                       | 86.1                       |





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SITE LOCATION PLAN AS EXISTING @ 1:1250