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# Moulsecoomb Place, Lewes Road

BH2022/03892



Brighton & Hove  
City Council

# Application Description

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- Demolition of existing student accommodation and replacement with 4 student accommodation buildings with total of 566 student beds (Building A (15 storeys)), (Building B (11 storeys)), (Building C (4 storeys)) and (Building D (part 5/part 9 storeys)) (Sui generic use) with associated ancillary use consisting of student gymnasium/ well-being studio, separate 100 sqm (GIA) flexible community space (Class F2 (b)) and 87 sqm (GIA) commercial floorspace (Class E), with associated disabled and cycle parking, public realm and landscaping improvements within the site and adjacent public highway, and proposed minor demolitions/ alterations, repair, extension (including single storey extension to link the Manor House and Tithe Barn and accessible lift to northern side of Tithe Barn). Use of the listed Manor House and Tithe Barn for retention of Moulsecoomb Social Club (Sui generic), and creation of hub use incorporating mix of public house (Sui generic), restaurant and events space (Class E), 10no guest bedrooms (Class C1), car parking and associated alterations to hard and soft landscaping.



# Map of application site





# Proposed Location Plan



# Site Aerial looking West



# Photos from site boundaries

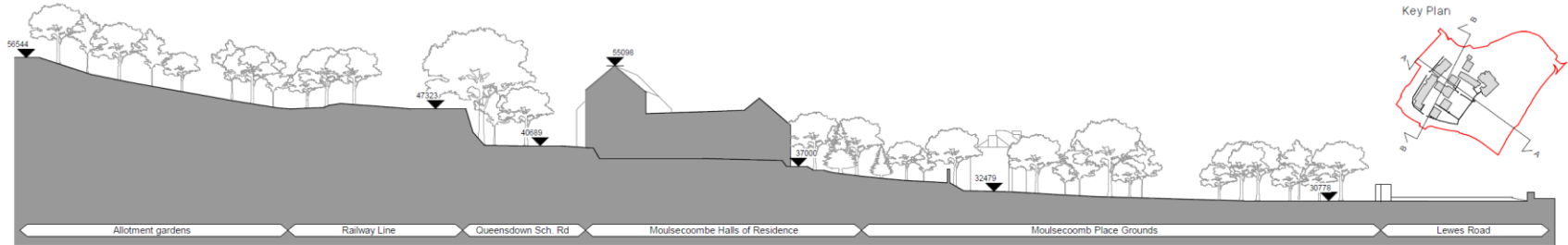


# Photos within site

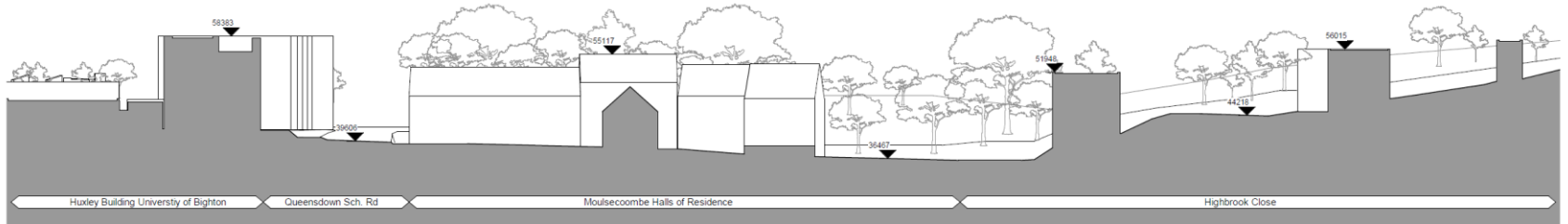




# Existing Site Section(s)



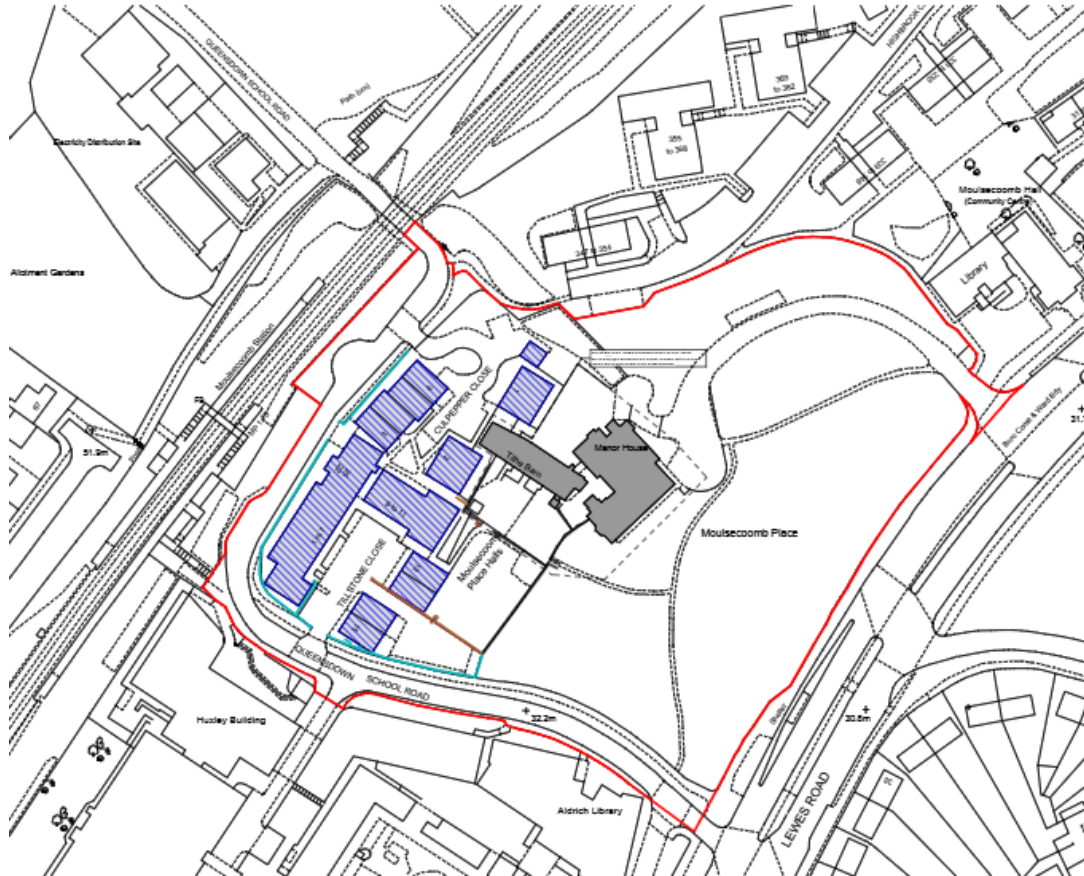
1 Cross Site Section AA



2 Long Site Section BB

1 : 500

# Existing Block Plan (Demolition)



**Notes**

- 1. The site is bounded to the north by the railway line and to the south by Lewes Road.
- 2. The site is bounded to the east by the railway line and to the west by the railway line.
- 3. The site is bounded to the north by the railway line and to the south by Lewes Road.
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**Key Plan**

**Brighton & Hove City Council**

**Planning**

Project No. 1010

Project Name: Mousecomb Place

Planning No. 1010

Site Plan No. 1010

Scale: 1:1000

Date: 10/10/2010

Author: 1010

Checker: 1010

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# Proposed Park Level -01

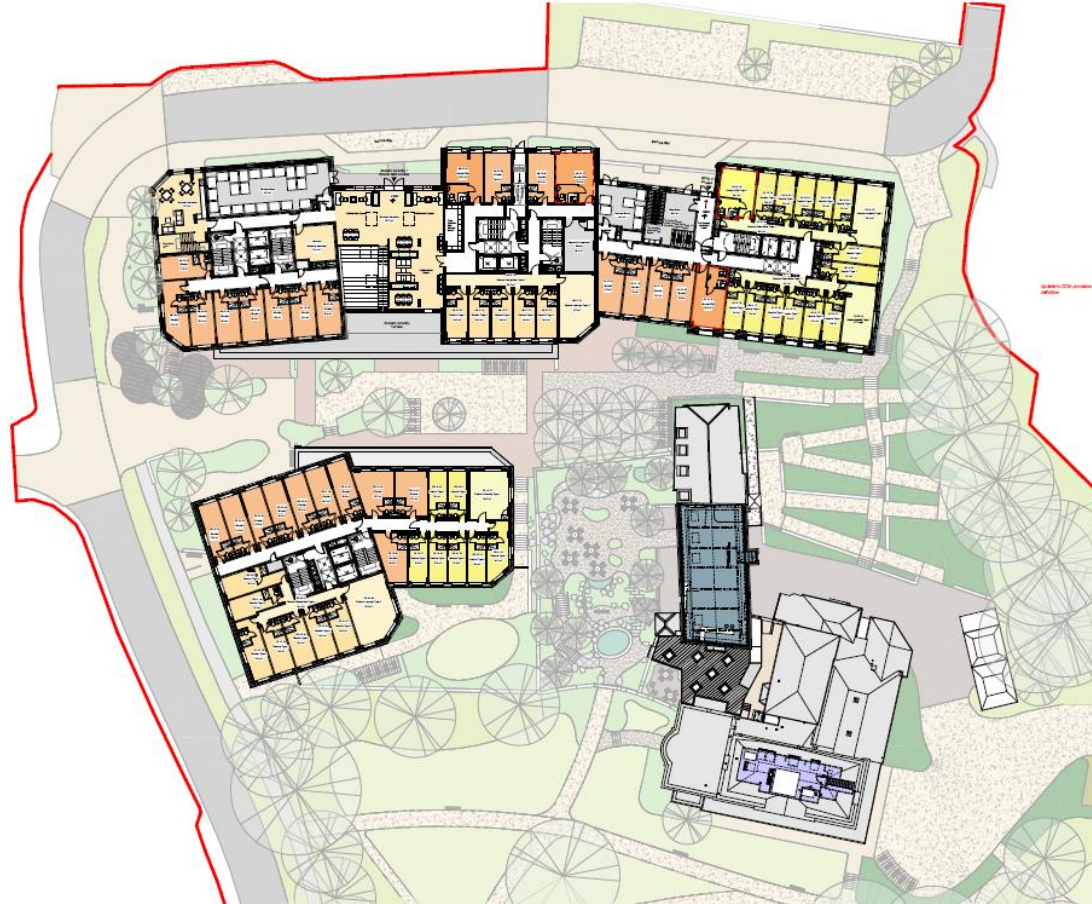


# Proposed Block Plan Ground Level 00

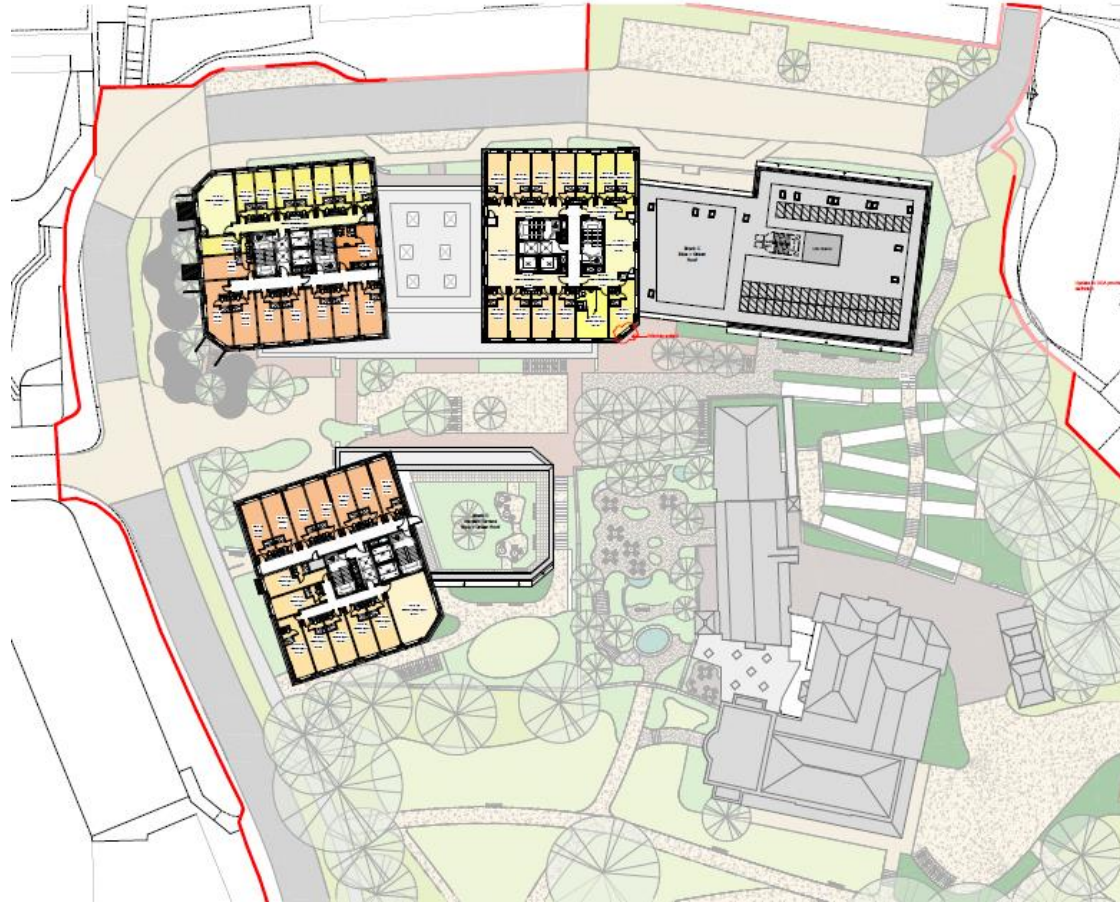
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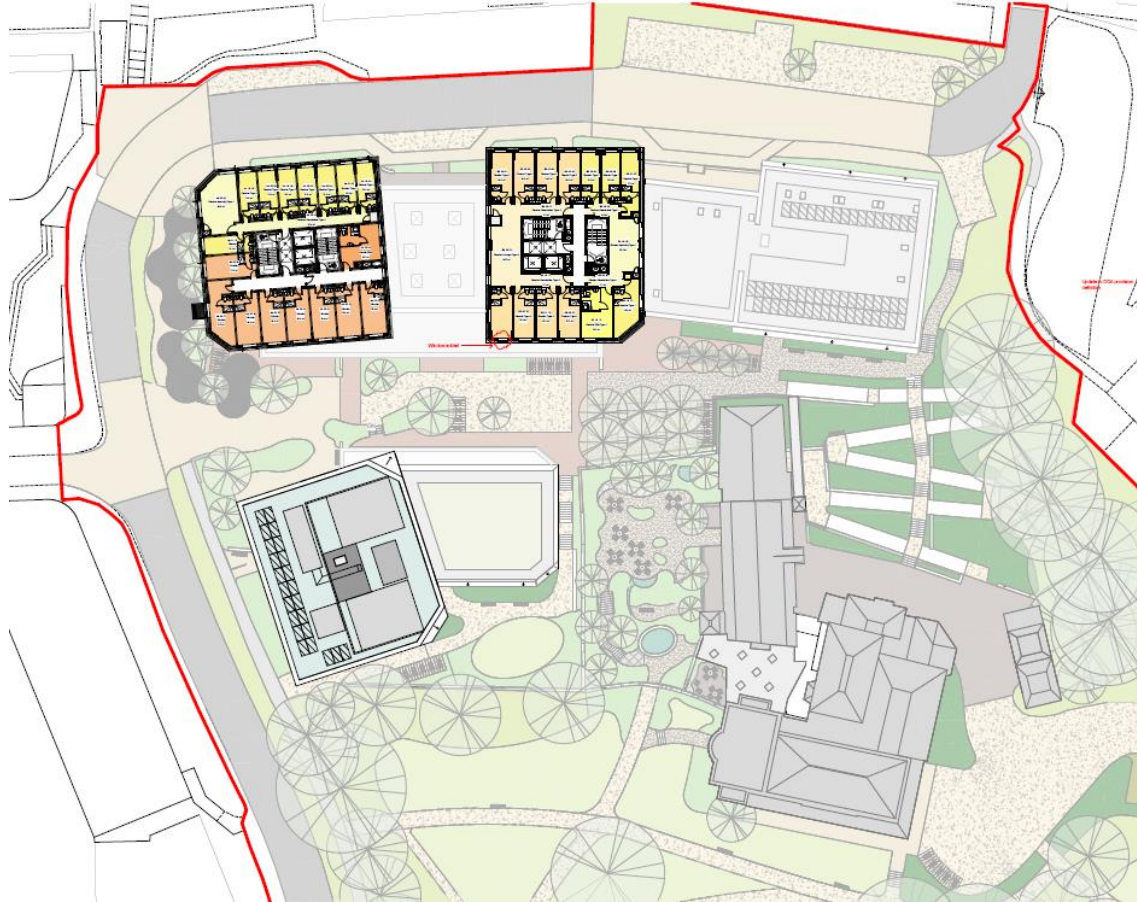
# Proposed Block Plan Ground Level 01



# Proposed Block Plan Level 04



# Proposed Block Plan Level 09



# Aerial photos of Lewes Road context

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# Aerial contextual proposed

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# Block A; B; C (East) with colour palette

## 9.10 Elevations

Supersedes Chapter 9, Page 232 - Brick tones updated to reflect agreed tone choices. Metal work RAL colours updated due to brick tone changes. Additional windows added in Block B.



### Moulsecomb Lane West Elevation East Facing Elevation



# Blocks A and D (South)

Supersedes Chapter 9, Page 234 - Brick tones updated to reflect agreed brick tone choices. Metal work RAL colours updated due to brick tone changes.



South Elevation  
Queensdown School Road



# Block D (West) and Tithe Barn

Supersedes Chapter 9, Page 233 - Brick tones updated to reflect agreed brick tone choices. Metal work RAL colours updated due to brick tone changes. Block D roofline chamfer



Moulsecoomb Lane East Elevation  
West Facing Elevation



# Proposed Site Section Blocks A and D

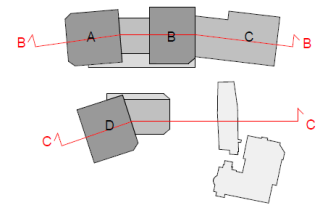
21



1 GA Section AA (Blocks A&D) 0 100



# Proposed Site Section Blocks A; B; C



1 GA Section BB (Blocks A,B&C)  
1:200

22



# Materials Palette

## 9.8 Heritage Led Material Palette

### Student blocks layered material palette

#### Warm tones and vibrant textures

The design team have chosen a student blocks material palette inspired by the heritage buildings existing on site.

The neutral brick tones provide visual sensitivity to the Manor House and Tithe Barn, without being overbearing.

Colour and vibrancy is added through the green and red tones window frames and profiled panels, which together with the brick colour selection make the student blocks blend nicely within the landscape.

Alongside the brick, a few distinctive materials have been chosen in order to reflect the heritage value - flint, red clay tiles and slate, which provide rich textures and further articulation to the emerging architectural design.

Moreover, to accentuate the unique character of the emerging public realm, brass tone frames, louvers and panels complete the layered material palette with additional warmth.

Supersedes Chapter 9, Page 227 - Brick tones updated (1&2) to refer agreed brick tone choices. Metal work RAL colours updated due to brick tone changes



#### Heritage Palette Key

- ① Traditional clay facing brick, stretcher bond, dark grey tone
- ② Traditional clay facing brick, mid grey tone
- ③ Traditional clay facing brick, light grey tone
- ④ Red clay tile
- ⑤ Slate tile
- ⑥ Traditional flint stone

- ⑦ PPC aluminium profiled metal panel, RAL 6020
- ⑧ PPC aluminium profiled metal panel, RAL 6025
- ⑨ PPC aluminium profiled/ metal panel, RAL 6021
- ⑩ PPC aluminium metal panel, RAL 8004
- ⑪ Brass Metal



# Materials Palette Guide

## 9.9 Architectural Language

Supersedes Chapter 9, Page 228 - Brick tones updated to reflect agreed brick tone choices. Metal work RAL colours updated due to brick tone changes (Background image has not been updated)

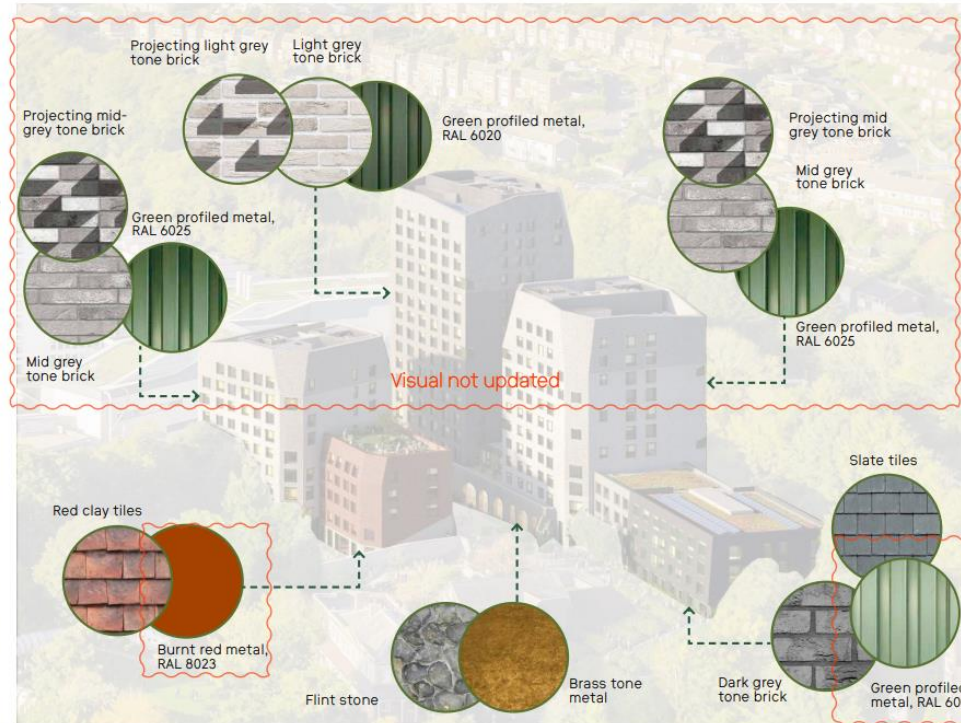
### Family of buildings

Much thought and coordination has been given to the student buildings' composition and relationship with the existing heritage context. Similarly to the listed buildings' multi-layered history, the student blocks architectural language approach is based on multiple characterful levels which interweave within the facade composition.

The simple, neutral coloured massing of Blocks A,B and D, revealing sculpted corners and tops, makes reference to the South Downs cliffs rising from the verdant landscape. To articulate the architectural details, a further layer was added to the envelopes in regards to disposition and treatment of apertures, and the skyline silhouettes, which resemble the dove-cote once located on the site.

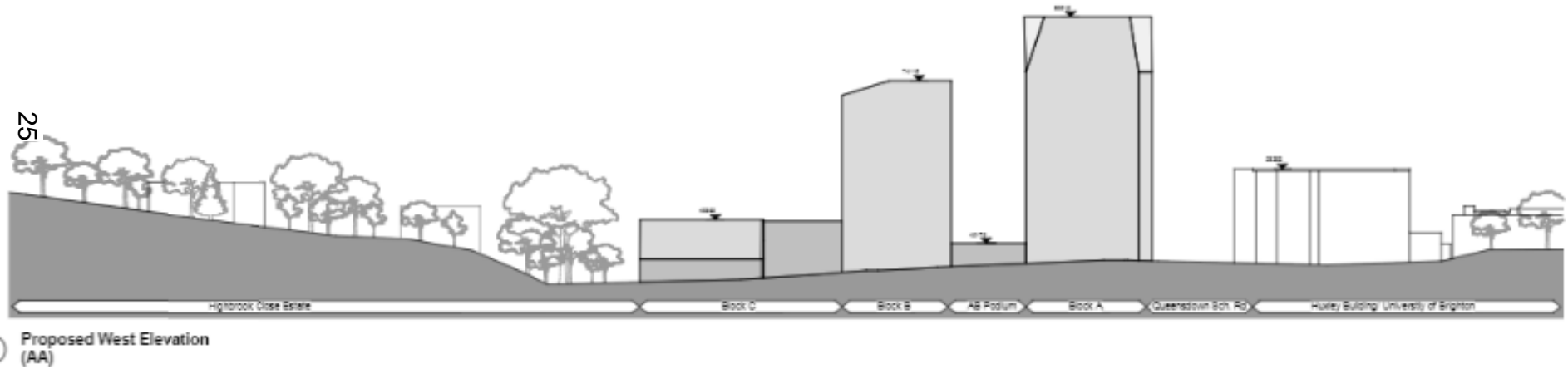
To provide a strong link with the listed buildings, the north wing of Block D and Block C have been wrapped with red clay tiles, and respectively slate tiles, to enhance the contextual character of the development.

Moreover, traditional flint stone was chosen for Moulsecoomb Lane frontages as a modern reinterpretation of the historic flint walls, which convey a rich heritage value for Moulsecoomb Place.





# Proposed West contextual elevations



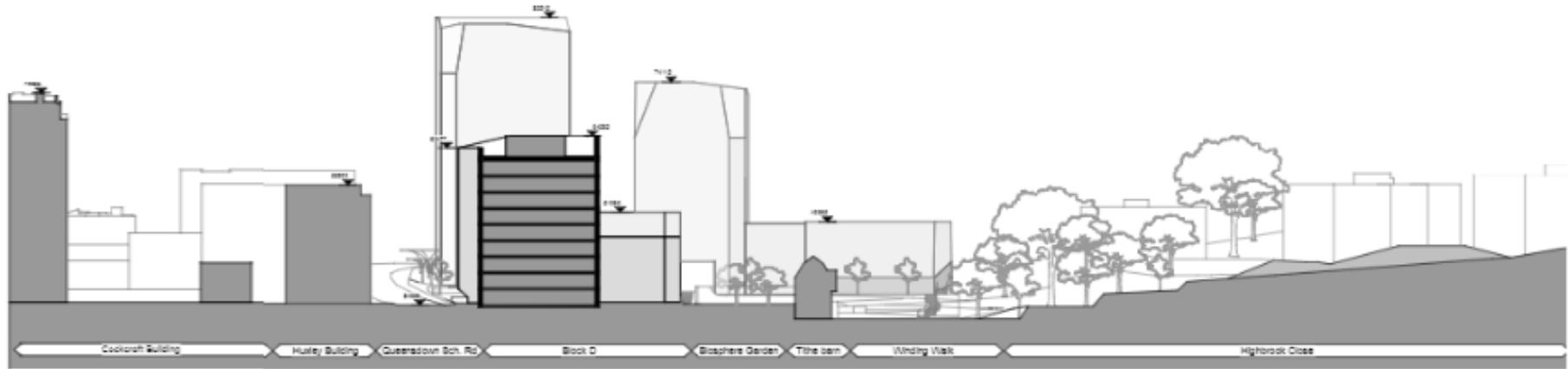
# Image of Station arrival on QSR



# Proposed East Contextual Outline

2 Proposed South Elevation  
(BB)

1:500



# View west Queensdown School Rd



# Existing View Lewes Road to south



# Proposed Visual Lewes Road to south



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# Existing Visual Opposite Manor House

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EXISTING

# Proposed Visual Opposite Manor House

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# Proposed Wireline Lewes Road



# Proposed Visual from National Park to south east

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# Landscape General Arrangement Detail Plan



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# Landscape General Arrangement Detail Plan - East



Location of proposed trees are indicative. Location to be confirmed at a later stage.



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# Key Considerations in the Application

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- Principle of Purpose built student accommodation (PBSA)
- Location, topography and site constraints
- Scale, height and massing of new proposed student blocks
- Design quality, public realm, landscaping and public access
- Setting of heritage buildings and associated open space
- Changes of use within the heritage buildings
- Sustainability issues, energy efficiency, daylight and sunlight impact on existing and new occupants
- Noise issues from existing road and rail and impacts from proposed uses of Manor House and Tithe Barn and new accommodation
- Vehicle and cycle parking and site servicing

# S106 table

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- Public Art £82,608
- S278 Works Service bays; accessible parking bays and public realm improvements
- Permissive Path Agreement
- Accessible footpath provision prior to occupation of student accommodation
- Phasing requiring Listed Building works to commence 6 months post occupation of student accommodation
- Ecology monitoring fees

# Conclusion and Planning Balance

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- Principle of PBSA acceptable on site in highly sustainable location for public transport and university campuses.
- Principle of high density development acceptable in policy DA3 area and meets policy CP12
- High quality design, architecture and well considered public realm, permeability and landscaping and choice of materials.
- Qualified issues with aspects of height and coalescence mitigated by architecture and design quality
- Impact on setting of listed buildings mitigated by distribution of massing and heights away from heritage buildings. Degree of harm not substantial (Heritage Officer)
- Sustainable buildings meet policy criteria.
- Amenity considerations noise, daylight and sunlight impacts acceptable.
- Biodiversity Net Gain exceeds policy requirements
- Replacement of community use floorspace not equivalent quantitatively but range of new facilities and opening up of site to public access and economic benefits mitigates.
- On balance the planning benefits outweigh the areas of harm in terms of the NPPF.



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# ENDS

# Number/Split of student rooms

Building Plot	Cluster Type 1	Cluster DDA Type 1	Cluster Type 2	Cluster DDA Type 2	Studio	Studio DDA	Total
AB Podium	0	0	5	0	10	2	17
Block A	104	0	0	0	103	13	220
Block B	33	5	71	0	8	0	117
Block C	44	3	0	0	18	6	71
Block D	26	0	40	1	72	2	141
<b>Grand Total</b>	<b>207</b>	<b>8</b>	<b>116</b>	<b>1</b>	<b>211</b>	<b>23</b>	<b>566</b>

Proposed Percentage of Overall Mix	36.6%	1.4%	20.5%	0.2%	37.3%	4.1%
<b>Totals</b>	<b>38%</b>		<b>21%</b>		<b>41%</b>	

Proposed DDA Rooms Percentage	6%
DDA Rooms Target Percentage	5%

NOTE: Only 1% of DDA Rooms will be provided from the outset. The other 5% will remain adaptable to meet future demand as and when required.

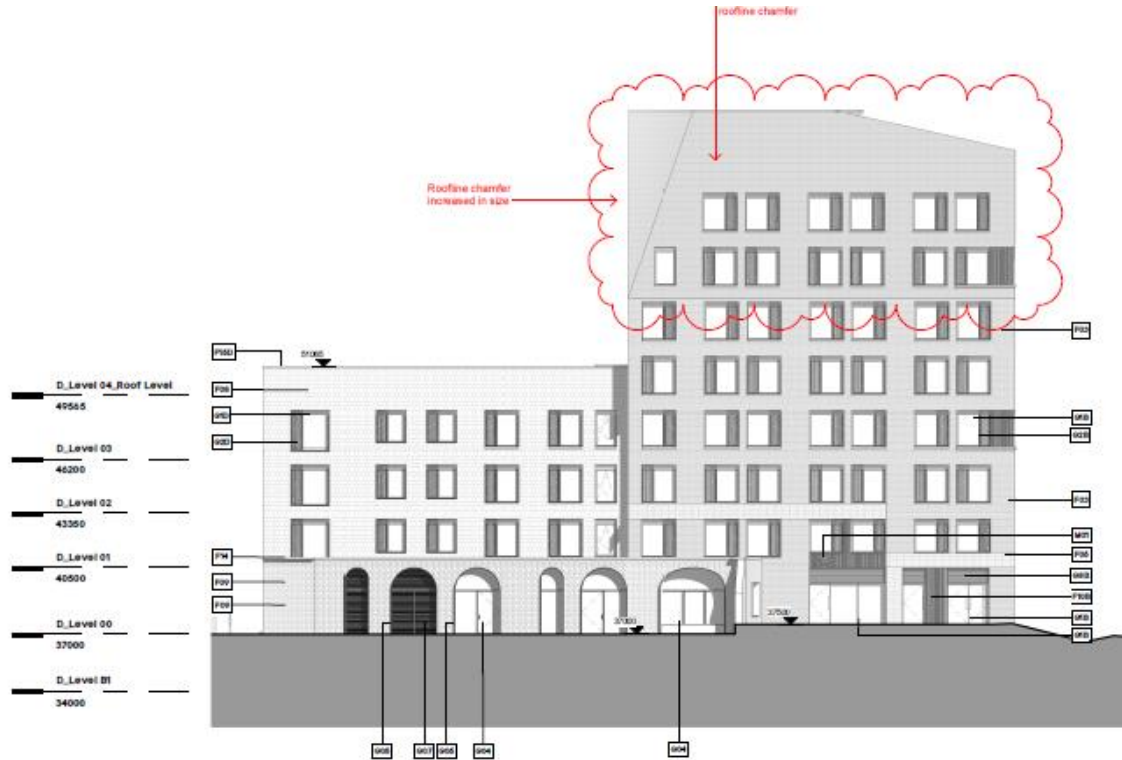
# Proposed Visual north from Watts Service Road



PROPOSED

# Amended Chamfer Block D (NW)

44

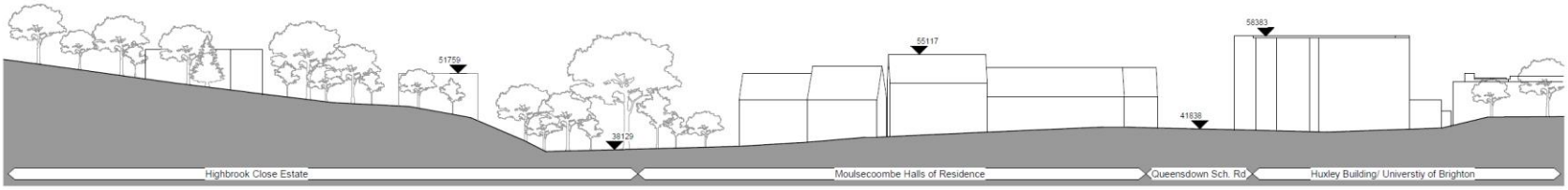


4

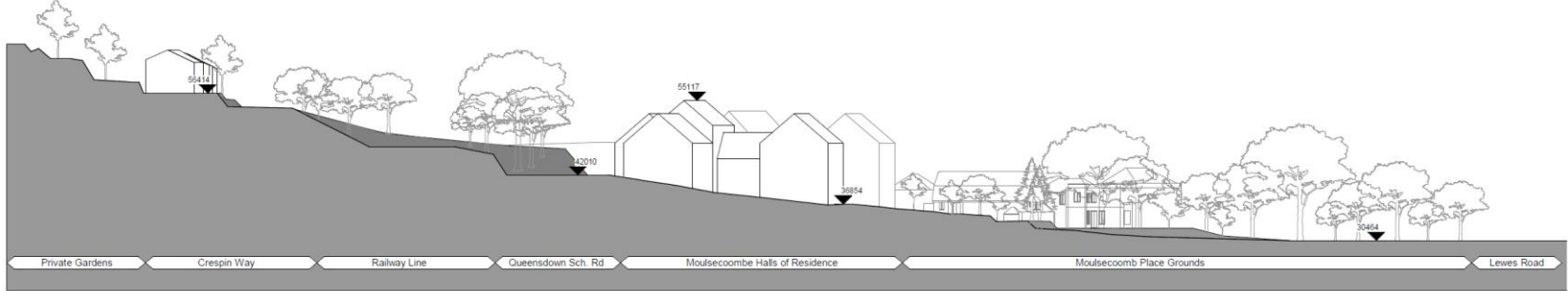
Block D - West Elevation

1 : 200

# Contextual Elevations



1 Existing West Elevation (AA)

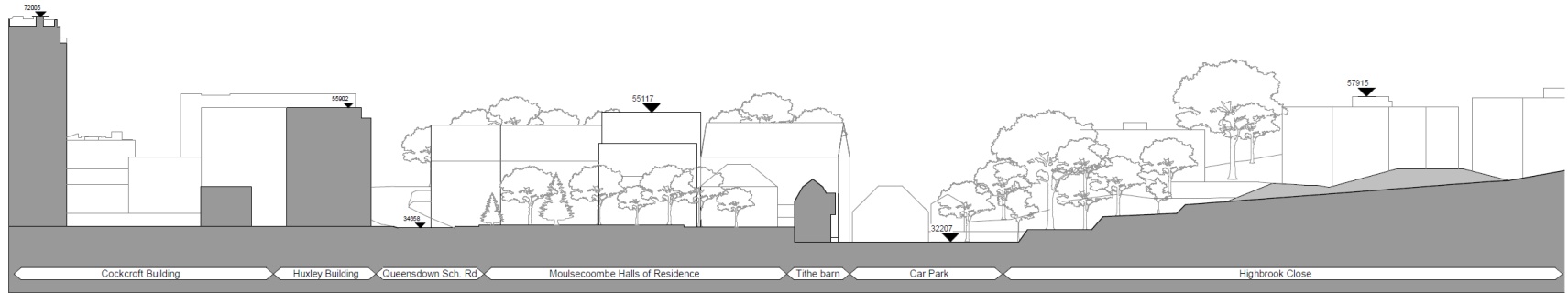


2 Existing South Elevation (BB)



# Contextual Elevations

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3 Existing East Elevation (CC)



1 : 500



# Proposed Section Block D; Tithe Barn



2 GA Section CC (Block D)

1:200

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# Proposed Sections Podium; Block D Lower

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2 GA Section DD (Podium AB & Block D)  
1:200



# Cypress Trees to be removed

49



# Storage Outbuilding Bin, cycle and plant

## Outhouse

### A new outhouse is proposed for the Listed Building to provide space for the plant, bin store and cycle storage.

The outhouse looks to tidy up the yard, by hiding all the unsightly clutter such as bins and bikes. Allowing the yard to become another piece of public realm for visitors to come and enjoy.

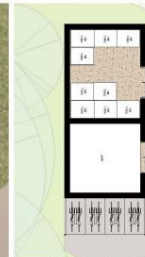
The form of the outhouse is derived from the small brick and tiled extension connected to the Tithe Barn. It is square in form with a mansard shaped roof.

The proposed outhouse is designed to blend into the landscaped bank, constructed of natural materials. The walls and roof are clad in slatted timber over a metal framed structure. The top flat section of the roof is planted, where ventilation is not required. The doors are to be perforated metal in frame colour to match the copper like roof.

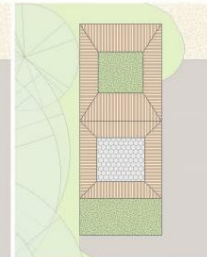
The bike store is open sided on three sides with a flat green roof. A number of Sheffield bike stands are located underneath it, for the staff and guests to use.



Proposed aerial illustration of the outhouse

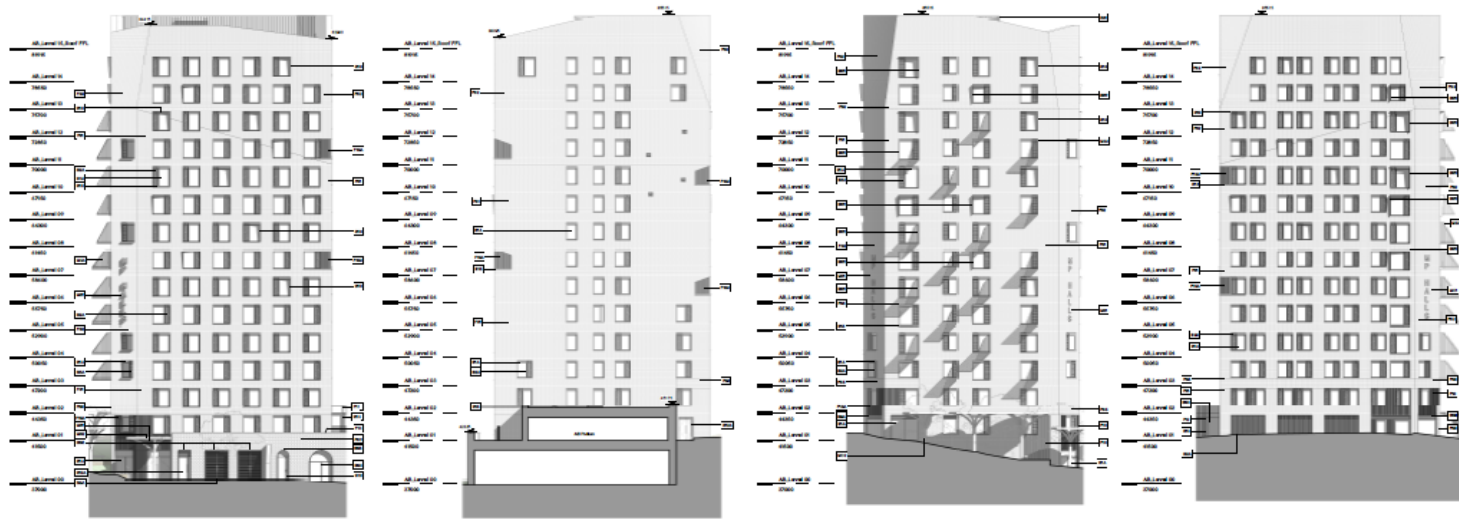


Proposed plan of the outhouse (NTS)



Proposed roof plan of the outhouse (NTS)

# Proposed Elevations – Block A



① Block A - East Elevation

1 : 200

② Block A - North Elevation

1 : 200

③ Block A - South Elevation

1 : 200

④ Block A - West Elevation

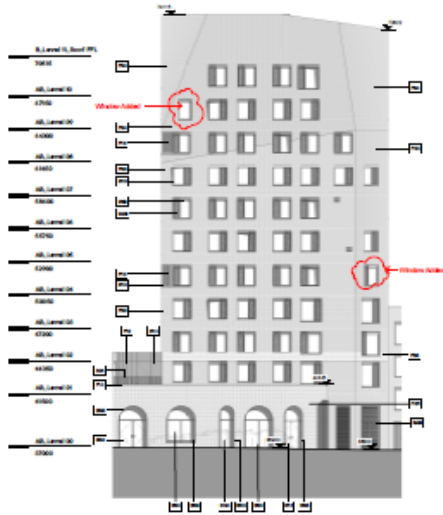
1 : 200



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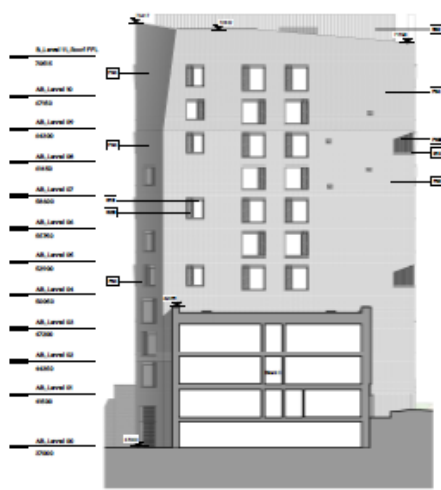
# Proposed Elevations – Block B

52



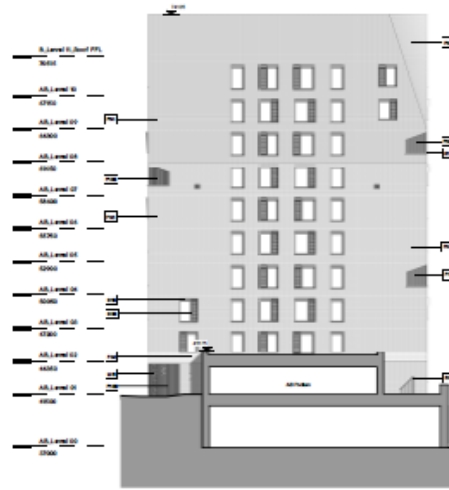
① Block B - East Elevation

1 : 200



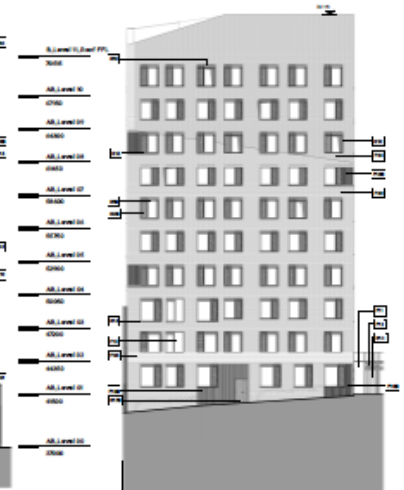
② Block B - North Elevation

1 : 200



③ Block B - South Elevation

1 : 200



④ Block B - West Elevation

1 : 200

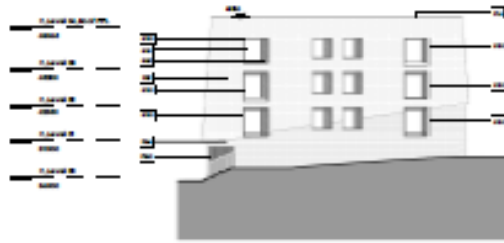


# Proposed Elevations – Block C

53



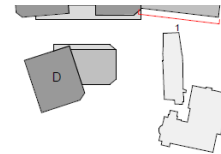
1 Block C - East Elevation  
1:200



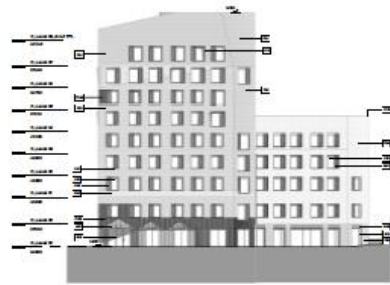
2 Block C - North Elevation  
1:200



3 Block C - West Elevation  
1:200



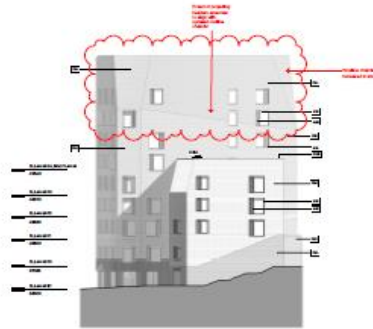
# Proposed Elevations – Block D



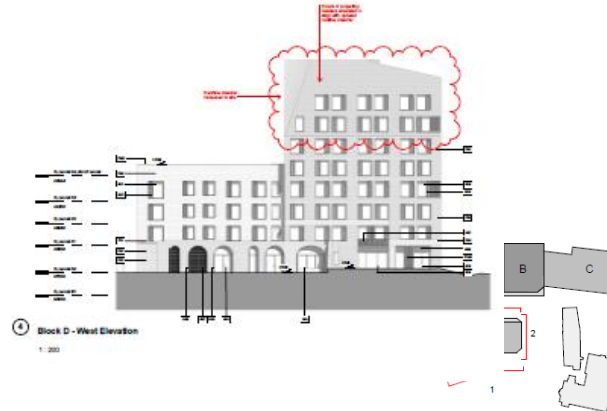
1 Block D - East Elevation  
1:200



2 Block D - South Elevation  
1:200



3 Block D - North Elevation  
1:200



4 Block D - West Elevation  
1:200

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# Brick colour palette elevations

55



1 South Site Elevation - Queensdown School Road  
1:200



