

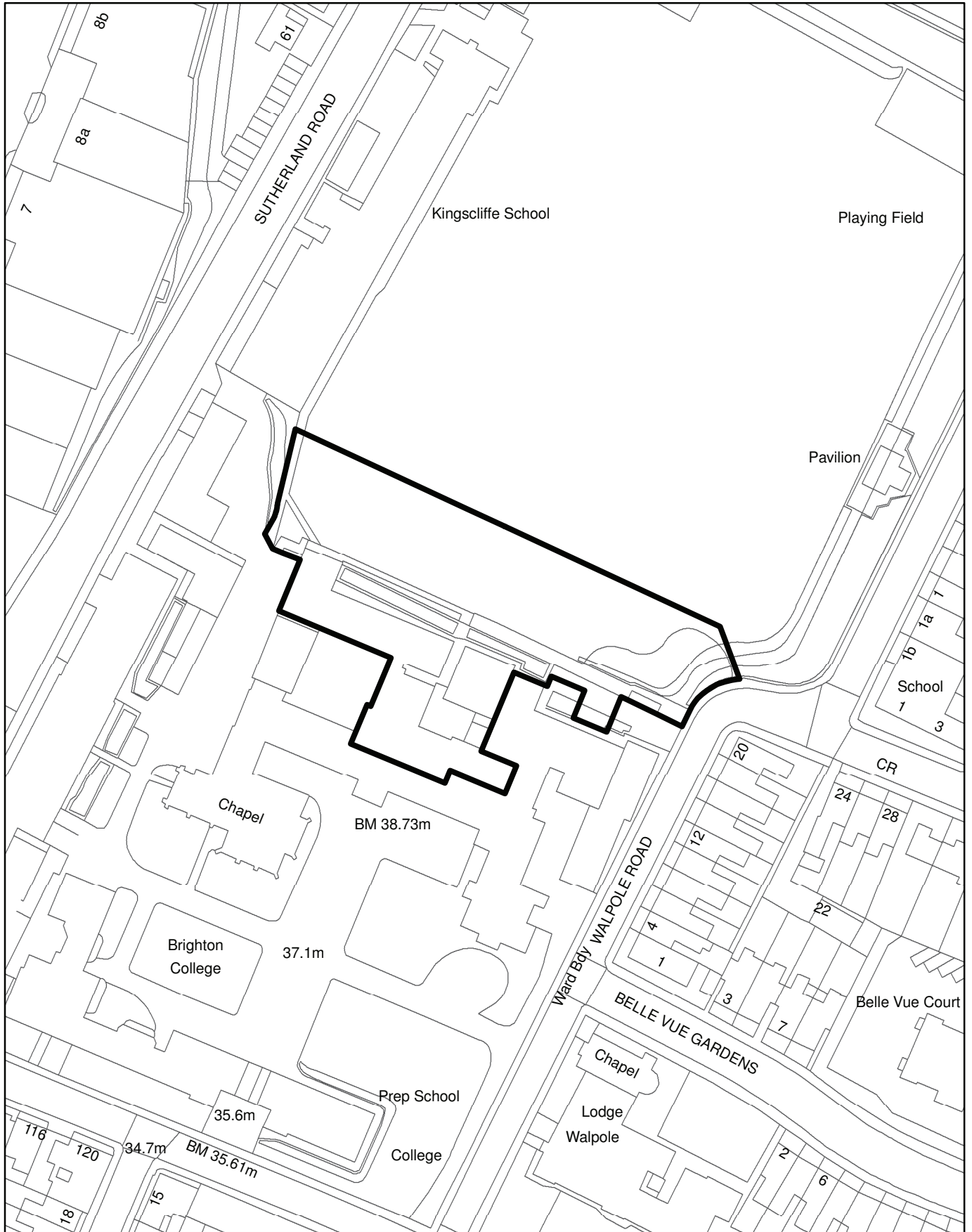
**PLANS LIST
ITEM A**

Brighton College, Eastern Road, Brighton

**BH2012/02378
Full planning**

21 NOVEMBER 2012

BH2012/02378 Brighton College, Eastern Road, Brighton



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2012/02378	<u>Ward:</u>	QUEEN'S PARK
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Brighton College, Eastern Road, Brighton		
<u>Proposal:</u>	Full demolition of existing science department building and partial demolition of dining hall and adjoining buildings and erection of new music and drama school buildings and dining hall with associated works.		
<u>Officer:</u>	Richard Elder Tel: 292321	<u>Valid Date:</u>	10/08/2012
<u>Con Area:</u>	College	<u>Expiry Date:</u>	09/11/2012
<u>Listed Building Grade:</u>	II		
<u>Agent:</u>	Nathaniel Lichfield & Partners, 14 Regents Wharf, All Saints Street, London		
<u>Applicant:</u>	Brighton College, Mr Steve Pattern, Brighton College, Eastern Road, Brighton		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located to the north side of Eastern Road. The site is currently occupied by Brighton College. The College campus is bounded to the east by Walpole Road and Walpole Terrace, College Terrace to the north and Sutherland Road to the west and forms part of the College Conservation Area and lies adjacent to the East Cliff Conservation Area. The playing fields to the north of the campus (Home Ground) are a storey higher than the main school building.
- 2.2 The College was originally designed by George Gilbert Scott. These buildings make up the central buildings located within the site. Further additions designed by Thomas Graham Jackson and FT Cawthorne were completed in the late nineteenth and early twentieth century. A large number of buildings located within the site are listed.
- 2.3 The southern and Western boundaries of the campus are well defined by school buildings, however clear views into the college are available from Walpole Road and Terrace and College Terrace.
- 2.4 The application site is located to the north side of the main school building and the south side of the college playing fields extending from Walpole Road to the east to the south west corner of the playing fields.

3 RELEVANT HISTORY

The Brighton College site has been the subject of a large number of applications. However, the following are of particular relevance to the current submission:

BH2012/02925 & BH2012/02926/LB: Removal and rebuilding of part of wall with railings to facilitate temporary site access. (Part retrospective). Under consideration.

BH2012/02379: Full demolition of existing science department building and partial demolition of dining hall and adjoining buildings and erection of new music and drama school buildings and dining hall with associated works. Under consideration.

BH2012/01992 & BH2012/01993/LB: Construction of a new four storey self-contained boarding house adjoining existing Dawson Hall. Dismantlement and reinstatement of part of boundary wall along Eastern Road. Approved 10/10/2012.

BH2012/02016: Partial removal of existing roof structure and erection of clock tower above existing second floor level and associated works. Approved 13/09/2012.

BH2012/02017: Partial removal of existing roof structure and erection of clock tower above existing second floor level and associated works. Listed Building Consent. Approved 13/09/2012.

BH2012/01229 & BH2012/01230/LB: Alterations to layout and associated works including demolition of extensions, erection of new temporary wall and repair works. Approved 18/06/2012. These applications granted consent for some site clearance works to facilitate the construction of the new music and drama school.

BH2005/05967: 3-storey Visual Arts Centre with basement & glazed link to adjoining Listed Building. Refused 03/02/2006.

BH2005/05965: 3-storey Visual Arts Centre with basement & glazed link to adjoining Listed Building. Listed Building Consent. Refused 03/02/2006.

4 THE APPLICATION

- 4.1 Planning permission is sought for the full demolition of the existing 3 storey science building, the Blackshaw Dining Room, the northern end of the Lester Building, the two storey annexe to the main school building around the stair tower, the single storey annexe to the main school building and part-removal of the PAC water feature where it abuts the single storey annexe.
- 4.2 The demolition of these structures are to facilitate the erection of a new Performing Arts Centre, consisting of a 4 storey Drama School building, a Music School building, incorporating teaching accommodation on the ground floor and a double height recital hall above, and a new single storey Blackshaw dining room. The buildings are to be linked by a part single, part 2 storey glazed foyer which includes steps up to the playing fields at the rear. A central landscaped courtyard is to be provided between the foyer, the music hall, the Blackshaw dining room and the main school building. A metal framed glazed roof structure is proposed at ground floor between the new Blackshaw dining room, the

PLANS LIST – 21 NOVEMBER 2012

existing Dining Hall and the new music building to provide covered access to the Dining Hall via the servery.

- 4.3 The proposed development is to allow the College to consolidate music and drama facilities to deliver a high quality teaching environment for music and drama lessons and is part of the rationalisation of buildings and spaces in the centre of the College grounds. The new Music School is to provide a double-height recital room, additional music practice and teaching rooms, a Seminar Room, an ICT room, a Music Library, a percussion and Rock Room, a recording control room, offices for the Director of Music, Assistant Director and Music Administrator and storage rooms. The Drama School is to provide a 190 capacity theatre, a dance studio, a rehearsal room, offices for drama staff, changing rooms, a one-on-one teaching room and storage room.
- 4.4 The proposal would define a new order to the whole campus with a new series of external spaces from the entrance on Eastern Road under the Jackson Building, to the Quad, into the main school building, out into a new court, and through a foyer up to the Home Ground. The formal north/south axial route through the campus of Brighton College is intended to be extended beyond the Scott building to include the whole of the Brighton College Conservation Area.
- 4.5 The proposal also involves removal of the existing Blackshaw room ceiling and wall linings and to replace them with a new table-like structure between the Main School Building, Dining Hall and the Dining Hall glazed passage. This involves the provision of a continuous 600mm wide glass strip to the sides of the roof where it adjoins the other structures and a recessed biodiverse roof between. The removal of the wall linings will reveal the (once external) flint walls of the northern elevation of the George Gilbert Scott Building as an internal feature wall.
- 4.6 Other works to the George Gilbert Scott building include internal alterations to existing doorways and windows and the creation of a new pedestrian route directly through to the central courtyard of the new Performing Arts Building and through to the Home Ground beyond. This is to be facilitated by the removal of the existing glass trophy cabinet under the existing stair of the main foyer within the stair tower and opened up to allow access through. New steps down to an internal lobby area are proposed to create sufficient head height together with the extension down of the stone plinths of the octagonal columns to meet the lower floor level. (A new entrance door to the basement plant room is proposed within this lowered lobby under the existing stairs). The new route is to be continued through facilitated by the formation of a new glazed entrance in the northern elevation framed by a new arched stone surround centrally located under the feature window on the gable. In addition, an existing boiler flue is to be removed, existing services would be rerouted and the existing clock on the stair tower north gable is proposed be fully restored.
- 4.7 The proposed recital hall and drama buildings are situated equidistant from the central Scott gable and would align with the northernmost face of the existing Lester building. The height of the buildings would be no higher than the ridge of the main school building. The recital hall is to be set just above Home Ground

level with smaller practice rooms below at courtyard level. It is proposed to be constructed of pale stone walls to the sides, a full glazed façade to the north elevation with minimal stainless steel transoms. It is to incorporate a pitched tiled roof with curved central ridge, set on top of and supported by structural glazed transom lights between the eaves and the side walls to present an appearance of a floating roof. The roof would overhang the main glazed northern façade by approximately 2.5 metres. The rear of the building closest to the main school building would incorporate a 2 storey curved glazed stairwell facing and opening onto the courtyard.

- 4.8 The drama building is to be constructed mainly of stone and reconstituted stone and incorporates a pitched tiled roof, curved at the corners. The top floor has a large glazed teaching space with an external terrace facing onto the Home Ground and the lower level has windows for use when the theatre is to be used as a teaching space. The window bays would have timber shutters and timber benches.
- 4.9 Partial demolition of the Lester building is proposed to create a remodelled red brick gable façade set back behind the drama building to give visual priority to the drama and music buildings. Landscaping around the Lester building includes asphalted parking bays to serve the theatre, new stone steps up to the Home Ground, a new curved stone retaining wall and timber bench seating.
- 4.10 The project is proposed to be constructed in two phases to minimise disruption to staff and students studying at the school during construction and to allow time for students to be decanted from the Science Building into a new facility before Phase 2 commences. Phase 1 involves the removal of the Squash Courts, the Plate Wash building and the WCs (already removed), the removal of the structures which abut the listed buildings, including the Porter's Lodge, Tuck Shop and Blackshaw Room and the construction of the Music School and the new Blackshaw Room. Phase 2 involves removal of the Science Building and part of the Lester Building and the construction of the Drama School. Phase 2 would follow the relocation of the science classrooms to a new science block, proposed on the site of the existing Sports Hall at a later date.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Six letters of objection and two letters of concern have been received from six individual addresses, 18, Flat 2, 20 Walpole Road, 61 Sutherland Road, 17, 20 St Matthew's Court, College Terrace and 51 Berriedale Avenue, Hove** and are summarised as follows:
- Site access/entrance from Walpole Road would cause disruption in terms of noise and lorries parking in a residential area.
 - Existing work to the school has caused street lights being turned off.
 - Development requires an additional phase within the proposed 2 phase development to provide a new science and sports building along Sutherland Road as a result of the proposed demolition of the science building in order to decant accommodation into.
 - Future building to Sutherland Road would impair daylight and privacy.

- The Scott annex to be demolished is not an extension and was designed as accommodation for servants and has real historical value.

5.2 **CAG:** Support.

5.3 **English Heritage:** There are some real enhancements to the site's heritage from the removal of mediocre twentieth-century buildings which crowd George Gilbert Scott's grade II listed main school building on its north side. The revealing of its northern gable to the playing fields and, as a result, the recovering of Scott's intended north-south axis are additional benefits of this scheme, to be added to those deriving from the strong architectural concept of the proposed buildings.

5.4 Conditions are recommended including the specification and application of cladding materials to the drama, music and Lester buildings and the detailing of any new facings or patching-up to the main school building where the existing lean-to structures on the north side are to be removed. The application should be determined in accordance with national and local policy guidance in consultation with the Council's specialist conservation team.

5.5 **Sussex Police:** Disappointed that the application has not addressed crime prevention measures. Recommends a controlled access system, alarm facility to fire doors, external lighting etc.

5.6 **UK Power Networks:** No objection.

5.7 **Southern Water:** Comment. Should the application be approved an informative should be added to seek that the applicant contact Southern Water to ensure that the necessary sewerage infrastructure is in place to service the development. Also a condition requiring full details of foul and surface water disposal should be included.

5.8 **Southern Gas Networks:** No objection.

5.9 **Environment Agency:** No objection .

Internal

5.10 **Heritage:** Support subject to conditions.

The removal of the congested grouping of ancillary buildings will give space to better appreciate the historic assets at close range unencumbered by service additions, and will re-establish the axial arrangement originally envisaged by Scott. The master plan for the wider College and overall aims of this specific proposal are therefore welcomed subject to conditions.

5.11 The detailing of the new buildings has been thoroughly considered and is well explained in the submission. Where new structures are to be attached to historic fabric the interface is considered acceptable. No objection is, therefore, raised to the proposed buildings subject to conditions.

5.12 **Ecology:** Comment.

The site is of low nature conservation value and the ecological mitigation proposed is appropriate. However further detail is needed on the enhancement measures proposed in order to ensure they meet policy requirements. These measures could be secured by condition.

5.13 Environmental Health: No objection subject to a noise condition.

It is also recommended that a Construction Environmental Management Plan is sought via a Section 106 Legal Agreement. However, in response to this, it is not considered necessary due to the innocuous nature of the development and its concentration within the centre of the site surrounded by existing school buildings.

5.14 Sustainable Transport: No objection

The application will have minimal transport implications and is acceptable. A satisfactory Transport Statement and Travel Plan for the whole site has been received. The application will not give rise to transport problems and is satisfactory in this respect.

5.15 Arboriculturalist: No objection subject to tree protection condition.

5.16 Access Officer: Comment

No housing element proposed so Policy HO13 does not apply.

5.17 Planning Policy: No comment.

5.18 Sustainability: No objection subject to conditions

Proposals fully address all aspects of Local Plan policy SU2 and SU16. Key sustainability features include BREEAM 'excellent' with over 60% in energy and water sections; a heating and cooling system provided by an extensive ground source heat pump installation delivering renewable heating and cooling; passive solar design; green roofs; grey water re-use; and water efficiency measures.

Detailed reports have accompanied the application outlining the approach to sustainable energy and design. The proposals for ground source heat pumps are highly innovative, and make use of an existing borehole at the site. The installation will be the largest application of ground source heat pump technology delivered in Brighton & Hove to date, and should be recognised as a beacon development in terms of the energy solution being proposed.

6 MATERIAL CONSIDERATIONS

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

6.2 The development plan is:

- The Regional Spatial Strategy, The South East Plan (6 May 2009);
- East Sussex and Brighton & Hove Minerals Local Plan (November 1999);

PLANS LIST – 21 NOVEMBER 2012

- East Sussex and Brighton & Hove Waste Local Plan (February 2006);
 - Brighton & Hove Local Plan 2005 (saved policies post 2004).
- 6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF. At the heart of the NPPF is a presumption in favour of sustainable development.
- 6.5 All material considerations and any policy conflicts are identified in the considerations and assessment section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR7	Safe development
TR14	Cycle access and parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU5	Surface water and foul sewage disposal infrastructure
SU13	Minimisation and re-use of construction industry waste
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of sites
QD4	Design – strategic impact
QD14	Extensions and alterations
QD15	Landscape design
QD16	Trees and hedgerows
QD27	Protection of Amenity
HE1	Listed buildings
HE2	Demolition of a listed building
HE3	Development affecting the setting of a listed building
HE4	Reinstatement of original features on listed buildings
HE6	Development within or affecting the setting of conservation areas

Supplementary Planning Guidance:

SPGBH4	Parking Standards
SPGBH13	Listed Building – General Advice

Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD06	Trees & Development Sites
SPD08	Sustainable Building Design
SPD09	Architectural Features

SPD11 Nature Conservation & Development

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application include the design and impact of the proposal on the historic interest of the listed building, the conservation area and street scene, impact on the amenities of neighbouring and surrounding occupiers, highways and parking, sustainability, and nature conservation.

Historical Context

- 8.2 The main Brighton college building was designed by George Gilbert Scott and completed in 1849. This building is located centrally within the site. Further additions in the form of the East and West wings and extensions to the rear were completed by 1865 again designed by George Gilbert Scott. Thomas Graham Jackson was appointed to continue the development of the College. Jackson envisaged the College to be organised around a main “quadrangle” with the existing George Gilbert Scott buildings forming the northern side.
- 8.3 The application directly affects the setting and fabric of the oldest part of the school, including demolition of historic structures and attachment of new buildings directly onto the original 1849 George Gilbert Scott range. This, along with the materials proposed for the new drama and music buildings, is the most significant aspect of the application.

Demolition

- 8.4 Policy HE2 of the Brighton & Hove Local Plan states that development involving the demolition or major alteration of a listed building will not be permitted except in exceptional cases where clear and convincing evidence has been provided that viable alternative uses cannot be found, the redevelopment would produce substantial benefits for the community which would decisively outweigh the resulting loss from demolition or the physical condition of the building has deteriorated, through no fault of the owner/applicant.
- 8.5 The application involves the rationalisation of buildings and spaces within the centre of the college grounds and involves the demolition of several pre-1950's listed buildings consisting of the Blackshaw Dining Room (1865) and annexes to the Main School Building (The Porter's Lodge, Tuck Shop and Blackshaw dining room) (1865) only. Phase 2 of the masterplan involves the demolition of the Science Building and northern end of the Lester Building which are listed by virtue of being adjoined to the listed buildings on site. The single and two storey buildings directly adjoining the grade II listed Main School Building are secondary/service elements of the main building and not fundamental to the every day running of the college.
- 8.6 The most significant works to the existing buildings are the demolition of the Scott annex to the north of the central gable, the demolition of the Blackshaw room, and the alteration of the main Scott building to create a new access through the north gable.

- 8.7 The Scott Annex is an early part of the building, seemingly added on rather than originally integral, but with detailing matching the original such that it harmonizes completely. The removal of this structure would, however, leave the character of the main building intact and free the rear gable from additions allowing better appreciation of the north elevation and improving access routes through the site. The demolition would also reveal three existing internal stone arch openings which would be converted into 2 new level entrance doors onto the courtyard and a window. The Heritage Officer considers that its demolition would cause less than substantial harm to the significance of the building and is outweighed by the public benefit. The removal of the large metal flue and pipework is most welcome.
- 8.8 It is stated that the Blackshaw Room was rebuilt in 1982 and its steel construction has not been sensitively incorporated into the original school building. The existing roof structure currently severs an existing entrance door and window above and completely encapsulates another alongside to the east. Further details are required by condition of the new connecting door, proposed detailing around and works of making good between the window and entrance door caused by the existing roof structure. The proposals for the replacement building would allow repair and better appreciation of the original building. The demolition and replacement of the Blackshaw Room is therefore supported.
- 8.9 The Heritage Officer considers that the removal of the science block and the re-ordering of the circulation space to the north of the Scott building would be a significant enhancement to the setting of the original school building. This part of the campus has developed in an ad-hoc way, it is currently discordant and lacking legibility, and the setting of the original school building is harmed. Ultimately, following the demolition of the science block and construction of the drama building in phase 2, it would allow important views of the Scott building from outside the school grounds for the first time in many years. It is noted that the demolition of the science building would not be part of the early work and the interim composition at the end of phase 1 is also considered acceptable in the interim period.
- 8.10 The removal of the congested grouping of ancillary buildings would give space to better appreciate the historic assets at close range unencumbered by service additions, and would re-establish the north-south axial arrangement originally envisaged by Scott which would significantly improve pedestrian circulation to the north of the main school building. It is considered, therefore, that the proposed redevelopment would produce substantial benefits for the community which would significantly outweigh the loss from demolition and would accord with Policy HE2 of the Brighton & Hove Local Plan.

Design

- 8.11 Policies QD1, QD2 and HE6 of the Local Plan state that all development must demonstrate a high standard of design and make a positive contribution to the visual quality of the conservation area. Policies HE1 and HE3 of the Brighton & Hove Local Plan state that proposals involving the alteration, extension or change of use of a listed building will only be permitted where they would not

have an adverse effect on the architectural and historic character, appearance or setting of the building.

- 8.12 The Heritage Officer considers that subject to the selection of appropriate materials, the proposed array of buildings, as viewed from the north, has an informal grouping appropriate to this secondary frontage. Revealing the north gable of the Scott building will be make a positive impact on the character of the conservation area.
- 8.13 The proposed new entrance through the rear gable of the Scott building, incorporating steps down to a new lobby area is welcomed in principle. However, the lowering of the floor area within the central stair tower lobby will result in the loss of most of a vaulted ceiling within the basement plant room below. New glazed entrance doors to be installed into the recess of the new rear entrance are considered to be appropriate and would match those within the existing building. This new pedestrian route through the building is fundamental to the north-south axis originally envisaged by Scott and the proposed masterplan. Therefore, the loss of the vaulted ceiling is unfortunate, but it is considered that the benefits of the proposed scheme outweigh the loss.
- 8.14 It is considered that the resultant north elevation of the school buildings once complete would be an attractive clustering of buildings of individual merit. However in order to prevent the dominance of any single building (particularly considering that the Scott building is aligned further back than the new buildings) it is considered that the colour of the proposed materials for the drama and music buildings and the texture and colour of the new north face of the Lester Building should be reviewed, with samples submitted for further approval and secured by a condition. In particular there is concern that the colour of the painted metal fascia on the music building and the stone and reconstituted stone of the drama building should have a more muted appearance and the ceramic tiles for both roofs should be closer in colour to those of the Scott building.
- 8.15 The design and detailing of the new buildings has been thoroughly considered and is well explained in the submission. Where new structures are to be attached to the historic fabric, the interface is considered acceptable. The masterplan for the wider College and overall aims of this specific proposal are welcomed. It is considered, therefore, that the proposal would not harm the historic character or architectural merit of the existing and would enhance its appearance and its setting within the conservation area. The proposal is therefore considered to be in accordance with development plan policies.

Landscaping

- 8.16 Policy QD15 of the Brighton & Hove Local Plan states that all proposals for development must submit details to show that adequate consideration has been given to landscape design.
- 8.17 With regards landscaping, modifications to the PAC courtyard will be limited to the creation of a new edge for the water feature and the reorganisation of the levels around the new exit to the drama school. The new courtyard at the

entrance level will have stone paving and planting in the form of trees or bushes in pots that can be moved inside in the winter months. The forum at Home Ground level will have stone paving, walk-on fritted rooflights to the areas below, stone paving, glass and timber balustrades, a planted area and timber bench seating. To the edge of the home ground, the existing mature tree to the east of the dining hall will be protected during the construction phases. The path along the south side of the Home Ground leading towards the gate on Walpole Terrace and the sports pavilion will be maintained. The steps and the retaining wall at the southwest corner of the Home Ground are redesigned to suit the new configuration of the Lester building.

- 8.18 The proposed landscaping of the development appears comprehensive at masterplan level and samples will be required by a condition.

Impact on Amenity

- 8.19 Policy QD27 and QD14 of the Local Plan seek to ensure that new development, including extensions to existing buildings do not adversely affect the amenities of adjoining and nearby occupiers. Policy SU10 requires that proposals for new development minimise the impact of noise in neighbouring properties and surrounding environment.
- 8.20 The proposed works are predominantly focused within the centre of the site. The closest residential properties to the development are situated approximately 50 metres away to the east on Walpole Road. It is considered that the proposed development would not have any adverse impact upon residential amenity in terms of loss of light, outlook, overshadowing or privacy due to the separation distances and the orientation of these residential dwellings in relation to the proposed development.
- 8.21 With regards noise from the proposed buildings, an acoustic report has accompanied the application and concludes that noise from the proposed Music and Drama buildings would be below minimum background noise levels between 07.00 and 23.00hrs when measured from the nearest noise sensitive premises. Noise associated with proposed plant machinery is also to be controlled by condition.
- 8.22 An objection has been received concerning the proposed site entrance on Walpole Road which may cause disruption in a residential area by lorries parking on double yellow lines and noise and disturbance. Enforcement of lorries or any construction vehicle parking on double yellow lines or in controlled parking zones is undertaken by traffic wardens and/or the Police. With regards to noise and disturbance from lorries accessing the site, this is not considered to be a valid planning objection as it is a direct consequence of construction work.
- 8.23 Other objections have been received regarding the phasing of the development which would require an additional phase before the implementation of Phase 2 which may potentially cause adverse amenity impacts. The submitted planning statement addresses this and states that Phase 2 is to follow the relocation of the science classrooms to the new science block proposed on the site of the

existing sports hall and an application to address this would be submitted to the Council over the next few years. It is considered that the proposed development has been addressed by the applicants and agents as a 'comprehensive' masterplan for this area of the site rather than in incremental piecemeal proposals which provides a comprehensive overview of the proposals. Due to College constraints relating to the timing of construction, it is felt that the proposed phasing of the development as submitted is acceptable. Any future application for the demolition of the sports hall and provision of a new science building will be considered on its own merits at a later date.

Sustainable Transport

- 8.24 Brighton & Hove Local Plan policy TR1 requires that new development addresses the travel demand arising from the proposal. Policy TR7 requires that new development does not increase the danger to users of adjacent pavements, cycle routes and roads. Policy TR14 requires the provision of cycle parking within new development, in accordance with the Council's minimum standard, as set out in BHSPG note 4. Policy TR19 requires development to accord with the Council's maximum car parking standards, as set out in BHSPG note 4.
- 8.25 A comprehensive Transport Statement and Travel Plan for the whole site has accompanied the application. The Highways Manager has reviewed the submitted material and considers the proposal will have minimal transport implications. As such, it is considered that that the proposal would not give rise to transport problems and would accord with policies TR1, TR7, TR14 and TR19 of the Brighton & Hove Local Plan.

Sustainability

- 8.26 Policy SU2 seeks to secure development which is efficient in the use of energy, water and materials. The policy requires proposals to demonstrate how factors such as measures that seek to reduce fuel use and greenhouse gas emissions are incorporated, further guidance is contained within Supplementary Planning Document 08: Sustainable Building Design.
- 8.27 The BREEAM Pre-assessment Report uses the BREEAM Education tool. It indicates that current proposals are capable of achieving a score of 72-73% (BREEAM 'excellent' requires 70%). Currently the targeted credits in the water section would score 66.67%, and in the energy section: 85.19%. Scores within these sections exceed by a long margin the Brighton & Hove targets from SPD08 of 60%. The report shows two assessments which have been undertaken, representing the design decisions that have lifted the standard from very good in the first iteration to excellent in the second.
- 8.28 Renewables Feasibility Study shows a 20% CO2 reduction has been targeted, and various technological solutions have been explored. The chosen design solution includes an open loop ground source heat pump to deliver heating and cooling. This takes advantage of an existing borehole on the site, and proposes a further deep extraction borehole.

- 8.29 The sustainability of the proposal has been given careful consideration and, subject to implementation conditions, the scheme is considered acceptable in this respect.

Ecology

- 8.30 Policy QD18 of the Brighton & Hove Local Plan states permission will not be granted for any development that would be liable to cause demonstrable harm to protected species and their habitats. Where it is evident that a proposal could directly or indirectly affect a species of animal or plant, or its habitat (including feeding, resting and breeding areas) protected under National legislation, European legislation or categorised as 'a declining breeder', 'endangered', 'extinct', 'rare' or 'vulnerable' in the British 'Red Data' books, the applicant will be required to undertake an appropriate site investigation.
- 8.31 The Phase 1 Ecological Assessment accompanying the application concludes that as the site is dominated by hardstanding and buildings, it does not currently provide any suitable habitat for most species or any protected species. The assessment, however, provides recommendations which would provide ecological gain for the site after completion of the works and are summarised below.
- 8.32 Where possible native species planting is incorporated into the development proposals, grassland areas to be developed within the proposed performing arts centre to be sown with a species rich 'flowering lawn' grassland mix and two swift boxes erected on the northern elevation of the proposed music building. The proposals include the development of a flat roof building in a similar location to the existing Blackshaw Dining Room building which would provide similar opportunities for breeding herring gull to those existing.
- 8.33 The Council's Ecologist has been consulted and considers that further enhancement of the site should be required via condition. However, in response to this, it is considered that as the site does not accommodate any significant ecological habitat and the proposals would not result in any significant loss of habitat, it is considered that the recommendations set out in the Ecological Assessment Report are sufficient to mitigate against and improve the ecological value of the site. A condition is recommended in order to secure this.

Other Considerations

- 8.34 Sussex Police have been consulted on the proposals who have responded with disappointment that the proposals have not addressed crime prevention measures.
- 8.35 In response to this, the application relates to a College campus in use and occupied 24 hours a day and for most of the year. In addition, the building is Grade II listed and some crime prevention measures may not be acceptable. As such, it is considered that some recommendations are not appropriate, however, a copy of the Police's comments have been sent to the applicant/agent.

9 CONCLUSION

- 9.1 It is considered that the demolition and redevelopment proposals would not harm the historic character, setting or architectural merit of this grade II listed building and would enhance the appearance of the building and surrounding conservation area. It is also considered that the proposals would not result in any significant adverse impacts on residential amenity or highway conditions. As such, the proposal is considered to be acceptable subject to the appropriate conditions and would accord with Development Plan policies.

10 EQUALITIES

- 10.1 The integration of inclusive access for all to the performing arts centre is incorporated into the design. Signage and clear level access to entrances from public footpaths would be provided to each building and external finishes suitable for safe access. Internal vertical circulation would be provided by a new lift in each of the music and drama schools.
- 10.2 Accessible WCs and changing rooms are to be provided. Wheelchair access from the main school building into the new court would be on level ground via an existing arched doorway to the west of the central stair. The design will provide a high level of accessibility in the performance spaces, offering level access to integrated seating areas for wheelchair users and maintaining good sightlines to the stage.
- 10.3 Wheelchair provision within the recital hall is currently identified at stage level for a public audience. Ample space exists at stage level, at the front edge of the retractable seating unit, to locate 6 wheelchair spaces. Wheelchair provision within the theatre is provided at the rear of the stalls and at balcony level with ample allowance for the required spaces.

11 CONDITIONS / INFORMATIVES

11.1 Regulatory Conditions:

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
- 2) The development hereby permitted shall be carried out in accordance with the approved drawings and documents listed below.
Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site location existing	EPA BCM 00 050	P1	01 August 2012
Block plan proposed	EPA BCM 00 051	P0	01 August 2012
Existing level 00	EPA BCM 01 050	P3	01 August 2012
Existing level 01	EPA BCM 01 051	P3	01 August 2012
Existing level 02	EPA BCM 01 052	P3	01 August 2012
Existing level 03	EPA BCM 01 053	P3	01 August 2012
Demolition level 00	EPA BCM 01 080	P1	01 August 2012

PLANS LIST – 21 NOVEMBER 2012

Demolition level 01	EPA BCM 01 081	P1	01 August 2012
Demolition level 02	EPA BCM 01 082	P1	01 August 2012
Demolition level 03	EPA BCM 01 083	P1	01 August 2012
Proposed phase 1 level - 01	EPA BCM 01 099	P3	01 August 2012
Proposed phase 1 level 00	EPA BCM 01 100	P3	01 August 2012
Proposed phase 1 level 01	EPA BCM 01 101	P5	10 August 2012
Proposed phase 1 level 02	EPA BCM 01 102	P3	01 August 2012
Proposed phase 1 level 03	EPA BCM 01 103	P1	01 August 2012
Proposed phase 2 level - 01	EPA BCM 01 199	P10	01 August 2012
Proposed phase 2 level 00	EPA BCM 01 200	P10	01 August 2012
Proposed phase 2 level 01	EPA BCM 01 201	P11	10 August 2012
Proposed phase 2 level 02	EPA BCM 01 202	P10	01 August 2012
Proposed phase 2 level 03	EPA BCM 01 203	P10	01 August 2012
Proposed phase 2 level 04	EPA BCM 01 204	P5	01 August 2012
Proposed phase 2 level 05	EPA BCM 01 205	P1	01 August 2012
Existing north elevation	EPA BCM 02 051	P2	01 August 2012
Existing west elevation	EPA BCM 02 052	P2	01 August 2012
Proposed phase 1 north elevation	EPA BCM 02 101	P3	01 August 2012
Proposed phase 2 north elevation	EPA BCM 02 201	P2	01 August 2012
Proposed phase 2 west elevation	EPA BCM 02 201	P2	01 August 2012
Existing sections BB	EPA BCM 03 052	P1	01 August 2012
Existing sections CC	EPA BCM 03 053	P1	01 August 2012
Existing sections DD	EPA BCM 03 054	P1	01 August 2012
Existing sections EE	EPA BCM 03 055	P1	01 August 2012
Existing sections JJ	EPA BCM 03 056	P1	01 August 2012
Existing sections HH	EPA BCM 03 057	P1	01 August 2012
Proposed phase 1 section BB	EPA BCM 03 102	P1	01 August 2012
Proposed phase 1 section CC	EPA BCM 03 103	P2	01 August 2012
Proposed phase 1 section DD	EPA BCM 03 104	P1	01 August 2012
Proposed phase 1 section HH	EPA BCM 03 107	P1	01 August 2012
Proposed phase 1 section KK	EPA BCM 03 108	P1	01 August 2012
Proposed phase 2 section AA	EPA BCM 03 201	P5	01 August 2012
Proposed phase 2 section BB	EPA BCM 03 202	P2	01 August 2012
Proposed phase 2 section CC	EPA BCM 03 203	P6	01 August 2012
Proposed phase 2 section DD	EPA BCM 03 204	P4	01 August 2012

PLANS LIST – 21 NOVEMBER 2012

Proposed phase 2 section EE	EPA BCM 03 205	P4	01 August 2012
Proposed phase 2 section JJ	EPA BCM 03 206	P1	01 August 2012
Proposed phase 2 section HH	EPA BCM 03 207	P1	01 August 2012
Proposed phase 2 section KK	EPA BCM 03 208	P1	01 August 2012
Existing building detail section	EPA BCM14 299	P0	01 August 2012
Cladding details: Music building plan sections & elevations	EPA BCM 14 300	P1	01 August 2012
Interfaces with existing buildings – detail section JJ – Dining hall passage	EPA BCM 14 302	P1	01 August 2012
Interfaces with existing buildings – detail section jj – New Blackshaw room	EPA BCM 14 303	P1	01 August 2012
Interfaces with existing buildings – detail section CC – Dining hall passage	EPA BCM 14 305	P1	01 August 2012
Interfaces with existing buildings – detail section – New entrance to main school	EPA BCM 14 306	P1	01 August 2012
Interfaces with new building plan 00	EPA BCM 14 310	P1	01 August 2012
Cladding details – Drama building plan – section and elevations	EPA BCM 14 400	P1	01 August 2012
Main School building proposed section detail	EPA BCM 14 308	P0	06 August 2012
Main School building proposed section detail	EPA BCM 307	P0	06 August 2012
Design & Access Statement	July 2012		01 August 2012
Phase 1 Ecological Assessment	July 2012		01 August 2012
Sustainability report	July 2012		01 August 2012
Phase 1 Ecological assessment	July 2012		01 August 2012

- 3) No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1, QD14, QD27, HE3, and HE6 of the Brighton & Hove Local Plan.

PLANS LIST – 21 NOVEMBER 2012

- 4) Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997. In addition, there should be no significant low frequency tones present
Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.
- 5) The development shall be carried out in accordance with the recommendations set out in the Phase 1 Ecological Survey dated July 2012. The measures shall be completed prior to the occupation of the development and retained to the satisfaction of the Local Planning Authority.
Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan.
- 6) The development shall be carried out in accordance with the Landscaping proposals shown on the plans and set out in the Design & Access Statement dated July 2012.
Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.
- 7) Unless otherwise agreed in writing by the Local Planning Authority, prior to the completion of the ground floor slabs of the development:
- evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development have been submitted to the Local Planning Authority; and
 - a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.
- A completed pre-assessment estimator will not be acceptable.
Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.
- 8) Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall not be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent'

has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

11.2 Pre-Commencement Conditions:

- 9) No works (except that of demolition) shall take place until samples of the materials (including stone, reconstituted stone, roof tiles, painted metal fascia to the music building and colours, an onsite sample of brick and flint work) to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

- 10) No works (except that of demolition) shall take place until details, materials and finishes for the new doors and windows in the Scott building including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

- 11) No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

- 12) No development shall commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: To prevent pollution of the water environment and increased risk of flooding and to comply with policy SU5 of the Brighton & Hove Local Plan.

11.3 Informatives:

1. This decision to grant Planning Permission has been taken:

- (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance and Supplementary Planning Documents: (Please see section 7 of the report for the full list); and

PLANS LIST – 21 NOVEMBER 2012

- (ii) for the following reasons:-
It is considered that the demolition and redevelopment proposals would not harm the historic character, setting or architectural merit of this grade II listed building and would enhance the appearance of the building and surrounding conservation area. It is also considered that the proposals would not result in any significant adverse impacts on residential amenity or highway conditions. As such, the proposal is considered to be acceptable subject to the appropriate conditions and would accord with Development Plan policies.
2. It should be noted that whilst the requisite planning consent may be held, this does not preclude the Environmental Health Team from investigating the matter further should complaints be received relating to noise
 3. Whilst conditions are recommended, these do not replace the need for the applicant to ensure that the required Building Regulations standards are met. In particular the applicant should satisfy themselves that the ventilation requirements are met.
 4. The applicant is advised that the clearance of vegetation should not take place during the period 1st March – 31st July, or an ecologist to be present on site during all clearance, to ensure the requirements of the Wildlife and Countryside Act 1981 with respect to nesting birds are met.
 5. The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water's Network Development Team (Wastewater) based at Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, Hampshire. (Tel: 01962 858 688) or www.southernwater.co.uk.
 6. The applicant is advised that details of the BREEAM assessment tools and a list of approved assessors can be obtained from the BREEAM websites (www.breeam.org). Details about BREEAM can also be found in Supplementary Planning Document SPD08 Sustainable Building Design, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk).

