

Planning Committee Meeting

14 December 2017

Agenda Item 8

SDNP/17/03100/FUL: Construction of three blocks with 41 residential units (C3), new business floorspace (B1a/B1c) together with associated parking, external amenity space and landscaping.

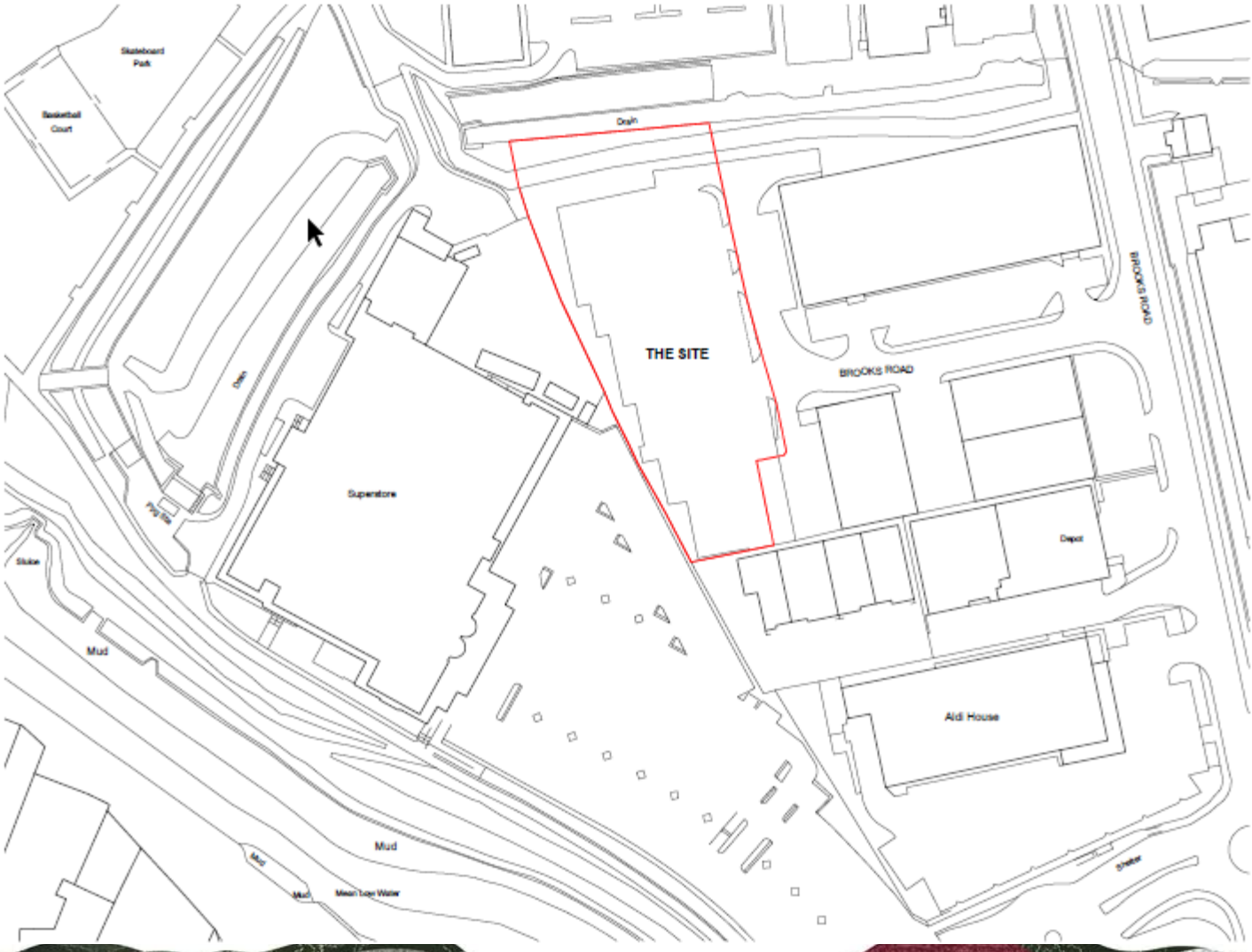
6-8 Brooks Road, Lewes



Aerial View (north at top)



Location Plan



Alignment: east/west



CCM 2015 Health & Safety Information
This document is for the use of the client only. It is not to be distributed to the public.

SACKVILLE HOUSE

Drain

HOMEBASE

TESCO DELIVERY YARD

BROOKS ROAD

TESCO SUPERSTORE

KINGS CHURCH



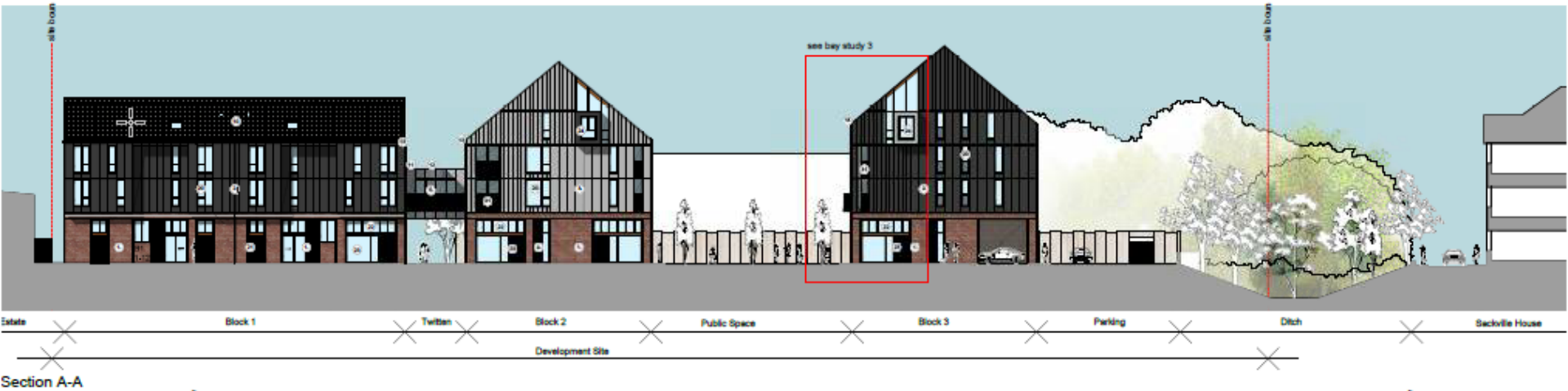
Cross Stone Regeneration Ltd.
Brooks Road, Lewes

Site Plan / Ground Floor Plan

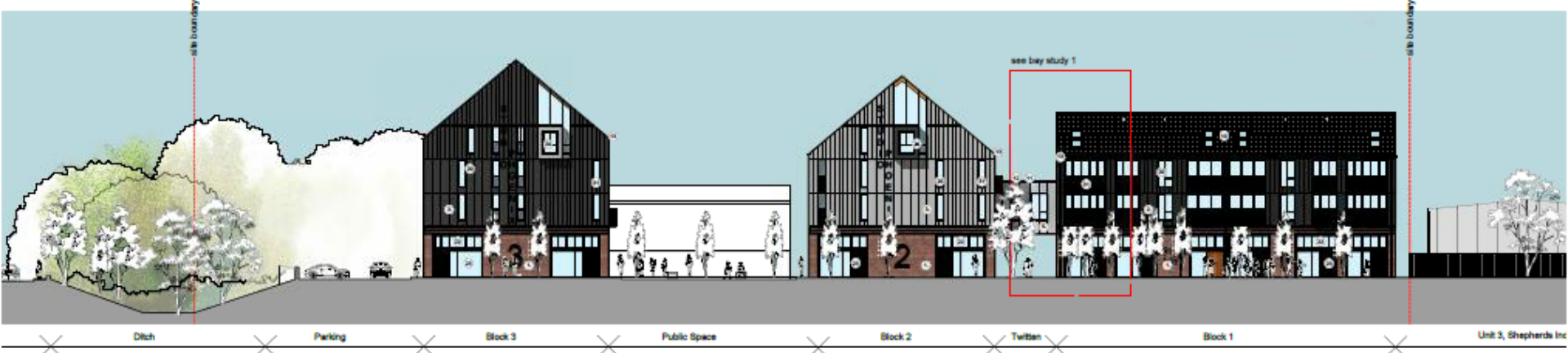
Image – South West



Elevations - East (top), West (bottom)



Section A-A



Elevations - South (top), North (bottom)



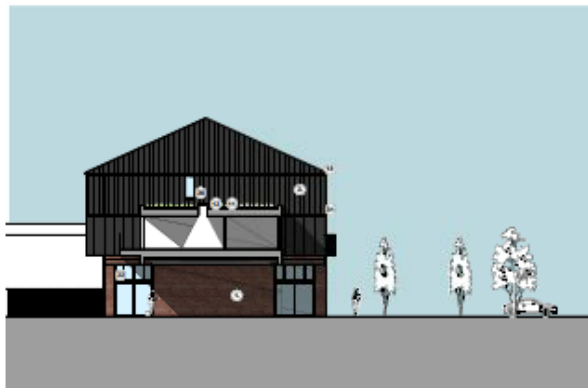
Block 1 South Elevation A-A



Block 2 South Elevation C-C



Block 3 South Elevation E-E



Block 1 North Elevation B-B

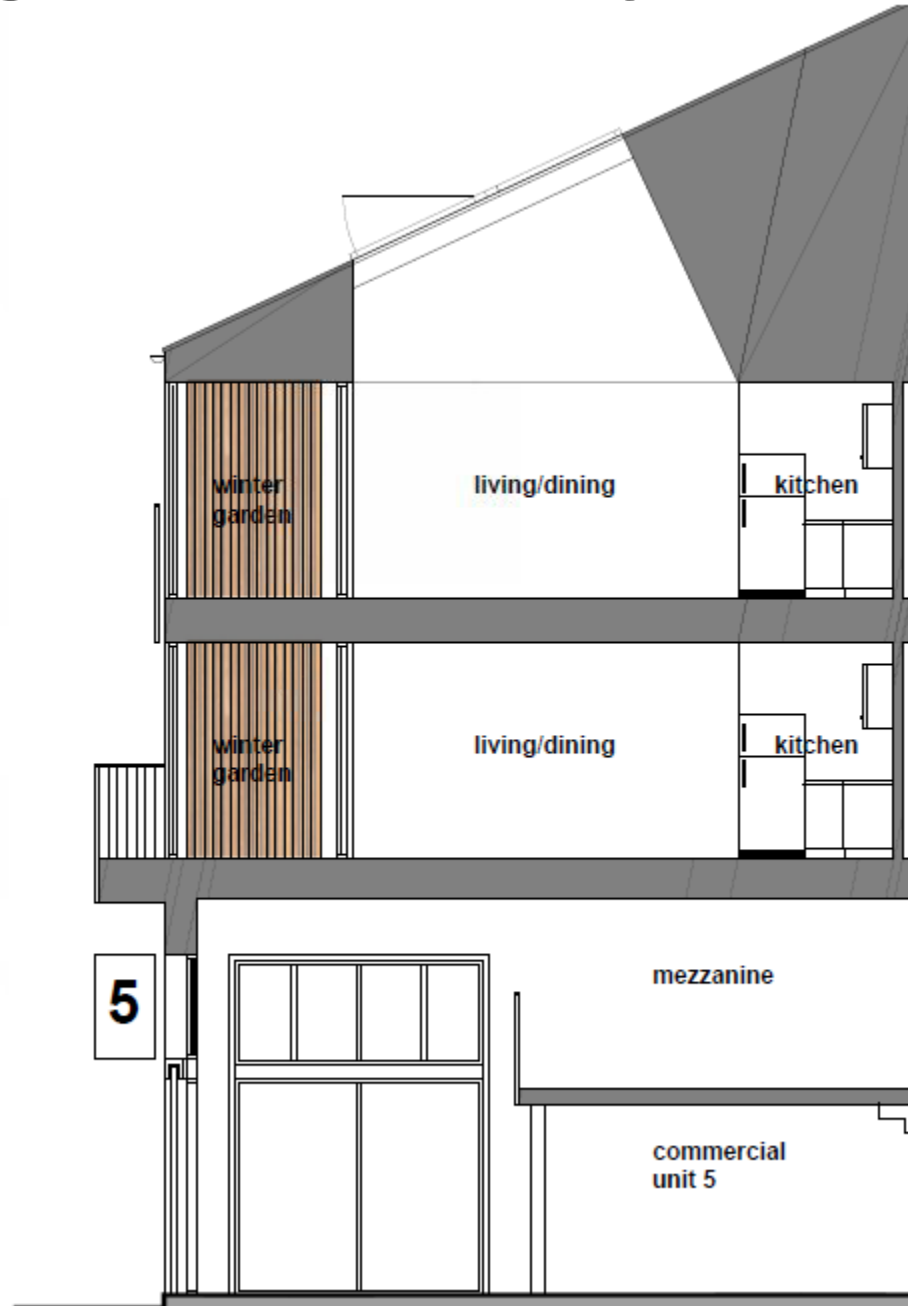
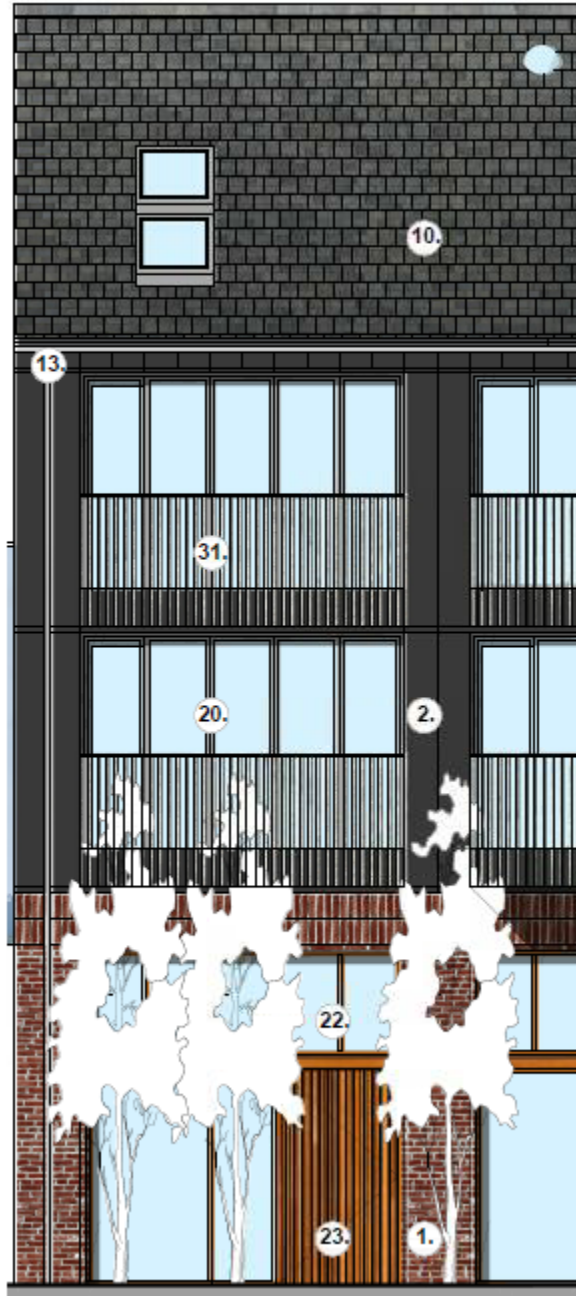


Block 2 North Elevation D-D

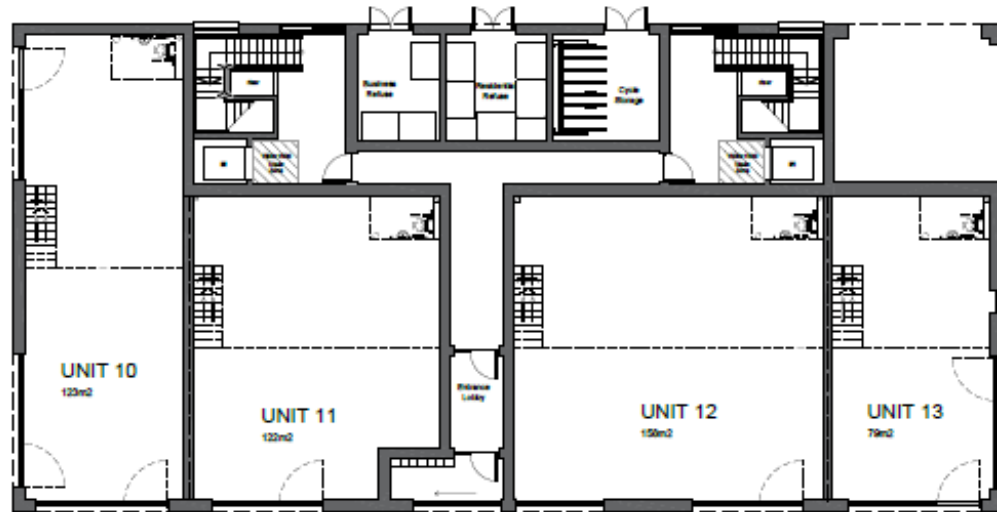


Block 3 North Elevation F-F

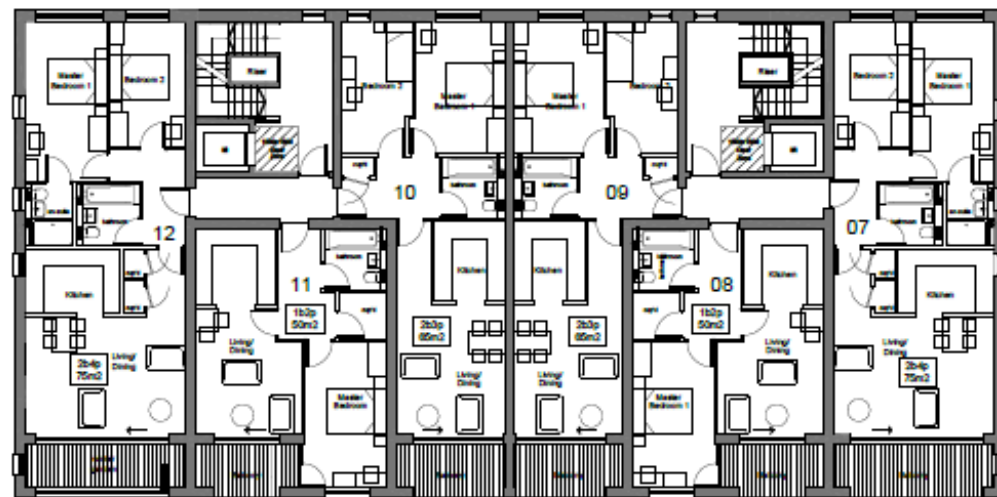
Winter garden balcony



Floor plans - Block 3 (northernmost) Gnd & 2



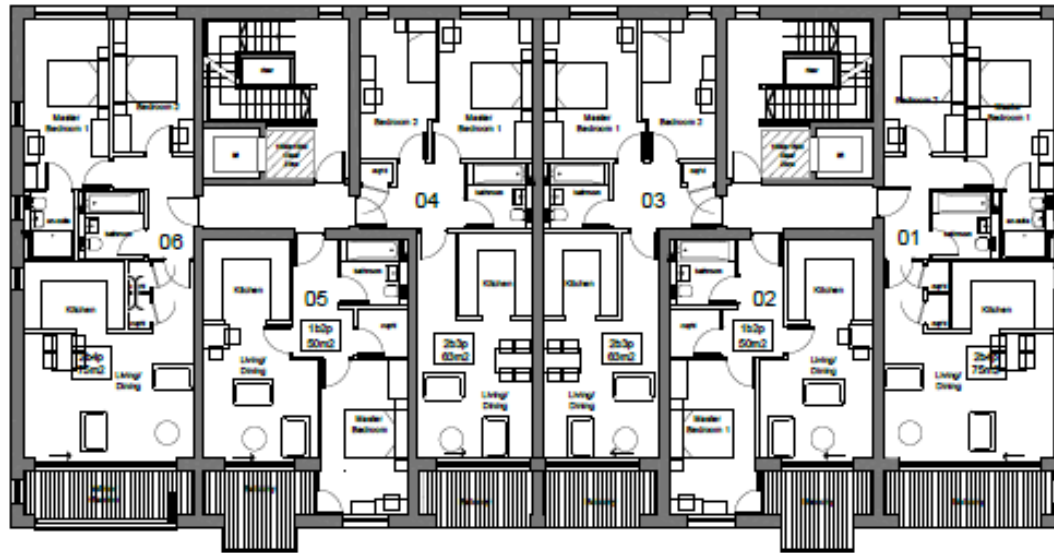
Ground Floor Plan - Block 3



Second Floor Plan - Block 3

Key Plan

Floor plans - Block 3 (northernmost) 1 & 3



First Floor Plan - Block 3



Third Floor Plan - Block 3

Brooks Road - proposals



1. Re-alignment of existing Brooks Road entrance.
2. Existing Brooks Road customer entrance to Homebase.
3. Pedestrian crossing and start of the new shared surface to Brooks Road.
4. Existing parallel parking retained.
5. Re-design of footway to include widening of pavements, seating areas and feature trees.
6. Parking bays retained on the southern edge of Brooks road.
7. Access to existing business units retained and resurfaced.
8. Tree lined division between parking spaces and Homebase customer parkin area.
9. Homebase Customer carpark.
10. Homebase Customer entrance.
11. Homebase Delivery Bay
12. New shared Surface 'Brooks Road Square' section of square within the ownership of Homebase.
13. New road alignment and secure entrance barrier to Kings Church.
14. Car park spaces to edge of new Brooks Road square with electric charging points and car club spaces.
15. Existing car parking spaces. These spaces could be used of visitor on-stree parking.

Brooks Road frontage



Brooks Road (facing east)



Western frontage



North west access point



North west corner



North of Daveys Lane



Recommendation Summary

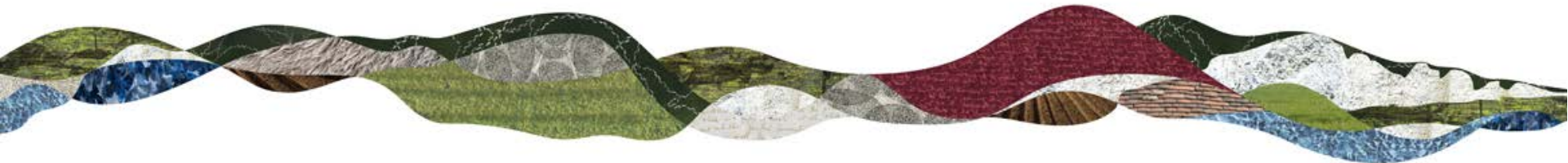
That planning permission be refused for the following reasons (summarised):

- 1) Noise – significant risk
- 2) Access, Location, Amenities - poorly related to surroundings, communal space, frontage parking
- 3) Affordable housing – insufficient.
- 4) Highways – not satisfied
- 5) Drainage – not satisfied



Recommendation

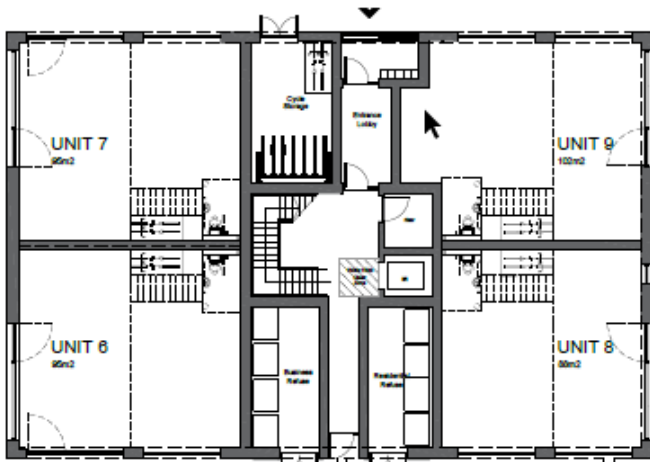
That planning permission be **refused** for the reasons set out at section 10.1



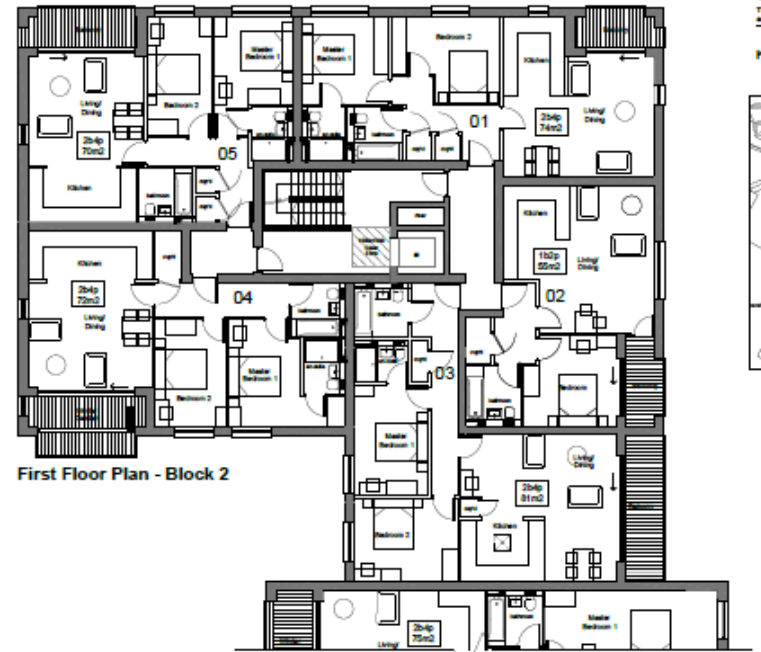
Western frontage



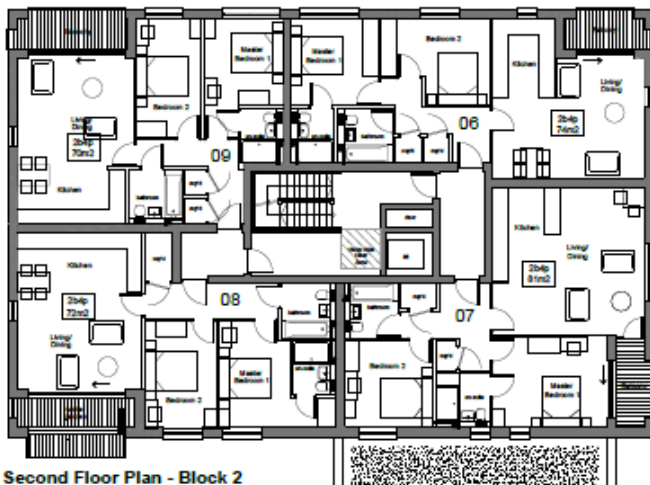
Floor plans - Block 2 (middle)



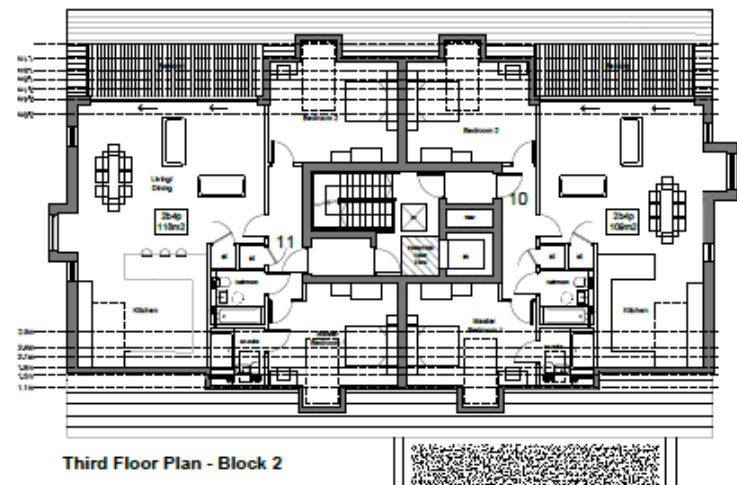
Ground Floor Plan - Block 2



First Floor Plan - Block 2



Second Floor Plan - Block 2



Third Floor Plan - Block 2

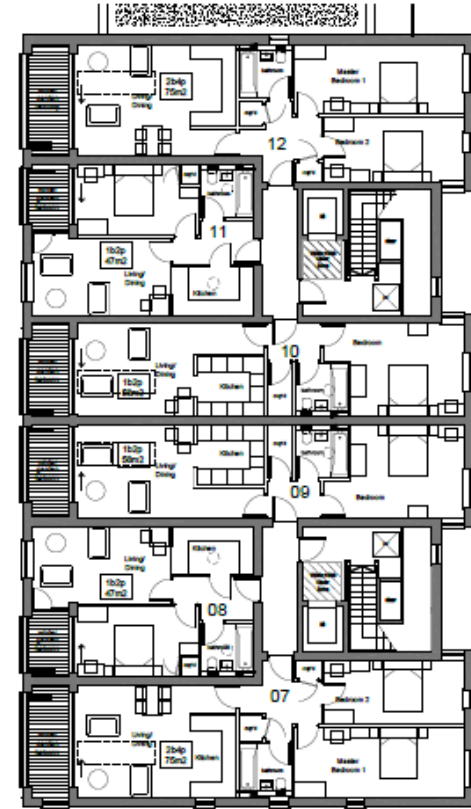
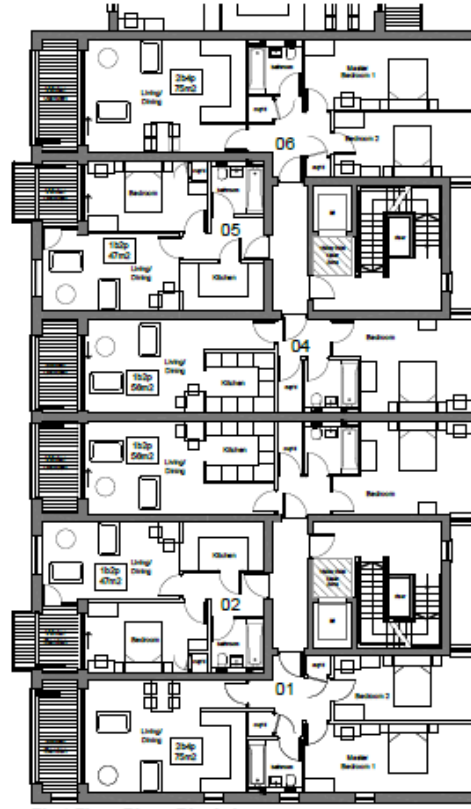
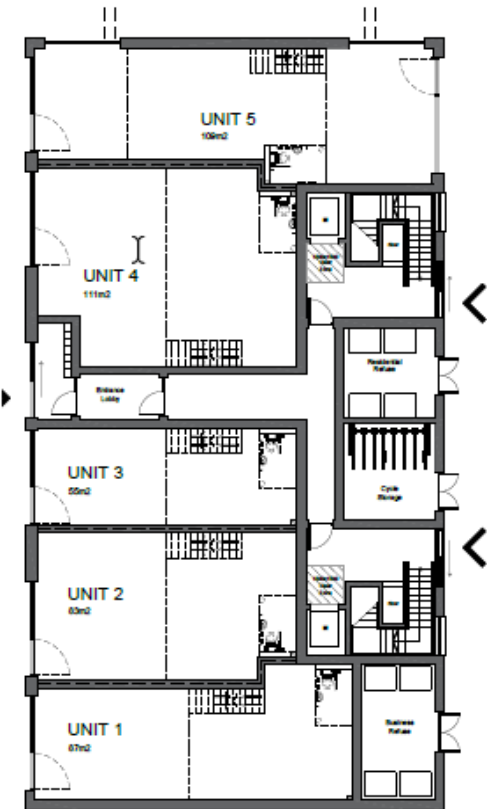
LUM 2015 HEALTH & SAFETY

The information shown only for Health and Safety is to be used in conjunction with the

Key Plan



Floor plans - Block 3 (southernmost)



Key Plan



Client Name
Cross Stone Regeneration

Site Name
Brooks Road, Lewes

Drawing Title
Block 1 Floor Plans

Scale
1:100 @ A1 / 1:200 @ A3

Drawn: MN
Checked: PF
Date: 06.05.16

Draw No: 6164
Drawing No: 102
Rev: P1

Scale

Rev: Date Revision Details



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