

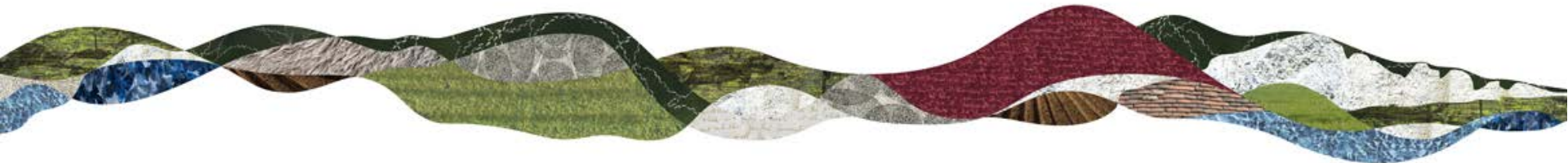
# Planning Committee Meeting

12 April 2018

## 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**



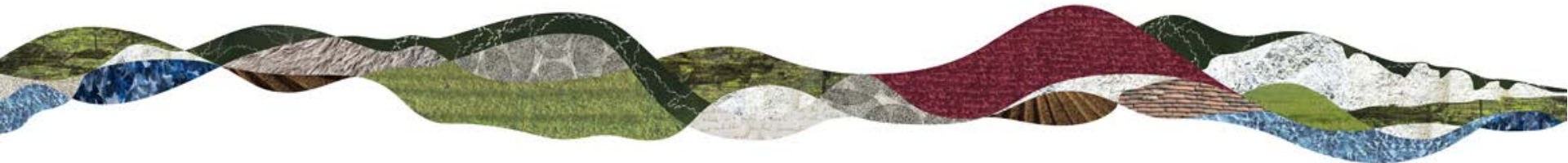






The application was deferred at the December 2017 Planning Committee “in order that further assessment of the following be obtained to better inform a decision:

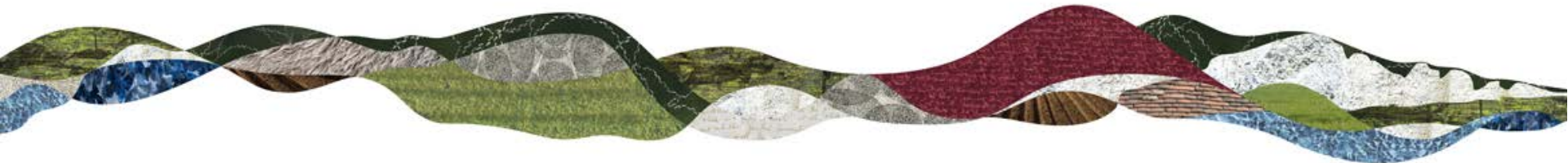
1. **Viability** (to include increase of affordable housing provision);
2. **Access** (to include confirmation of all means of access to the site); and
3. **Landscaping** (improvement of external landscaping)”





# Recommendation

1. That planning permission be granted subject to the conditions set out at section 11 of this report and a legal agreement to secure:
  - four affordable dwellings;
  - £18,137 towards Lewes Car Club;
  - a travel plan; and
  - off-site highway works on Brooks Road (or payment in lieu).
2. That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the legal agreement is not completed or sufficient progress made within 3 months of the Planning Committee meeting.





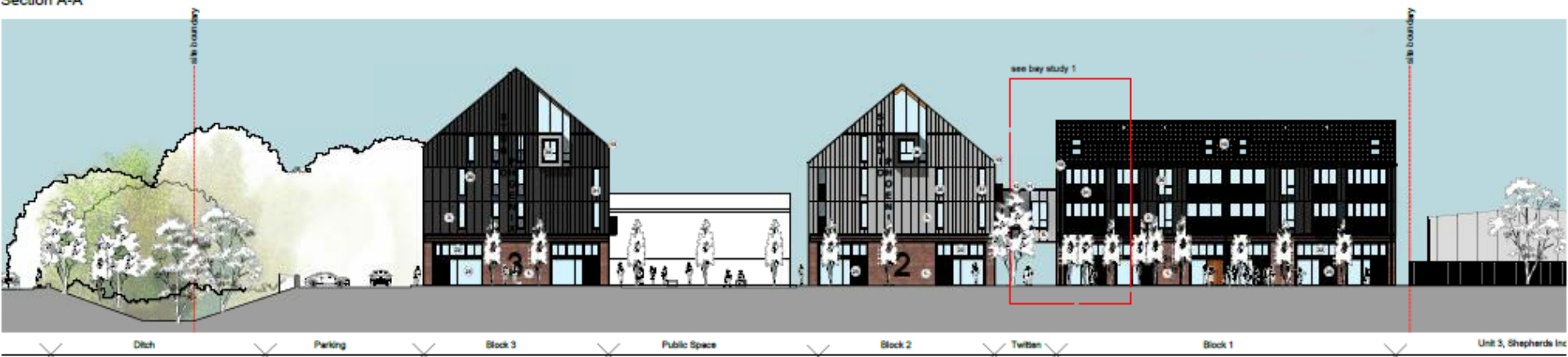
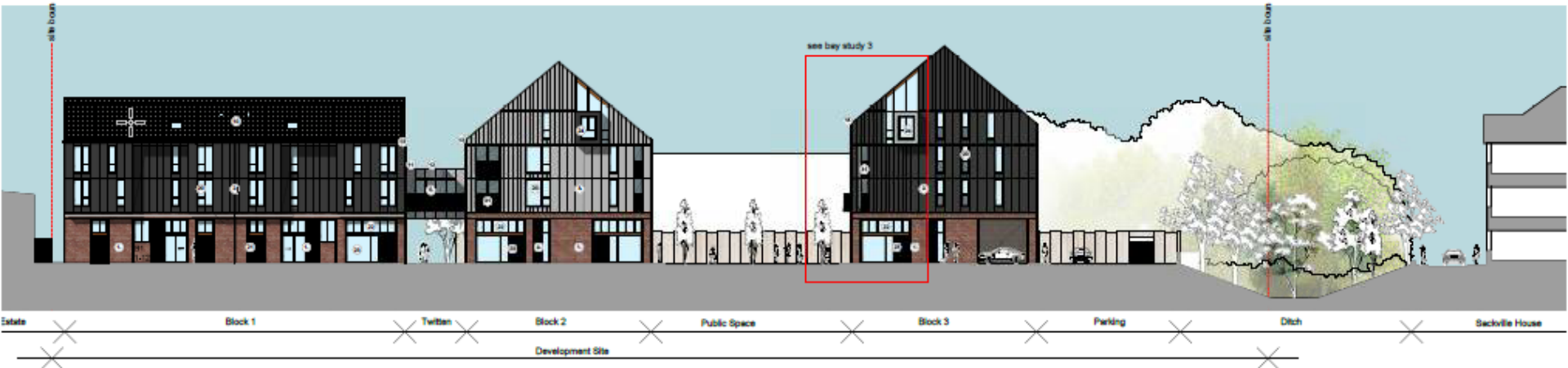


# Alignment: east/west





# Elevations - East (top), West (bottom)



# Elevations - South (top), North (bottom)



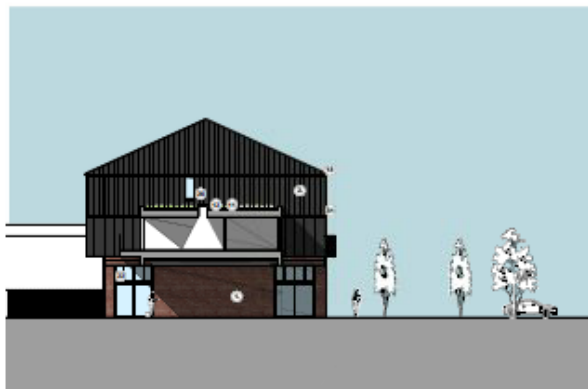
Block 1 South Elevation A-A



Block 2 South Elevation C-C



Block 3 South Elevation E-E



Block 1 North Elevation B-B

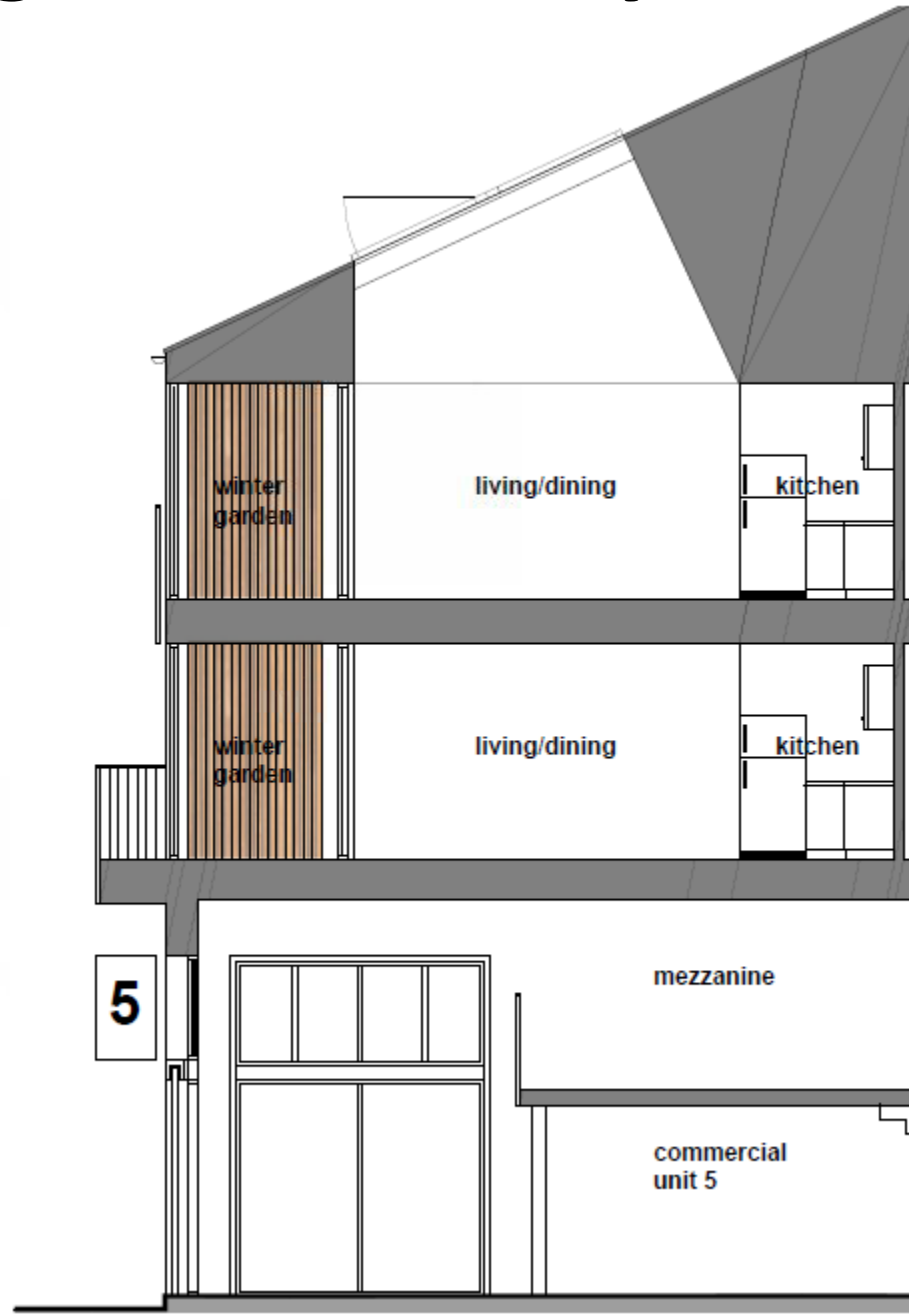
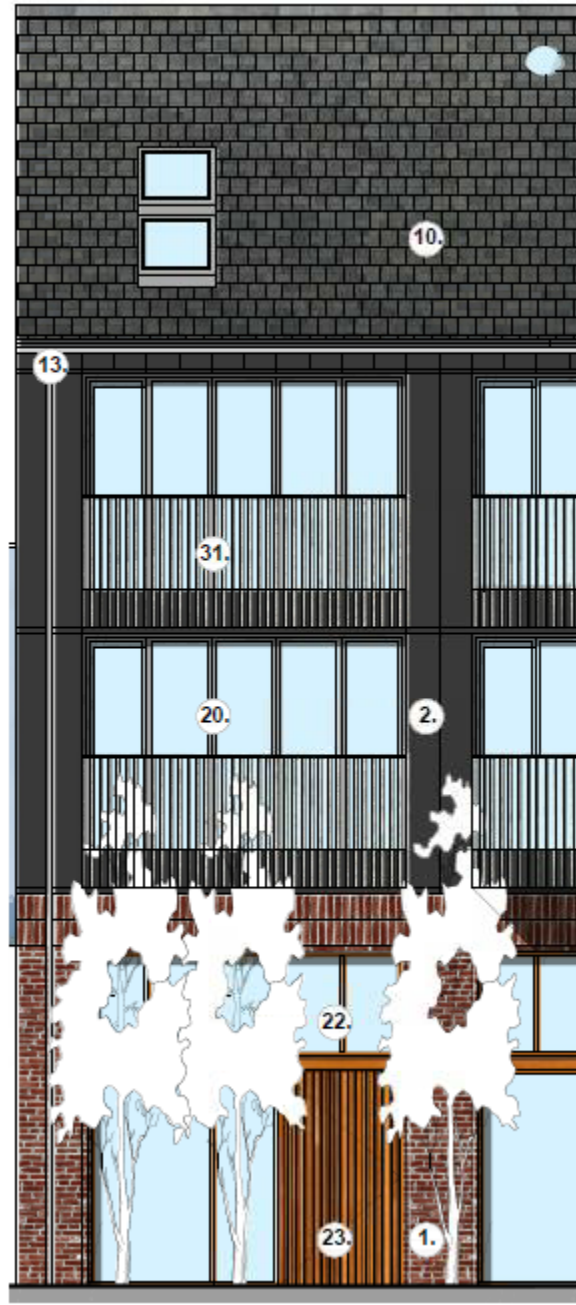


Block 2 North Elevation D-D



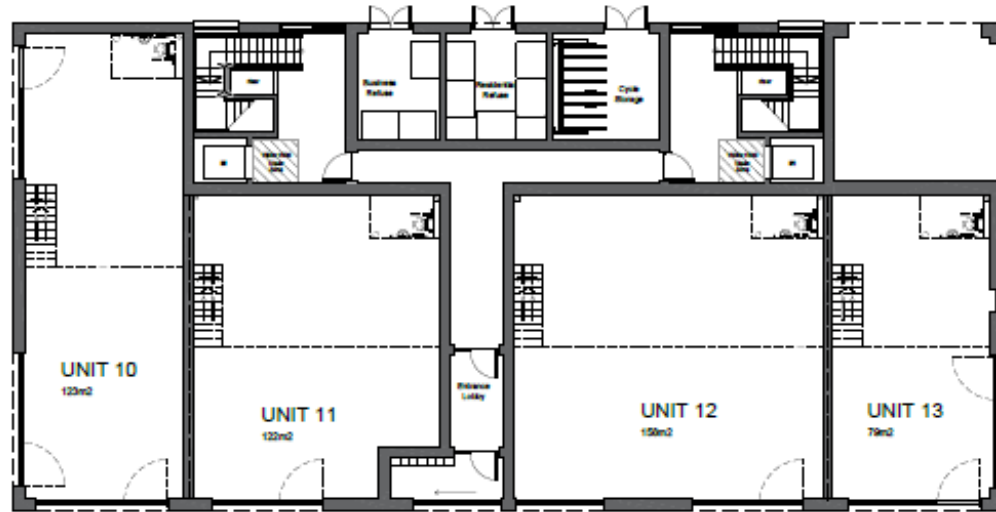
Block 3 North Elevation F-F

# Winter garden balcony

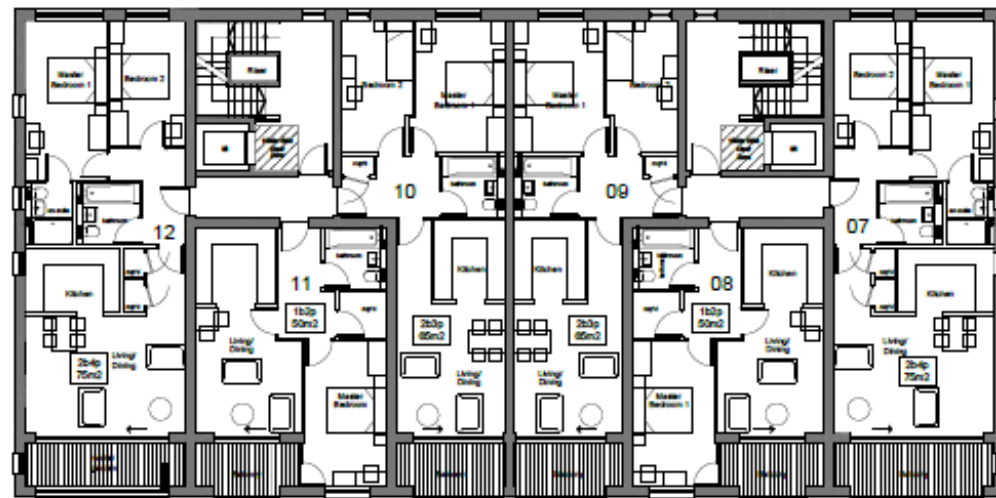




# Floor plans - Block 3 (northernmost) Gnd & 2



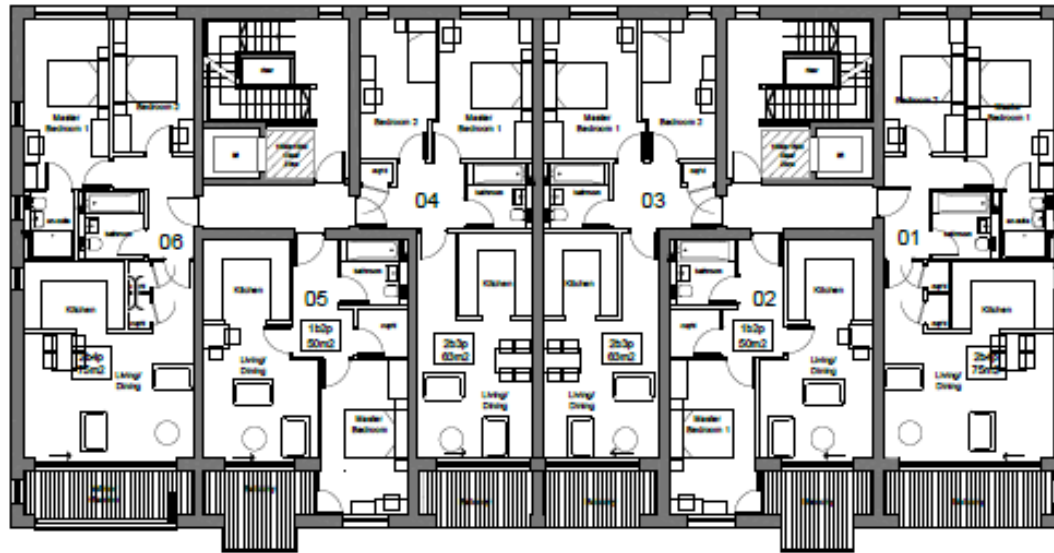
Ground Floor Plan - Block 3



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 parking 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-street parking.



# Brooks Road frontage



# Brooks Road (facing east)



# Western frontage





# North west access point



# North west corner



# North of Daveys Lane

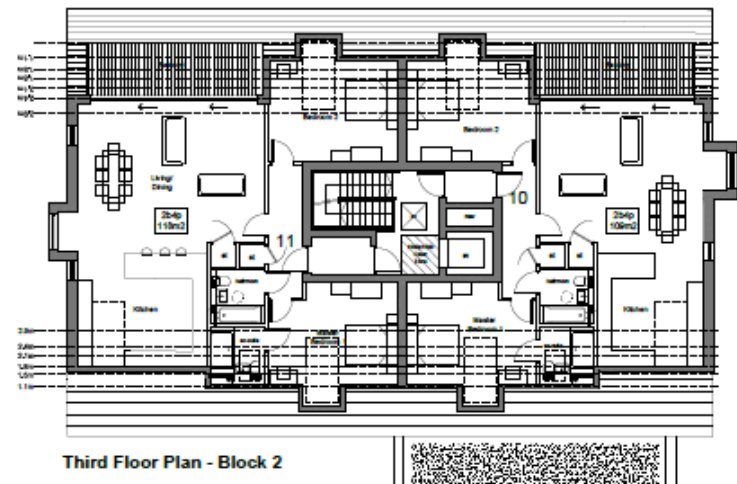
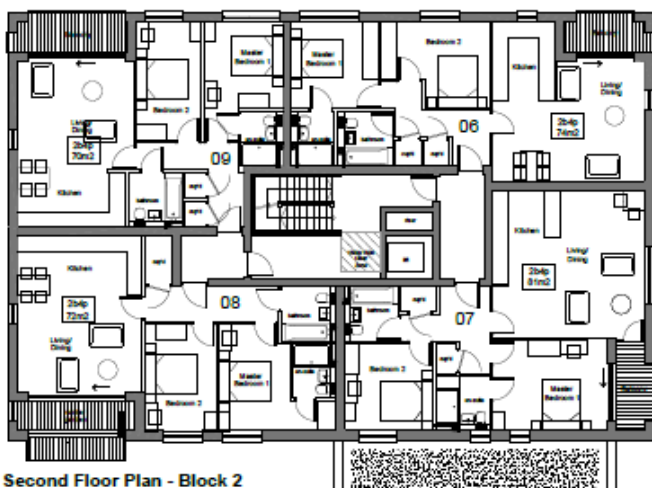
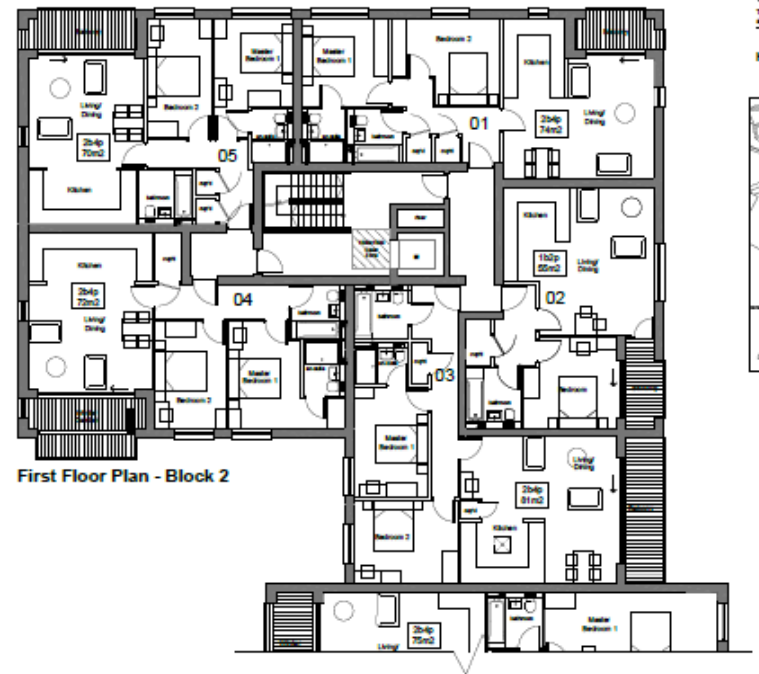
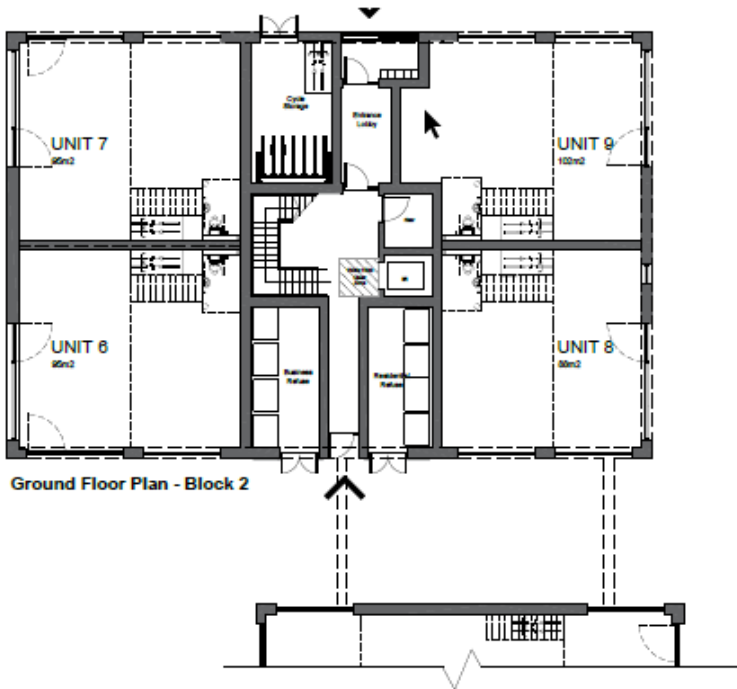




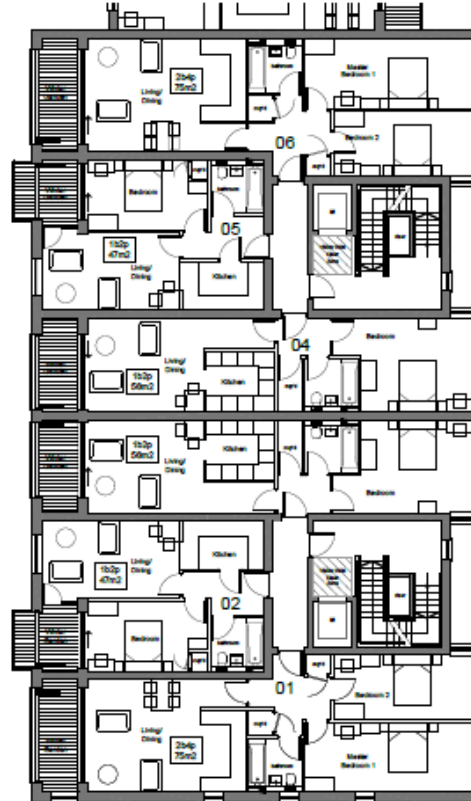
# Western frontage



# Floor plans - Block 2 (middle)



### Key Plan



The floor plan for the 12th floor shows a symmetrical layout of six units. Units 07 and 08 are on the left, 09 and 10 in the center, and 11 and 12 on the right. Units 07 and 12 are highlighted with thick black borders. Each unit features a living/dining area, a kitchen, and bedrooms. Units 07 and 12 have a Master Bedroom (1) and a second Bedroom (2). Units 08, 09, and 10 have a single Bedroom. Unit 11 has a Master Bedroom (1) and a second Bedroom (2). The plan also shows common areas, including a central staircase and multiple entrances.

Rev	Date	Revision Details
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