

## **Comment from the Regency Society on**

[BH2020/00917](#): Unit 1-3 Ellen Street Hove BN3 3LN

Demolition of existing buildings and redevelopment to provide a mixed-use scheme comprising commercial floorspace (B1 use) and residential units (C3 use), together with associated car and cycle parking, plant, supporting facilities, landscaping and infrastructure works. (Proposed buildings to be erected range from 1 to 18 storeys, with 216no build to rent residential units (C3), and 2,016m<sup>2</sup> commercial floorspace (B1)).

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The Regency Society supports the principle of a mixed-use development on the Ellen Street site. We supported the previous scheme designed by LCE Architects which was approved on appeal. This new scheme has much in common with the approved scheme, but we believe that the design needs improvement and we are disappointed at the lack of commitment to provide any affordable homes.

The applicant says that the tallest part of the proposed building is similar in height to the approved scheme. However, its visual impact is far more intrusive. This is particularly evident from the verified views provided, for example the view from Station Approach. This increased impact is partly the result of the rectangular design of the newly proposed buildings. The “sculpted” design of the tallest section of the approved scheme was less oppressive in its effect.

In terms of layout, the south facing open space at first floor level offers valuable amenity to those residents who will have access. However, it is a pity that the scheme makes little attempt to offer anything to the surrounding area. Some more significant communal open space at street level would be welcome.

The rectangular form of the main structures, and the loss of a number of balconies during the design process results in a soulless and banal building whose appearance will be commercial rather than domestic. The proposed brown and grey colouring will add to the depressing impact of the design.

To conclude, we hope that the planning authority will welcome the principle of the development in terms of use and scale, but refuse permission because of its oppressive and disappointing design and the lack of any affordable homes.

RH

19/4/20