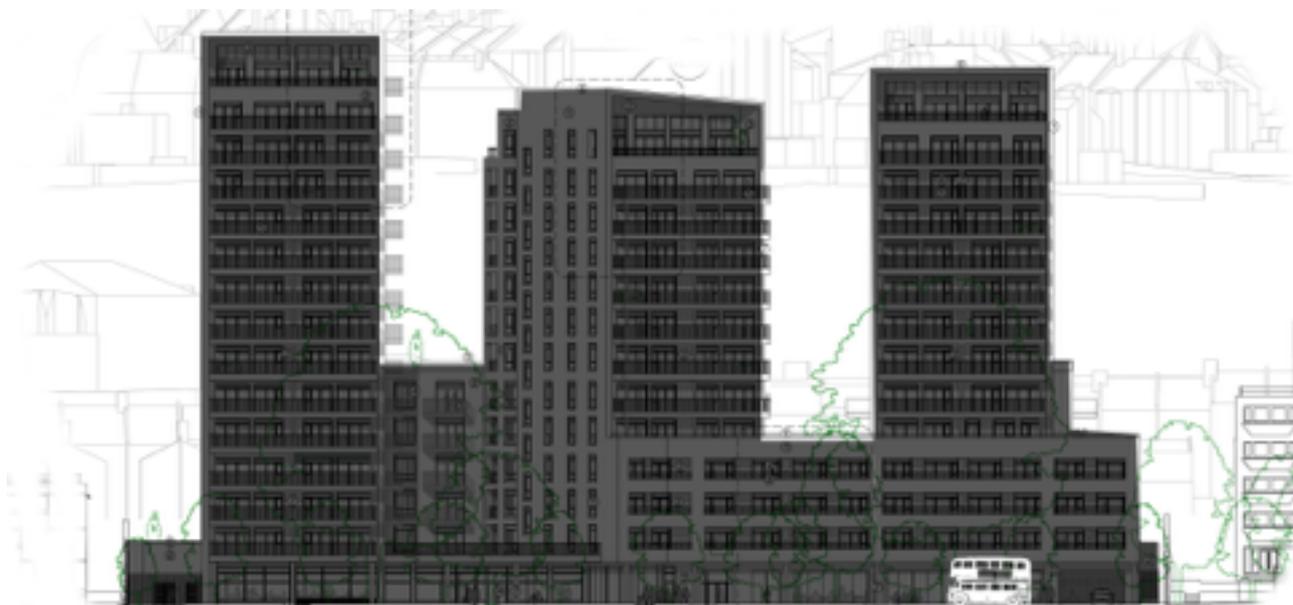


NO TO THE ANSTON MEGA-BLOCK



BRIGHTON DESERVES BETTER

The Anston House proposal returns Brighton to the era of 60s and 70s tower blocks. Right on the edge of our beautiful Preston Park, developers are proposing a building almost TWICE as high as the existing nine storey Anston House. It's a giant. It will be one of the biggest single-site developments Brighton has ever seen, dwarfing the environment around it, yet it offers NO homes for key workers and the tiny number of "affordable" flats are small and will be priced to exclude those in real housing need. This turns the heart of Brighton into an investment opportunity.

We have to act NOW. The deadline for registering your objections is 3 August.

- Go to bit.ly/brightonplanning to view the plans
- See overleaf for some of the points we think are important to raise
- Go to the COMMENT section to register your views

Time is limited. Do this now. The number of objections the planning department receives is important. Share this with friends. *Whether you own or rent, everyone in your household can legitimately register an objection.*

What you can do next

- Sign our petition: bit.ly/anston-petition
- Contact us: dykeroaddrive.org.uk/contact-us/
- Write to your local councillors
- Tell your friends - this building sets precedents that will affect *everyone* in Brighton

Anston House planning application – BH2016/02499

Massing

This development is out of line with Council Policy 14 Housing Density which states ‘to respect, reinforce the character of the neighbourhood and contributes positively to its sense of place’. The scale of the building obstructs views both down and across the valley.

Height

It's not in line with Tall Buildings, SPGBH note: 15 in which “tall buildings” are described as taller than six stories. The height of the proposed building exceeds the height of nearby trees, affecting the ‘feel’ of the park. It doesn't align with neighbouring buildings and the skyline. It will obscure Brighton's historic skyline, including the view to the viaduct. There is not a single commercial or residential development which is higher than 9 storeys along Preston Road, starting from Preston Circus all the way to A23 round about.

Affordable housing

With no social rented housing or key worker housing, the building makes little attempt to solve our real housing needs. Just 20% of units are “affordable” - half of the target Brighton Council are mandated to request. Even these shared-equity ownership schemes are inaccessible to most people in housing need; there is simply not enough provision for family homes.

Space standards

With one-bedroom flats at 50sq m, this is rabbit hutch housing. Is this something Brighton wants?

Shadowing

A Proposal of 13 and 15 storeys will have a detrimental effect on the lives of those living in front of and behind the proposed development and overshadows Preston Park and its Grade II listed Rose garden.

Loss of local character

The City Plan (SO12) vows to “ensure design excellence which responds to the distinctive character of the city's different neighbourhoods”. The scale, mass and design of this building dwarfs the local community and dominates local landmarks such as the Rotunda, the Rose Garden, the viaduct.

Overlooking

This represents a major loss of privacy to dwellers on Dyke Road Drive. They will be overlooked by balconies on levels 1-13, by the external staircase at the rear of the building, by the roof terrace and by multiple windows in all three tower blocks and the two rear blocks.

Loss of Light

The Daylight and Sunlight Report is inaccurate about the layout of dwellings on Dyke Road Drive. The loss of light it records will have a real negative effect on lower ground floor flats, already with limited light due to the nature of the street.

Parking and traffic volume

The building will create higher traffic flows onto Preston Road the principal route in Brighton. Streets like Dyke Road Drive, already have to cope with volumes they're unsuitable for (over 4,000 vehicles a day). Their position will create a risk to road safety on Preston Road. Only 115 car spaces are provided; business and residential parking with congest already crowded neighbouring streets.

Safety

Poor design means there is no emergency vehicle access to the rear of the buildings.

Noise and disturbance

There will be disturbance due to the close proximity of balconies, windows and roof terraces. The plant for vents and utilities are currently unspecified, so their noise levels cannot be checked against the claims made in the Site Noise Assessment. The increased road traffic will also create noise. The nature of the and scale design will create wind tunnels which will affect the environment around the development.

Trees

The building works are so close to the rear of the property they are likely to cause damage to mature trees at the rear of Dyke Road Drive.