

Moulsecoomb Hub North

BH2022/01063



Brighton & Hove
City Council

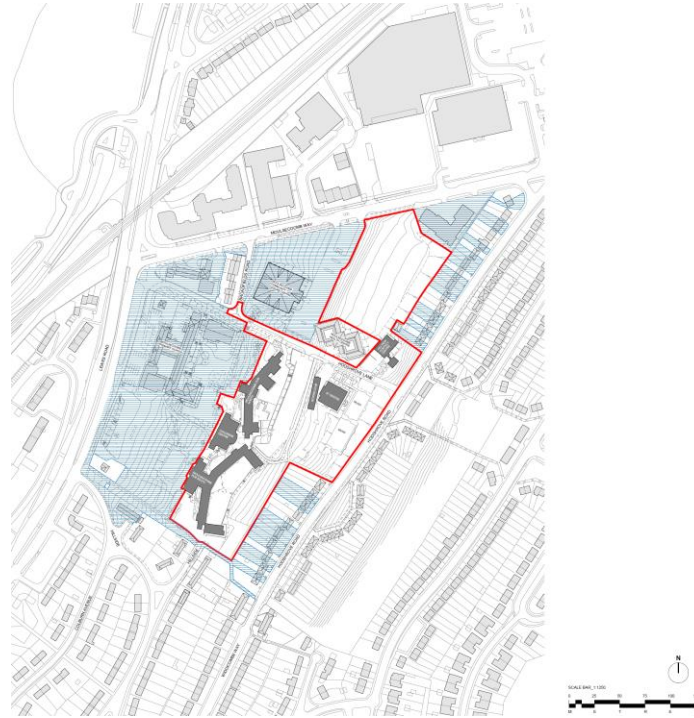
Application Description

2 Demolition of existing buildings and redevelopment of site to provide new homes, a community hub building (Use Class E & F), 3G sport pitches, skate park, public open space and associated infrastructure. (For information: Proposed buildings to be erected range from 2no to 8no storeys with up to 212 homes and up to 3,038 sqm of community floorspace).

Split of uses/Number of units

- 212 new affordable rented homes comprising eight apartment blocks and four pairs of semi-detached houses.
- A community hub comprising a library, youth services, adult education, health facilities including a GP surgery, and a café.
- A small retail unit within the ground floor of Block D.
- A skate park to the south of Hodshrove Lane.
- A 7v7 3G pitch (that can be converted to two 5v5 pitches) on the playing fields on the north side of Hodshrove Lane.
- Additional smaller scale recreational facilities including play parks, incorporated into the overall public realm strategy.
- Retention of existing children's centre and boxing club

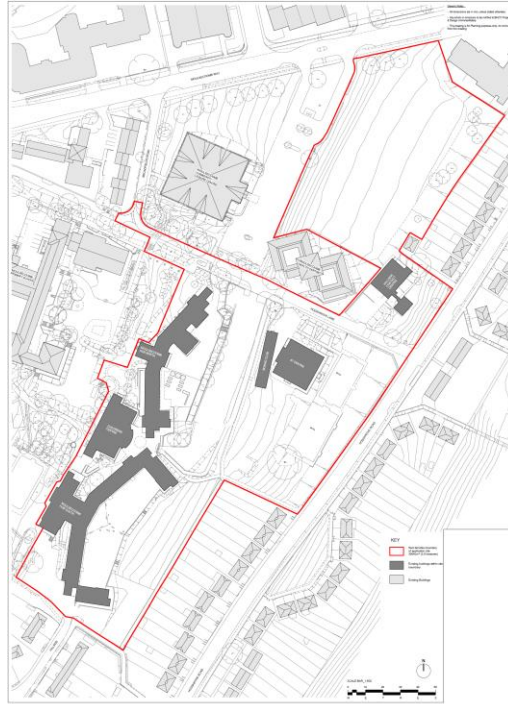
Existing Location Plan



4

MOU-BHCC-S-ZZ-DR-A-001-A

Existing Block Plan



5

MOU-BHCC-S-ZZ-DR-A-002-A

Aerial photo(s) of site



3D Aerial photo of site



Street photo(s) of site



View down Hodshrove Lane – showing existing green and leafy street.



Site view of northern corner of Hodshrove Lane & Hodshrove Rd.

Other photo(s) of site



View showing the 67 Centre and ramps up the steep slope.

Other photo(s) of site



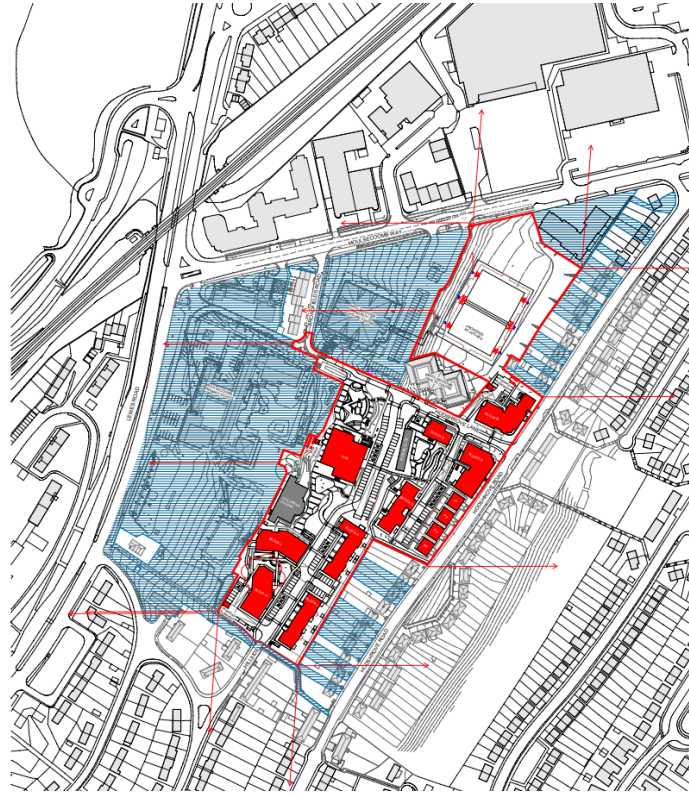
Existing open green space around the sports pitches.

Other photo(s) of site

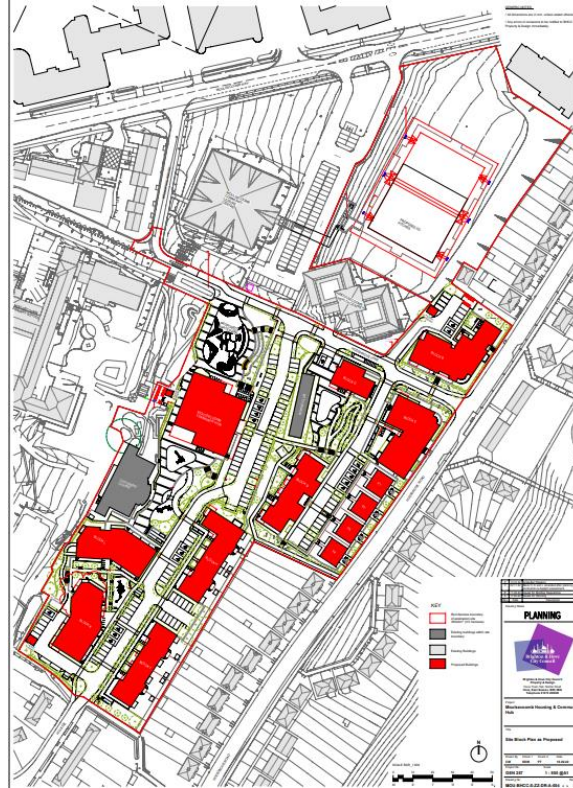


View from existing car park looking north-east towards the Boxing Club and 67 Centre.

Proposed Location Plan



Proposed Block Plan



Illustrative Landscape Masterplan

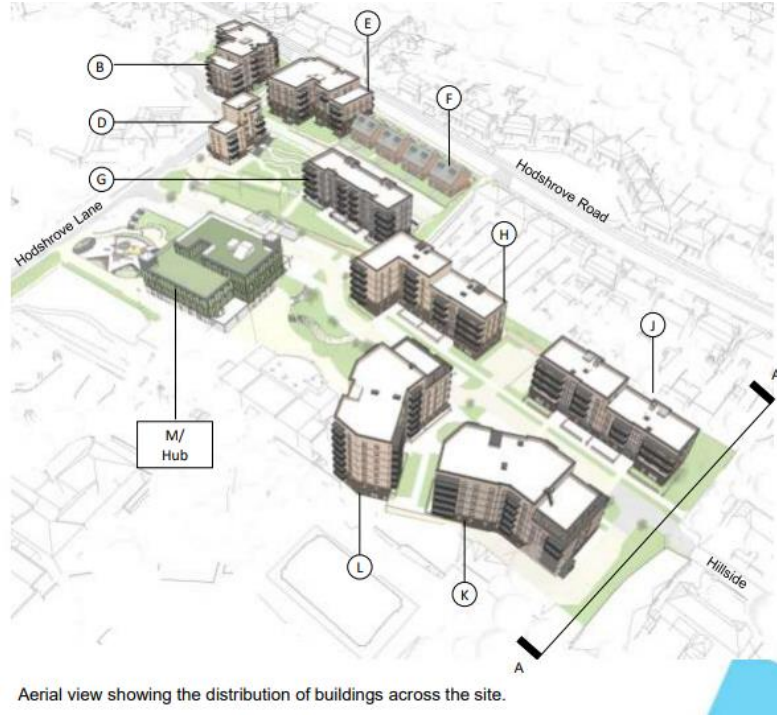


Visualisations – view from north west



15

Visualisations



Aerial view showing the distribution of buildings across the site.

Visualisations



Aerial view of the site from the south west.



Visualisations



Site key looking west.

Community Hub visual



Community Hub and skatepark visual



Visualisation of Hub and Block G



Visualisation of main gateway corner of Block E (looking west)



Visualisation of proposed houses on Hodshrove Road



Visualisation of Block G



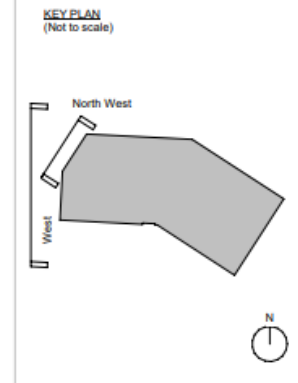
Visualisation of Block L (looking east)



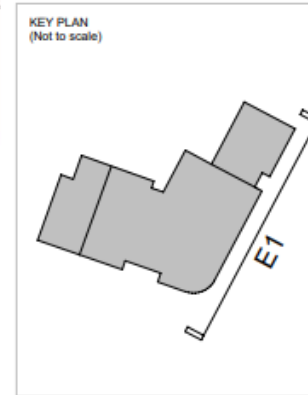
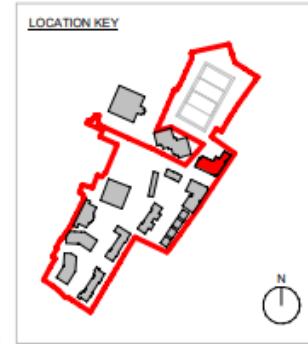
Example Elevation – Block L (West Elevation)



BLOCK L
West Elevation



Example Elevation – Block B (East elevation, view from Hodshrove Road)



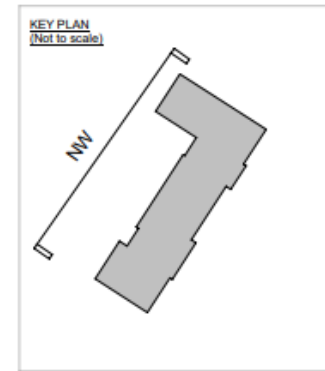
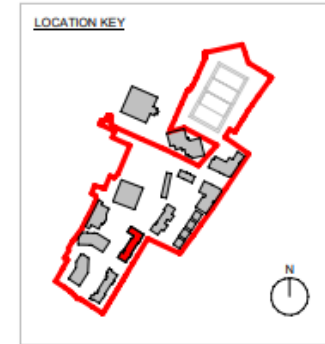
Example Elevations – Block F (east and west elevations)



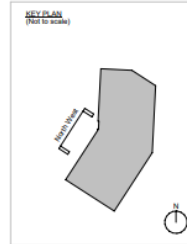
BLOCK F
Front Elevation (Levels shown for House F1)
1:100@A1



Example Elevation – Block H (North west elevation)

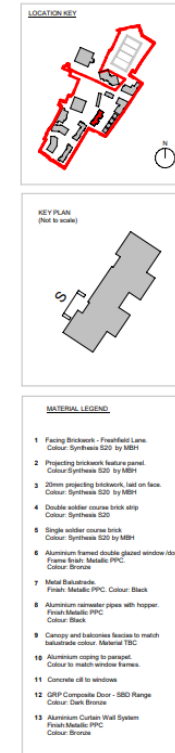
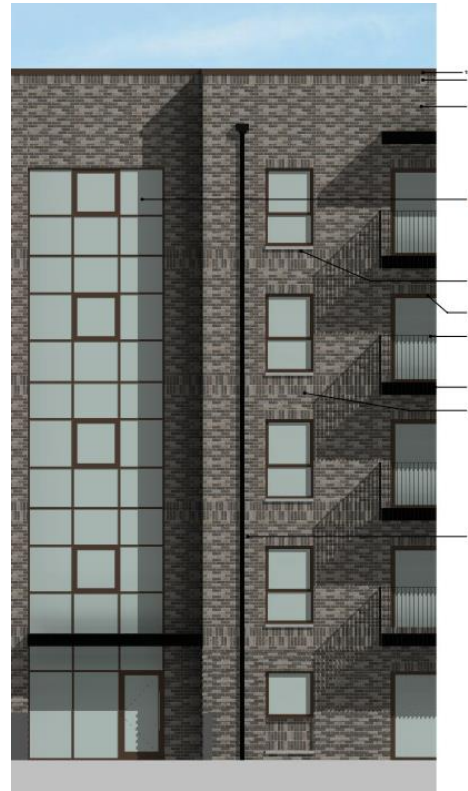
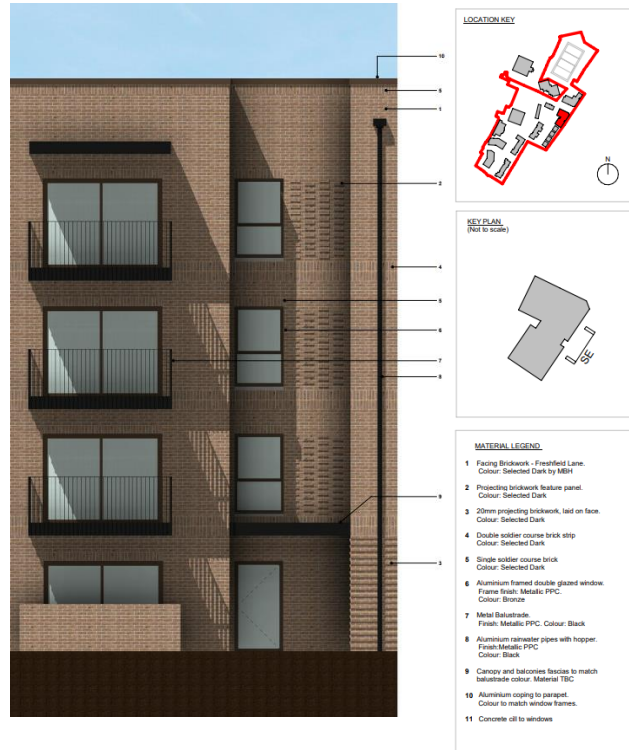


Detailed Design and Materials – Block K



- MATERIAL LEGEND**
- 1 Facing brickwork - Freshfield Lane.
Colour: Selected Dark by MBH
 - 2 Projecting brickwork feature panel.
Colour: Selected Dark by MBH
 - 3 20mm projecting brickwork, laid on face.
Colour: Selected Dark by MBH
 - 4 Double soldier course brick strip
Colour: Selected Dark by MBH
 - 5 Single soldier course brick
Colour: Selected Dark by MBH
 - 6 Aluminium framed double glazed window.
Frame finish: Metallic PPC.
Colour: Bronze
 - 7 Metal Raintrade.
Finish: Metallic PPC.
Colour: Black
 - 8 Aluminium rainwater pipes with hopper.
Finish: Metallic PPC
Colour: Black
 - 9 Canopy and balustrade finishes to match balustrade colour. Material TBC
 - 10 Aluminium coping to parapet.
Colour to match window frames.
 - 11 Concrete sill to windows
 - 12 Aluminium cladding
Finish: Metallic PPC
Colour: Bronze
 - 13 Roof access ladder

Detailed Design and Materials Blocks E and G



Proposed Site Section(s)



A-A Section - Hodshrove Lane



D-D Section - Hillside Entrance

Key Considerations in the Application

- Principle of development
- Design, appearance, layout, scale and massing
- Housing mix and tenure
- Standard of accommodation
- Community facilities, sports provision and open space
- Impact on residential amenity
- Transport
- Sustainability
- Landscape, arboriculture and biodiversity
- Sustainable drainage
- Air quality
- Health

S106 table

Affordable Housing

- Secure a minimum of 40% of the development as Affordable Housing
- 10% of affordable units to be built to Building Regulations M4(3) standard
- Affordable Housing Mix sizes to comprise: 30% 1-bed, 45% 2-bed, 25% 3-bed

Artistic Component

- Commissioning and installation of artistic component on the site to the value of **£73,455** to be integrated as part of the development design or located elsewhere in the immediate vicinity.

Community Hub

- Provision, maintenance and management of community hub

Employment and Training

- Developer contribution of **£76,000** to support training and apprentice placements
- Employment and Training Strategies required for both demolition and construction phases demonstrating a minimum percentage of 20% local employment.

Sports Provision and Open Space

- Provision, maintenance and management of 3G pitches
- Provision, maintenance and management of skatepark
- Provision, maintenance and management of other play areas, open spaces, other public spaces and landscaping.

Transport

- The requirement of two car club bays, the provision of the second bay being subject to travel plan monitoring and survey outcomes that deem an additional bay and vehicle is necessary, after one year of occupation.
- Travel Plan including but not limited to:
 - monitoring and surveys of non-residential disabled parking and car club bay use (as above).
 - Car club bays and vehicles & membership package detailed below and Free/ discounted bus ticket (to be agreed with LPA and the LHA's travel plan officer).



Conclusion and Planning Balance

- Principle of proposed redevelopment acceptable. Site within Lewes Road Development Area (Policy DA3) allocation which includes as aim delivery of housing and community facilities. Community/employment/open space lost but would be replaced with new facilities of appropriate quantity and size.
- Would deliver 100% affordable housing (40% secured through s106), and help to meet 5-year housing supply which must be given additional weight.
- Notable increase in scale and density compared to surrounding area, but at least 100 dwellings/hectare aimed for in identified Development Areas, within 'indicative area for tall buildings', and would not be incongruous or have unacceptable impact on outlook, light or privacy of neighbours.
- Layout of site and location of Community Hub, skatepark and plaza would help to activate Hodshrove Lane; landscaping and informal play areas throughout the site are well considered.
- Generally good standard of accommodation provided, appropriate mix of 1 to 4 bed units, majority of which would have balcony or patio.
- Would provide sustainable transport improvements including acceptable cycle parking provision and Travel Plan including measures to reduce reliance on private car.
- Noise and disturbance from proposed 3G pitch and, to a lesser extent, proposed skatepark can be mitigated through hours of operation, noise attenuation barriers and the production of noise/area management plans.
- Other factors including impacts relating to sustainability, ecology, landscaping, arboriculture, drainage, land contamination, and air quality have been assessed and are considered to be acceptable.

Recommend: Minded to Grant subject to conditions and s106



