

# 65 Orchard Gardens

BH2022/02821



Brighton & Hove  
City Council

# Application Description

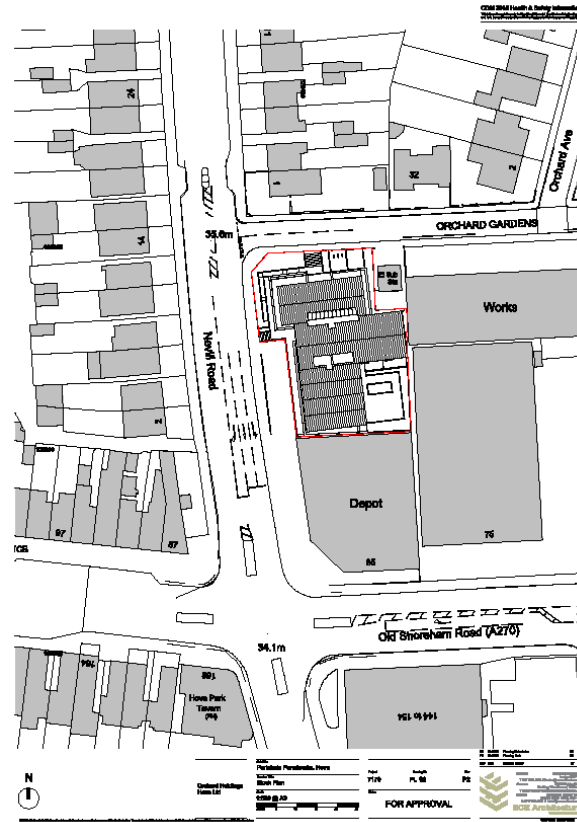
- Demolition of existing buildings and erection of a 5no storey building and basement comprising a mixed use development including 2no commercial units for office space (Class E(g)(i)) on the ground floor and 36no one, two and three bedroom flats (Class C3) on ground and upper floors, 25no car parking spaces (including 2no disability spaces), cycle storage and associated landscaping.

# Existing Location Plan



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# Proposed Location Plan

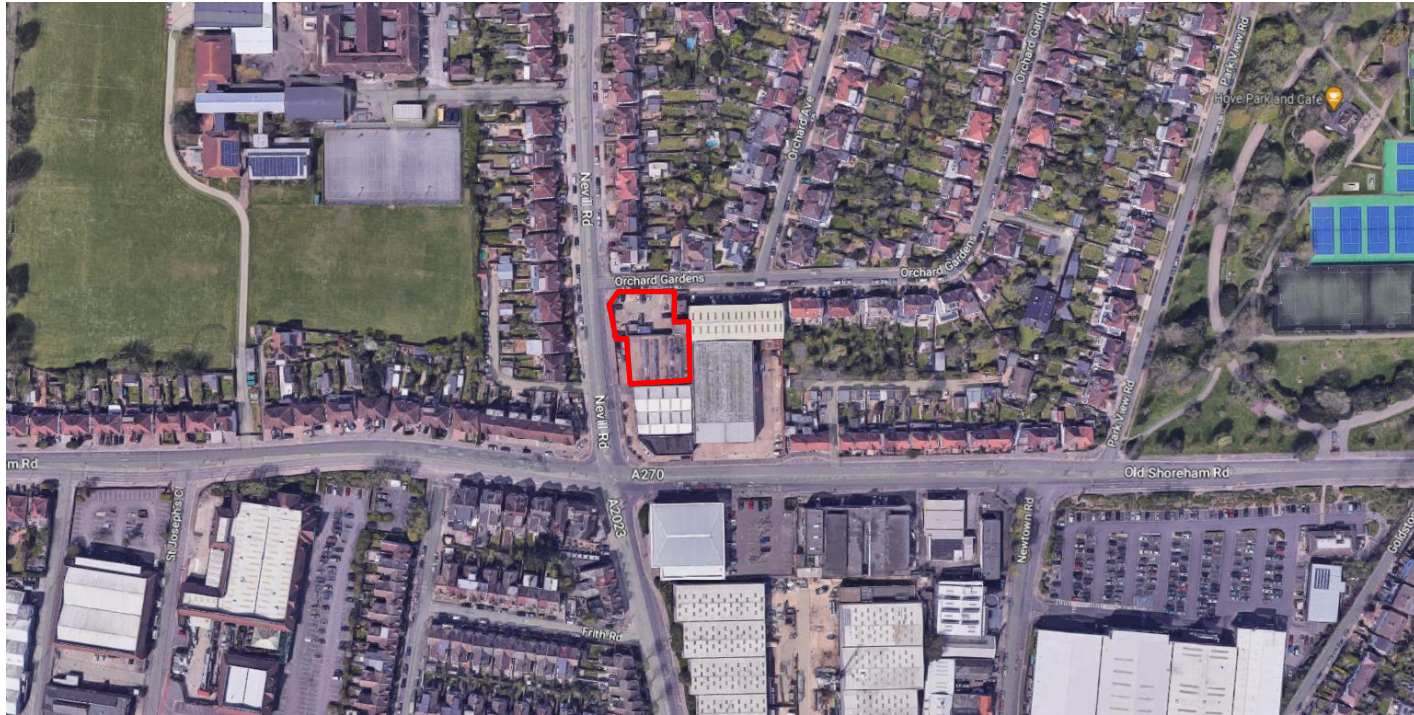


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ID



# Aerial photo(s) of site





# 3D Aerial photo of site



North



Brighton & Hove  
City Council

# Street photo(s) of site

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View from Nevill Road

# Other photo(s) of site

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View from corner of Nevill Road and Orchard Gardens



# Existing Block Plan

CDM 2015 Health & Safety Information  
[The Construction \(Design and Management\) Regulations 2015](#)



Orchard Holdings  
 Hove Ltd

Peristide Planeworks, Hove  
 Location Plan  
 1:1250 @ A4



FOR APPROVAL

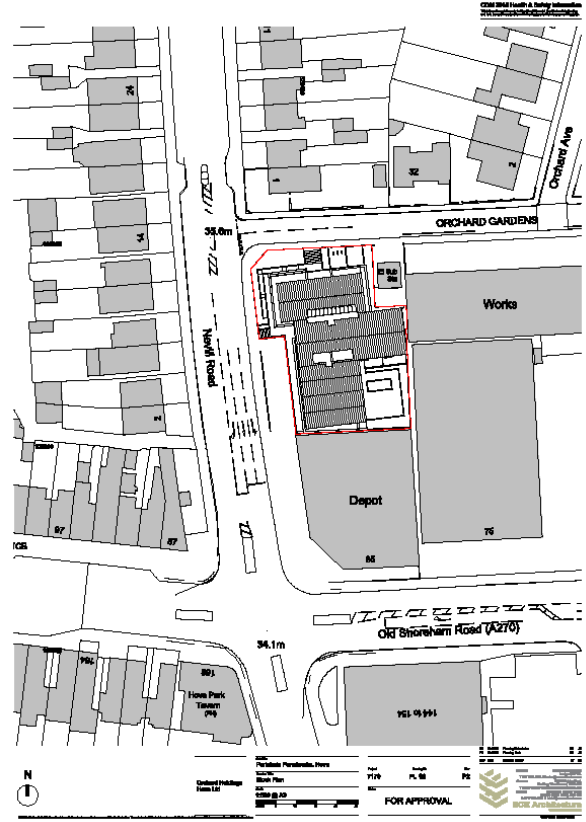
Project	7179	Reference	PL 01	Rev	P2
<p>London 75 South Colindale Avenue        11 South Colindale Avenue, London, NW9 2EQ        London 100, Brooklands Avenue, Weybridge, Surrey, TW20 2EX        London 100, Brooklands Avenue, Weybridge, Surrey, TW20 2EX        London 100, Brooklands Avenue, Weybridge, Surrey, TW20 2EX        London 100, Brooklands Avenue, Weybridge, Surrey, TW20 2EX        London 100, Brooklands Avenue, Weybridge, Surrey, TW20 2EX        London 100, Brooklands Avenue, Weybridge, Surrey, TW20 2EX</p>					

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PL02 P2



# Proposed Block Plan

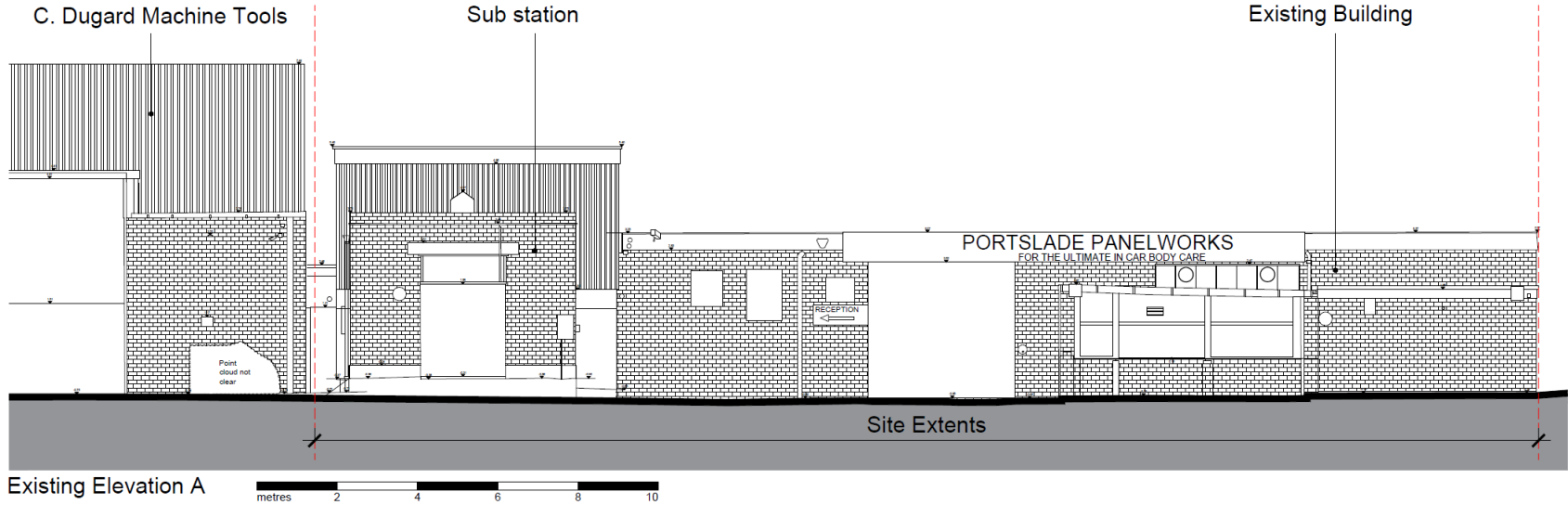


# Split of uses/Number of units

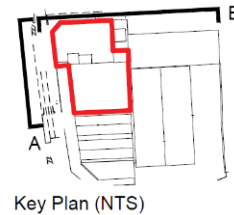
- 36 residential units
  - Eighteen x 1 bed (50%)
  - Fourteen x 2 beds (39%)
  - Four x 3 beds (11%)
- 2 commercial units totalling 293sm commercial floorspace

# Existing Front Elevation

12

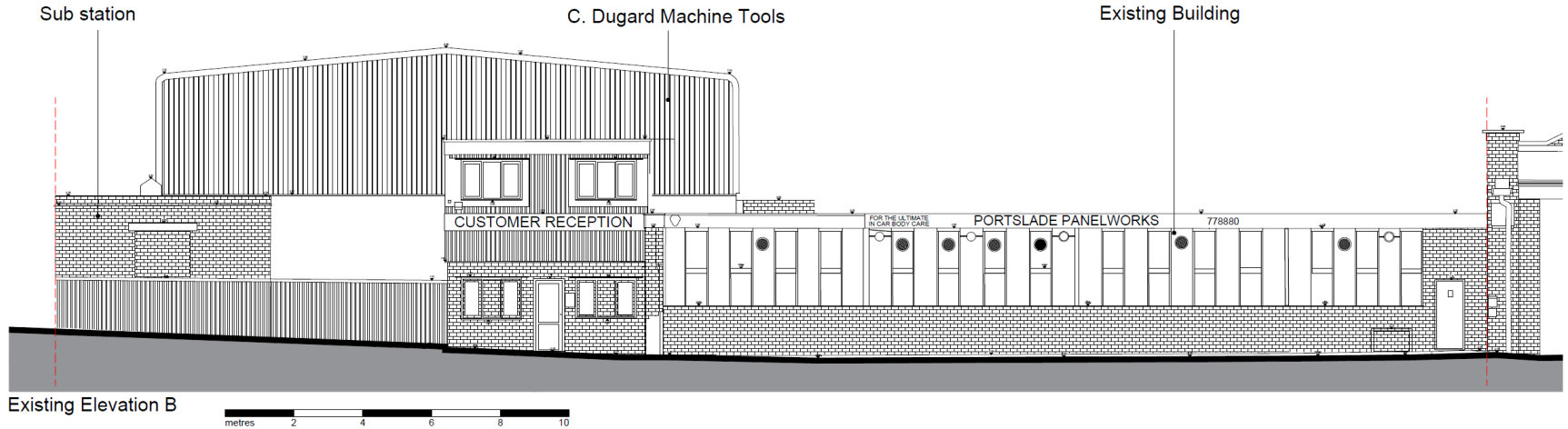


PL-04 P1

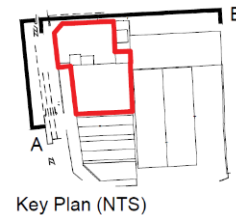


# Existing Front Elevation

13

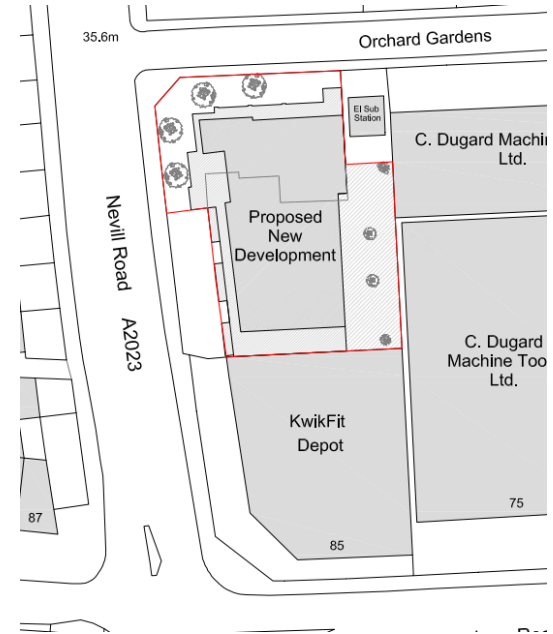
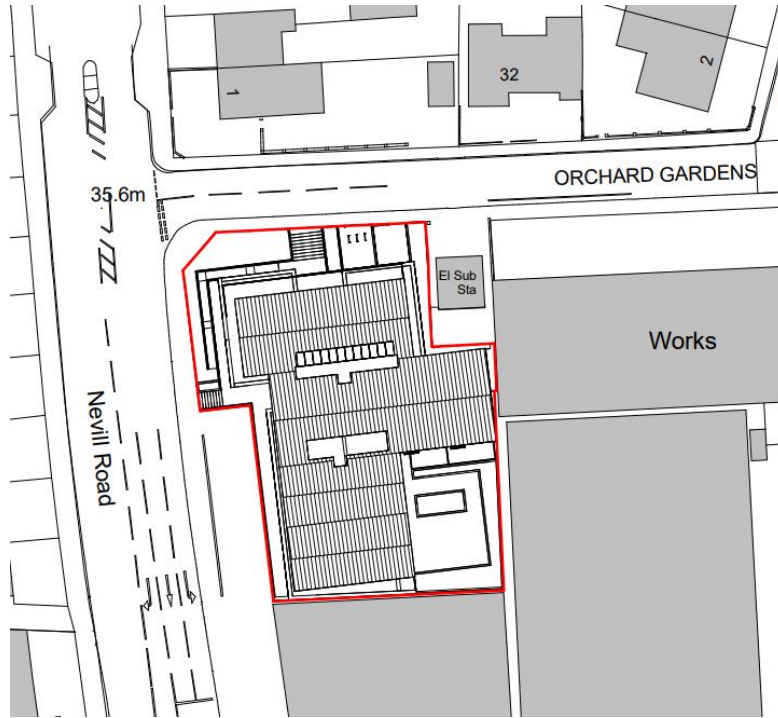


PL-04 P1





# Block Plan (Previous & Current Scheme)



# Proposed Ground Floor Plan



Key Plan  
1:500

# Proposed First Floor Plan



Key Plan  
1:500

# Proposed West Elevation



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PL18 P2

Key Plan  
1:500

# Proposed North Elevation



PL18 P2

Key Plan  
1:500



# Proposed East Elevation



PL18 P2

Key Plan  
1:500

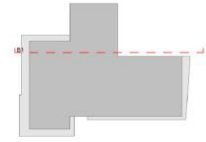
# Proposed South Elevation



PL18 P2

Key Plan  
1:500

# Proposed Site Section(s)

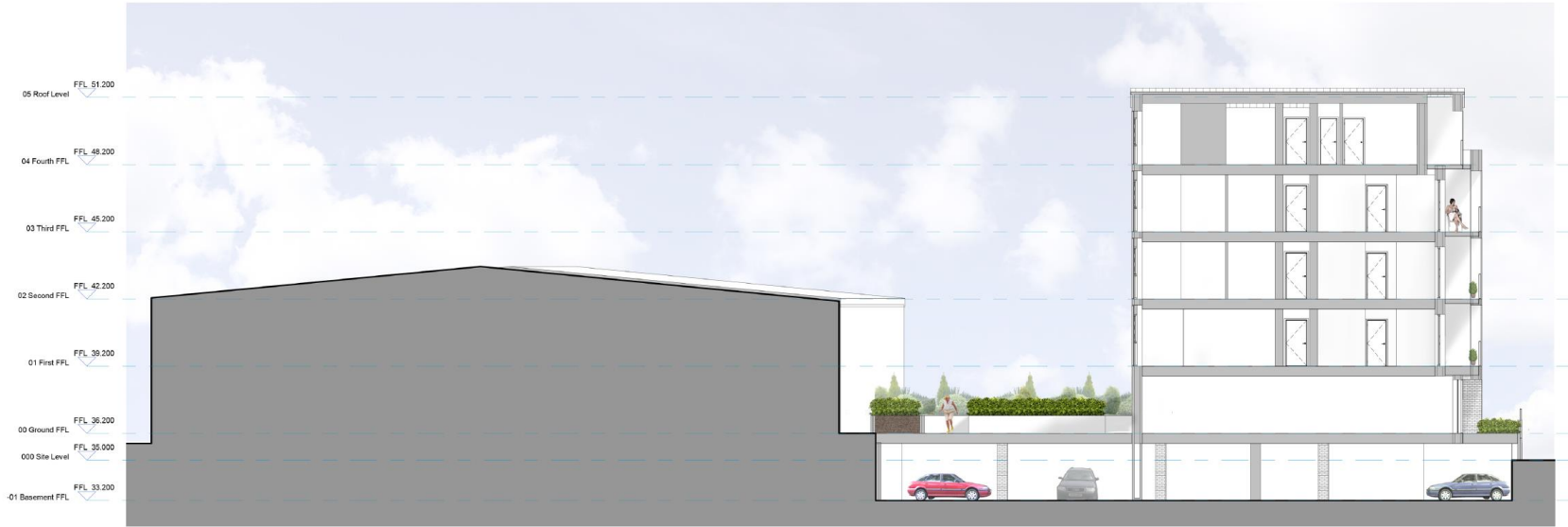


**Key Plan**  
1 : 500

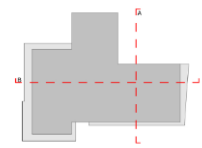
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# Proposed Site Section(s)

22



**Section A**  
1 : 100



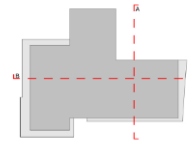
**Key Plan**  
1 : 500

# Proposed Site Section(s)

23



**Section B**  
1: 100



**Key Plan**  
1: 500



# Proposed Visual

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# Proposed Visual

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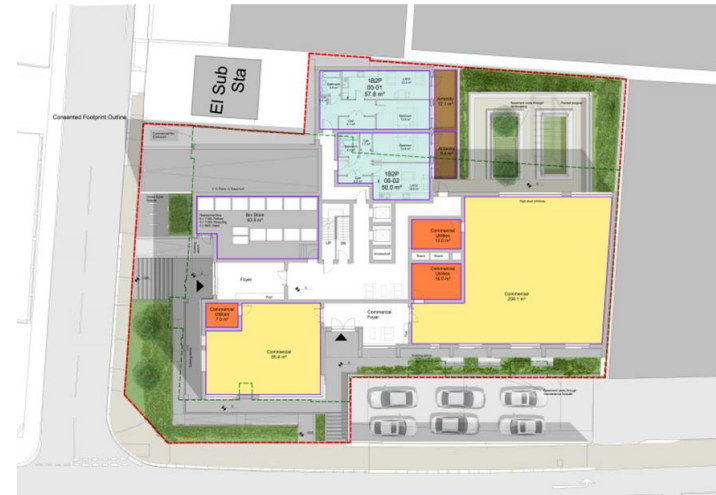
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# Comparator Ground Floor Plans

Previous Approved Scheme

Current Scheme



# Comparator Second Floor Plans

Previous Approved Scheme



Current Scheme



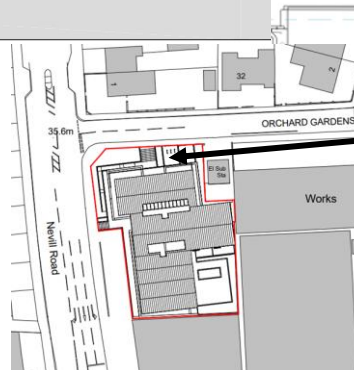
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# Comparator North Facing Elevation

Previous Approved Scheme



Current Scheme





# Comparator North Facing Elevation

Previous Approved Scheme



Current Scheme



# Key Considerations in the Application

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- Loss of 1300sqm employment floorspace
- Provision of 36 units of housing
- Lack of affordable housing
- Design of the proposed building
- Impact on amenity of occupiers and neighbours

# S106 table

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## Employment Strategy

- £11,600 contribution towards skills needs on site, pre-employment training for new entrants to the industry on site and apprentice placements
- Employment and Training Strategy
- Strategies for the demolition and construction phases

## Transport

- The proposed Orchard Gardens and Nevill Road public realm improvements (“works”) should be secured via a section 278 agreement. The agreement should incorporate a final set of agreed detailed drawings that have achieved full technical approval. • No development above ground floor slab level should commence until both the detailed scheme of highway works and any Traffic Regulation Order (TRO) changes for these are approved (though the TROs do not need to be sealed).
- The development should not be occupied within 3/6 months of the council entering into a highway agreement to implement the scheme of highway works (unless the works are completed before then to the satisfaction of the council as. Highway Authority)
- The development should not be occupied until the scheme of highway works is implemented to the satisfaction of the council as Highway Authority and any new TROs for these are sealed.

# Conclusion and Planning Balance

- Provision of 36 units of accommodation and 2 modern commercial units is positive
- The proposal is an acceptable design which would represent an improvement over the existing site and consented scheme and is acceptable in amenity terms
- The lack of affordable housing is regrettable, however, the scheme would not be viable and complies with policy.
- The loss of 1300sqm of employment space is also regrettable and should be considered in the planning balance