

Flint Close, Portslade, Brighton

### Introduction

The proposed scheme comprises of 4 residential dwellings on the site of 2 small garage courts located on either side of Flint Close. The proposal makes provision for 4 x 3 bedroom, 5 person, 2 storey houses at 103m<sup>2</sup> per unit.

Each house has a private rear garden 40m<sup>2</sup> in area and on plot parking for 1 car, immediately alongside the dwelling.

New accesses are proposed direct from Flint Close with adjustments to existing off road verge parking relating to the surrounding estate.



Aerial view of the site from the South



Flint Close, Portslade, Brighton

### Site

The 0.09ha site is divided into 2 parts corresponding to 2 courts of lock up garages located on the north and south sides of Flint Close.

Each court had 7 lock up garages arranged on either side of a central drive, accessed from Flint Close.

Garages in the southern court have since been demolished and the site levelled. Those on the northern court remain in use. It is understood that they are surplus to requirement, being used for general storage and not necessarily by the immediate neighbouring residents.

The garage courts are part of a 1960s Radburn planned estate running between Fox Way to the east and Foredown Road to the west. The site separates the houses from the roads, with cars restricted to 2 No cul-de-sacs. Flint Close is the northern of these from Foredown Road. The dwellings of the estate are arranged in short terraces, normally with an east/west orientation, usually accessing from pedestrian paths or courts.

The site slopes down, from Foredown Road to the west. The 2 garage courts which are to be developed are located immediately to the rear of the first terrace of houses fronting Foredown Road.



Estate context



Flint Close, Portslade, Brighton

### Site

This arrangement inserts the 16m wide site between facing terraces, 3 houses on each side of each court i.e. 6 facing dwellings per court with a face to face distance of 30m. The fall of the land places the court approximately 1m below the upper terrace and 1m above the lower terrace. Short back gardens for each house face onto each court from each site

The entrance frontage onto Flint Close is across a narrow verge to the south and an extended planted verge and footpath to the north. This verge accommodates 8 parking spaces which are used by the rest of the estate. The top 2 bays of this parking will need to be removed to provide access onto the northern garage court, but these can be relocated by extending the parking towards the turning head of the close.

Pedestrian footways step down the slope to the immediate north and south of the garage courts. These have direct access onto the courts, but are not established rights of way across the sites.



Site photos

Flint Close, Portslade, Brighton

### Massing in Context

Proposed development is for 2 semidetached dwellings per garage court, located centrally towards the frontage facing Flint Close. The orientation of each is to north and south at right angles to the orientation of the immediately adjacent dwellings, in this way the scheme minimises overlooking of the adjacent properties. The location of the 2 semidetached dwellings, centrally within each court with parking spaces on each side extends the adjacent distance of overlooking and openness on each side, and allows the adjacent eaves levels to be reduced to 3.6m.

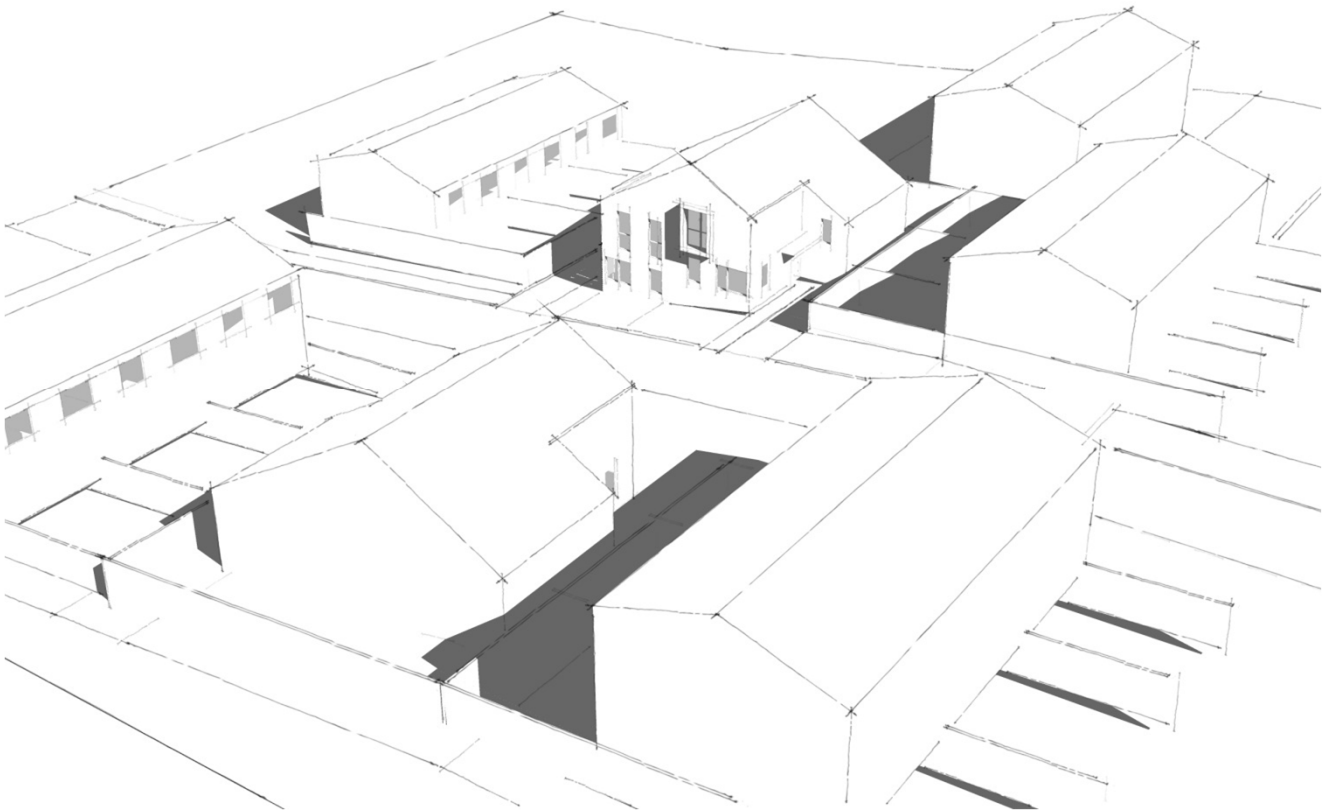
The new dwellings are arranged stepping down the existing slope in order to minimise the overall bulk and height of each dwelling and to ensure rollover accessibility to all entrances. This will require re-grading of the existing flat garage courts with a 1.2m step between dwellings but will reduce the degree of retention against the adjacent rear gardens.

The brick rear walls of the demolished garages will be retained to maintain the enclosure of the adjacent rear gardens.

The new dwellings are arranged over 2 stories but with the eaves on the east and west sides extending down over the fall of the stairs to minimise the height along the site boundary.

Private rear gardens are provided to the rear of each pair of dwellings with the new brick wall along the frontage to the pedestrian walkways. New access points will be provided for each dwelling for on plot parking, for a single car.

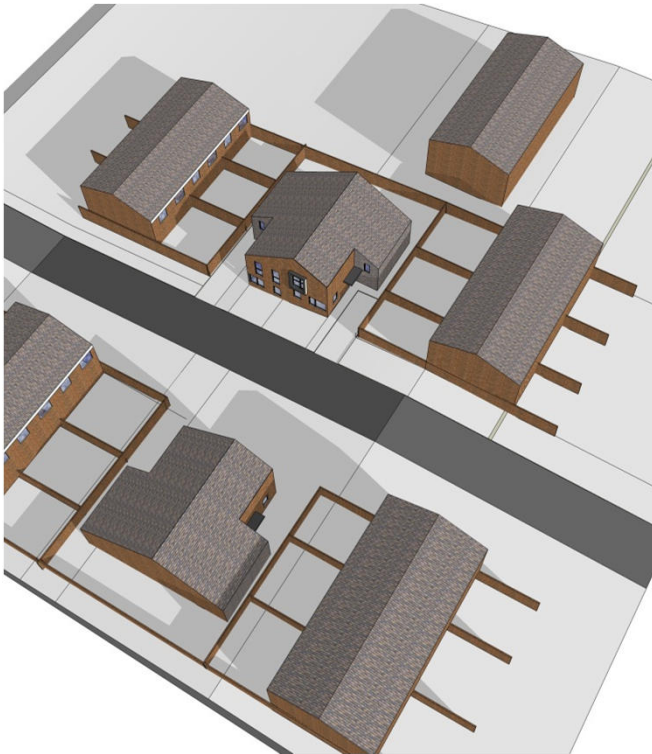
Adjustments are to be made to the existing parking at right angles to Flint Close, to ensure that the existing 8 spaces along the north side of Flint Close are re-provided, by extending the parking bays to the east, up to the pedestrian access crossover by the turning head. The pedestrian footway along the length of Flint Close will be re-provided.



Aerial view of the proposal

Flint Close, Portslade, Brighton

Massing in Context



Aerial View



Street Views



Street View



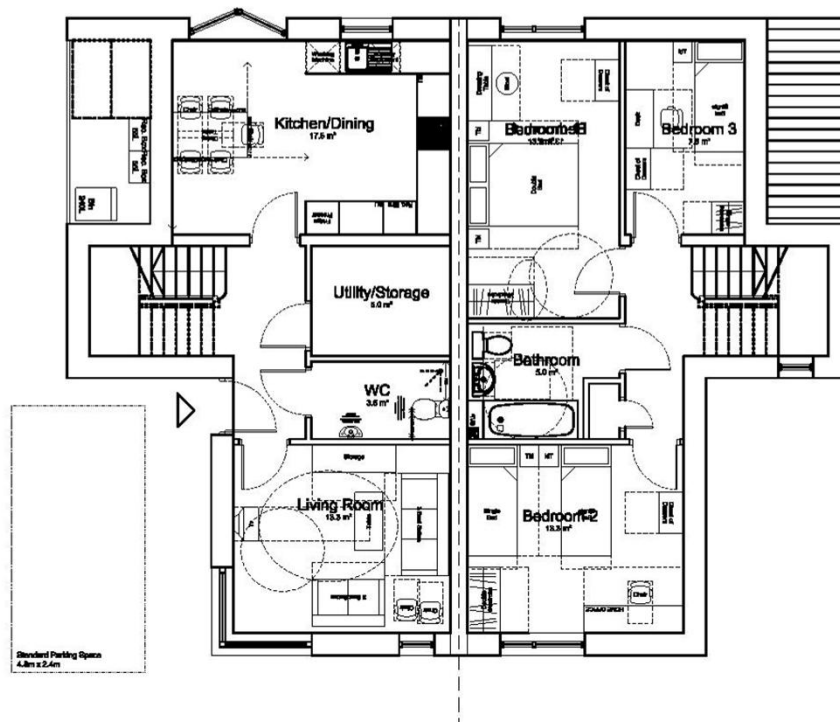
Flint Close, Portslade, Brighton

### Internal Design of Dwellings

The 4 dwellings are arranged as 2 semidetached pairs each with similar plans but with stepped sections to relate to the fall of the site with approximately 1.2m step between floor levels of the adjacent dwellings.

- The gross internal area is 103m<sup>2</sup>, the houses are designed to meet Life Time Homes and HQI Design Guidance.
- Access from the front entrance is to a stair hall, and circulation, giving access to living and kitchen dining rooms.
- The lounge faces forward overlooking the entrance and approach.
- The kitchen and dining room located across the rear of the property, with direct access to the private garden.
- An accessible WC is provided on the ground floor in accordance with Life Time Homes requirements.
- On the first floor 2 double bedrooms and single bedroom are provided with, an accessible bathroom.
- The proposed floor to ceiling is 2.4m with a floor to floor distance of 2.8m. The upper floor ceiling will be carried down to approximately 2m at the outer perimeter, in order to minimise the eaves height and impact on adjacent facing dwellings.
- A sloping soffit, warm deck ceiling will be utilised, so that the height will increase towards the ridge of the building ensuring an average height in excess of 2.4m.
- The house is designed with rollover thresholds to front and rear.
- The on plot parking for 1 car is provided immediately alongside the dwelling together with access to the rear garden, storage for bins and bicycles.
- A modern style brick and tile is proposed in keeping with the surrounding 1960s dwellings.

Ground Floor



First Floor

3B/5P HOUSE LAYOUT

Flint Close, Portslade, Brighton

### Planning Consultations

Initial planning consultations were carried out with representatives from development control at a meeting on the 10<sup>th</sup> April 2014. Initial verbal comments have been responded to with the following amendments to the design:

1. Re-planning of the house footprint to improve parking access
2. Lowering of flanking wall helps to minimise impact on facing dwellings
3. Re-provision of parking in communal area to east site
4. Further details of rear boundary and section, including brick wall with trellis over

### Public Consultations

A public consultation event is programmed to be held at Portslade Village Centre on Monday 19 May, 3pm-7pm to review the proposals with the local residents. Comments received will be recorded and further design adjustments will be made where appropriate

