

Foredown Road, Portslade, Brighton BN41 2FD

Introduction

The proposed scheme comprises of 4 residential dwellings on a former garage site extending between Foredown Road and East Hill Drive.

The proposed mix is for 3 bedroom, 5 person, 2 storey houses at 102m². Each house will have a private garden 50m² in area on the western side of the property, with public access from the east side.

Onsite parking is proposed with a new access off Foredown Road, providing 1 parking space per dwelling.

The existing vehicular access between numbers 31 and 33 East Hill Drive is considered too narrow for general vehicular use and will revert to gated pedestrian only access.



Aerial view of the site from the South

Foredown Road, Portslade, Brighton BN41 2FD

Site

The 0.1ha site was formerly occupied by lock up garages accessed from East Hill Drive. It lies North West of the bend in East Hill Drive, connecting with Foredown Road that at its Northern end. This is the southern leg of Foredown Road, opposite the Hill Side, Downs Park and Peter Gladwyn Schools.

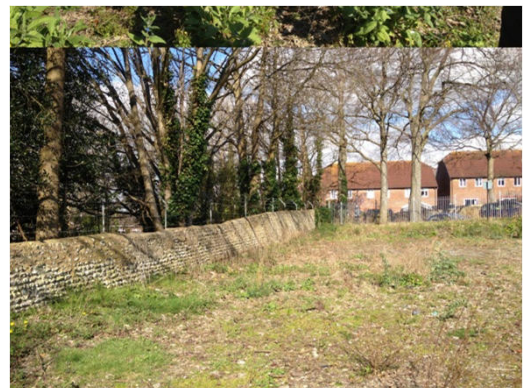
The site is currently level and cleared except for the area beyond the original lock up garages, at the north end fronting Foredown Road, which is at the higher, Foredown Road level approximately 1m above the remaining part of the site, adjacent to number 10 Foredown Road.

A group of mature Beech trees are located adjacent to the Foredown Road frontage. The new vehicular access, is intended to be installed to the east of these, to avoid damaging their roots and ensuring that they are protected.

To the west of the site lies the open green area around the Emmaus Garden, with a flint, protected boundary wall, lined with mature trees.

This is designated an SNCI, Site of Nature Conservation Importance (number 7) and although the development does not encroach into the protected area, further reports and assessments of habitat are required, in order to comply with the protected status of the SNCI.

The site stretches back from the 1930s semidetached houses fronting Foredown Road to the rear of properties of a similar age fronting East Hill Drive, adjacent to the rear gardens of properties number 31 to 35 East Hill drive and number 10 Foredown Road. The development is arranged to avoid overlooking or loss of privacy to the adjacent gardens.



Site photos



Foredown Road, Portslade, Brighton BN41 2FD

Site Layout

The houses are arranged in a staggered terrace running from north to south down the length of the site, at right angles with the properties in Foredown Road. The primary orientation of the houses is towards the west, away from the adjacent gardens and overlooking onto their private gardens and Emmaus green area. There are no habitable rooms on the first floor facing to the east, enabling all glazing to be obscured at the upper level, to avoid overlooking adjacent gardens.

A pedestrian approach runs along the eastern front of the dwellings with an active frontage and entrances. Re-grading of the site enables a gentle rise of the pedestrian route to Foredown Road, avoiding steps and giving good access to the 4 parking bays located, off-road, at the northern end of the site. No vehicular access is proposed from the south entrance, which will be pedestrian only.

Dwellings are 2 storey with a low eaves on the eastern side, to minimise visual impact to the neighbouring dwellings. The northern, end of terrace dwelling is arranged to overlook the parking area, to avoid blank frontages.

The proposed houses keep clear of the canopy of the protected trees, along the western boundary and those at the northern end of the site.

Porous anti-compaction fill will be utilised to the parking bays, to enable them to be located beneath the canopy of the trees without damaging tree roots.

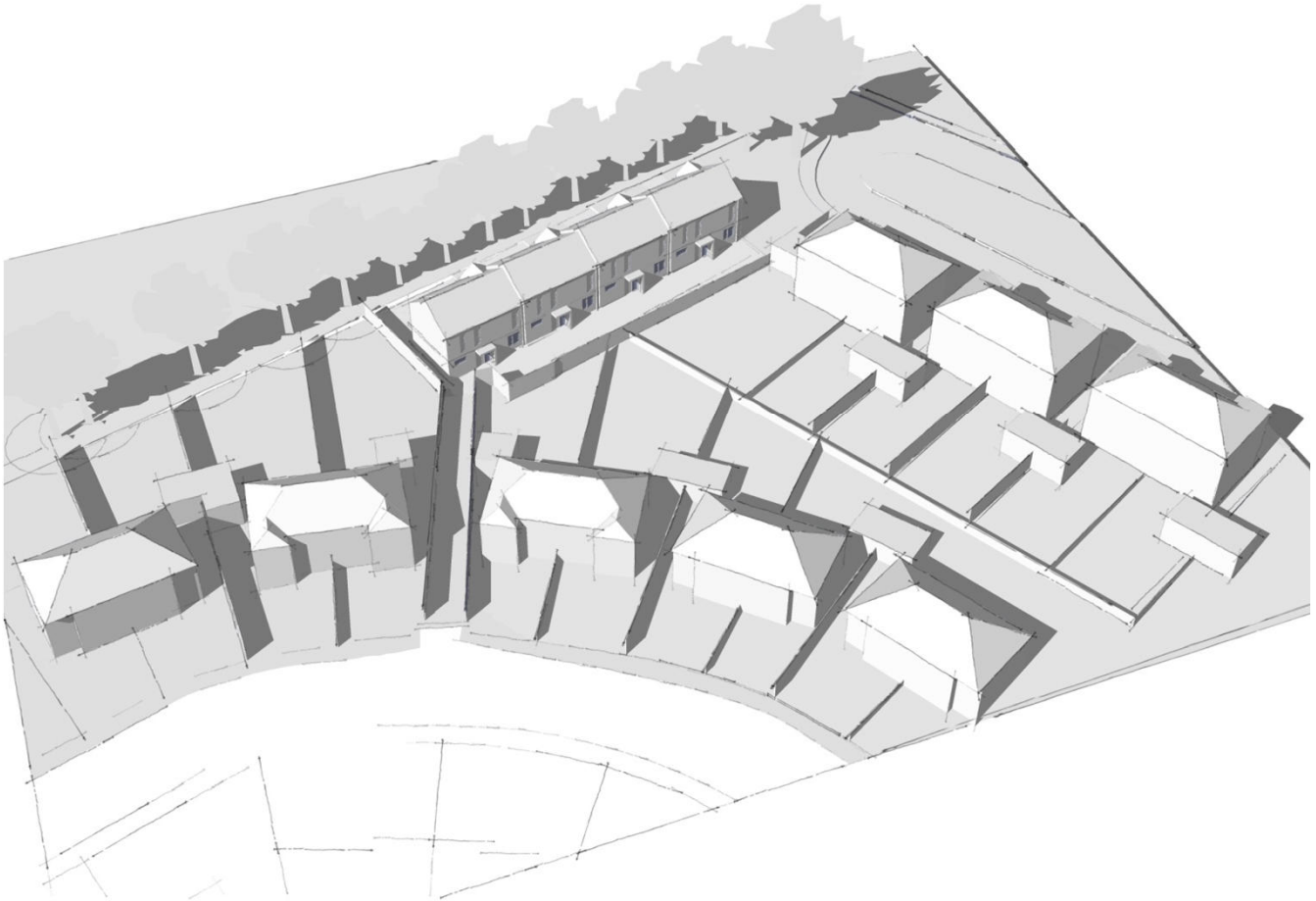
Drainage will be to the existing sewer in East Hill Drive, utilising the existing site access drive for connection.

Surface water attenuation will be required as the protected aquifer status of the site prevents the use of soak a ways.



Proposed Site Plan





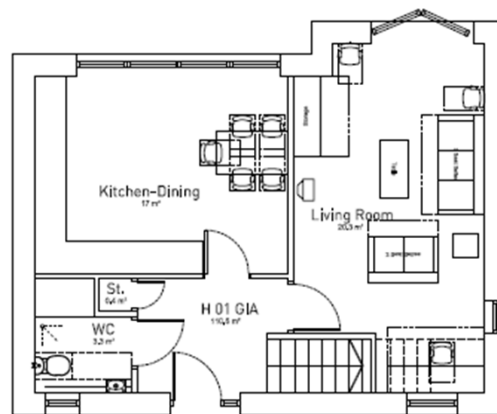
Aerial Views

Foredown Road, Portslade, Brighton BN41 2FD

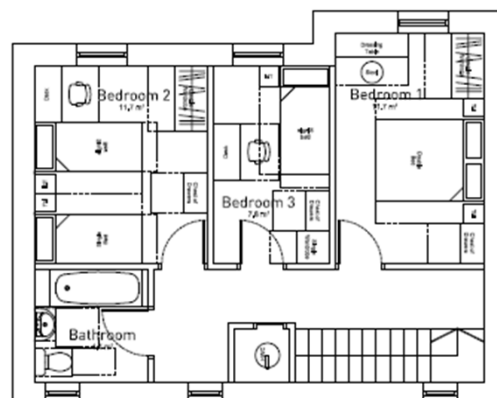
Internal Design of Dwellings

Each of the 4 dwellings has a similar plan arranged on 2 stories with the living rooms on the ground floor and the bedrooms on the first floor. The design meets HQI standards and Life Time Homes Standard.

- The kitchen dining room and living room on the ground floor both have access to the garden.
- To the west the study area overlooks the pedestrian access to the east.
- An accessible WC and store are accessed from the entrance hall lobby.
- Entrance threshold is level and rollover, to conform with Life Time Homes Standards.
- First floor is arranged with 2 double bedrooms and a single bedroom as well as an accessible bathroom.
- The habitable rooms are all arranged along the western side, avoiding overlooking of the existing properties to the east.
- A simple dual pitched roof is proposed with a low eaves along the eastern side to minimise visual impact on the surround dwellings.
- The proposed floor to ceiling is 2.4m with a floor to floor of 2.7m



GROUND FLOOR



FIRST FLOOR

3B/5P HOUSE



Foredown Road, Portslade, Brighton BN41 2FD

Planning Consultations

An initial planning consultation meeting was held on 10 April. Following receipt of a verbal report the design has been amended in the following details:

- Lowering of the eaves along the eastern frontage to minimise impact of view
- Improvements of elevation treatment to ensure attractive active frontage to the east.
- Further reports commissioned for the habitats surveys, relating to the protected status of the adjacent land

Public Consultations

A public consultation has been arranged to be held on Monday 19 May at the Portslade Village Centre from 3pm to 7pm. Public comments will be recorded and further design modifications made where appropriate.

