

Introduction

The proposed scheme consists of 15 flats split across two buildings with a mix of 1 & 2 bedroom homes.

These are accommodated in two new blocks at the Northern and Southern end of the Robert Lodge complex. The southern block is situated on the site of the former Manor Place housing office.

Since an original Fielden Clegg Bradley Studios feasibility study the number of flats had been revised following public consultation from 17 flats (14 x 1 bed flats and 3 x 2 bed flats). The revised proposal has 15 flats, (12 x 1 bed flats, 1 x 1 bed accessible flat and 2 x 2 bed flats).

Space standards within the flats have been designed to achieve a consistent floor area in each of the 1 and 2 bed units. In the 1 bed flats the floor area is consistently 50m² which is above of the Brighton & Hove Affordable Housing Policy and in line with the London Design Guide. It would be difficult to achieve Life Time Homes requirements if floor areas were reduced.

The wheelchair accessible 1 bed flat has been reviewed by the council's Housing Adaptations Service and the 57m² floor area is in line with their requirements.

The 2 bed units are in line with the Brighton & Hove Affordable Housing Policy.

The massing and design of the proposed buildings relates to the existing context of the Robert Lodge complex. The building is being designed to Code Level 4, and aspires to the One Planet Living Standards.



Existing Site



View East from Whitehawk Road
(Southern Block location)



View from Rugby Place



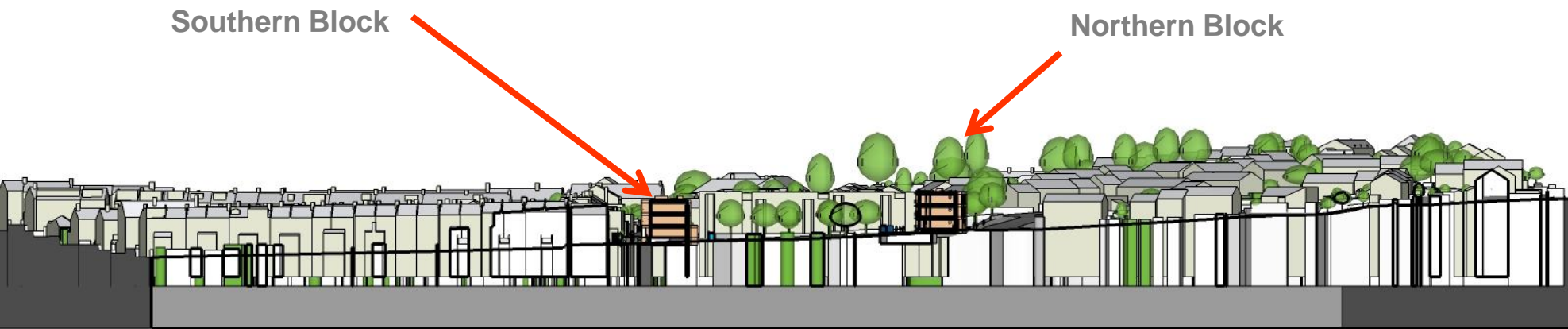
View from Whitehawk Road
along Manor Way



Site



View of Northern and Southern Block

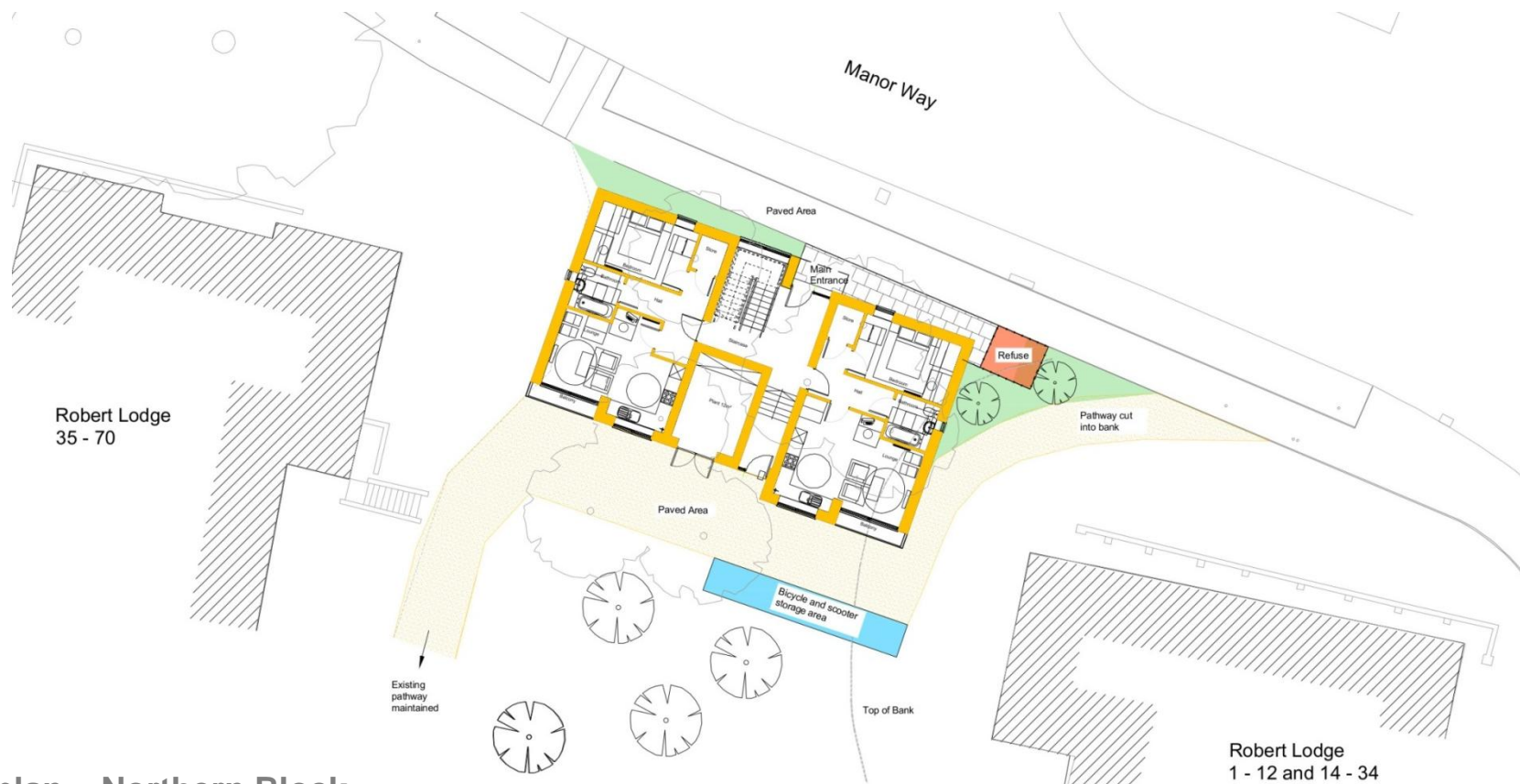


Section Through Site - showing level difference

Massing in context

Northern Block

The Northern Block is 3 storeys high, with 2 flats on each floor around a central stair core. In total there are 6 flats within this block 4 x 1 bed and 2 x 2 bed flats.



Site plan – Northern Block



View of North Elevation (Main Entrance)



View of South Elevation

Massing in context

Southern Block

The Southern Block is 3 storeys high, with 3 flats on each floor around a lift and stair core. Following consultation with local residents the block has been reduced from 4 to 3 storeys which has resulted in the loss of 2 x 1 bed flats.



Site plan –Southern Block



View of North Elevation (Main Entrance)

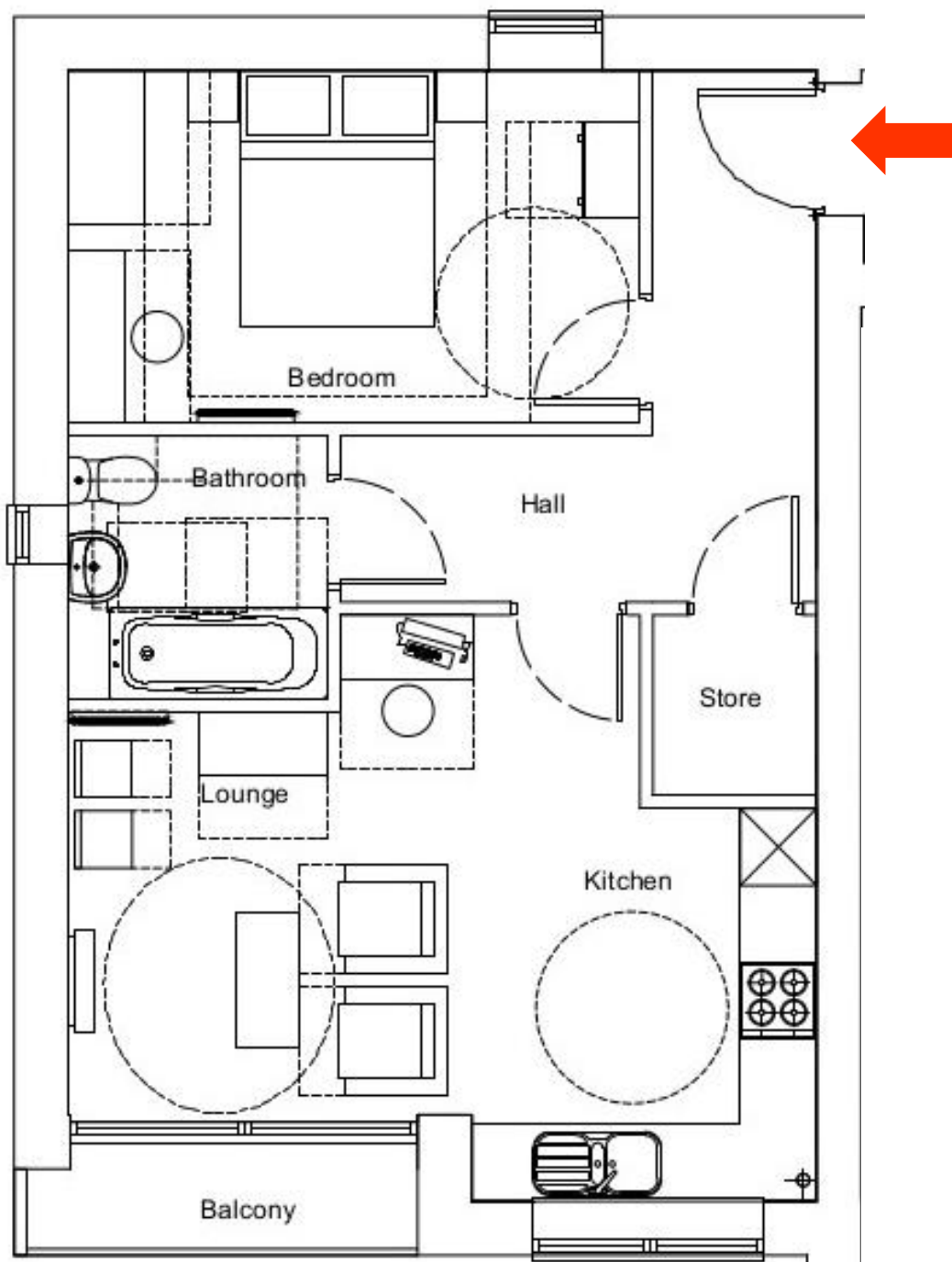


View of South Elevation

Internal design of typical flats

One bed flat (1 bed 2 person - 50m²)

- The one bed flat is accessed from the main staircase
- The flat is dual aspect
- The recessed balcony sits at one end of the kitchen living space

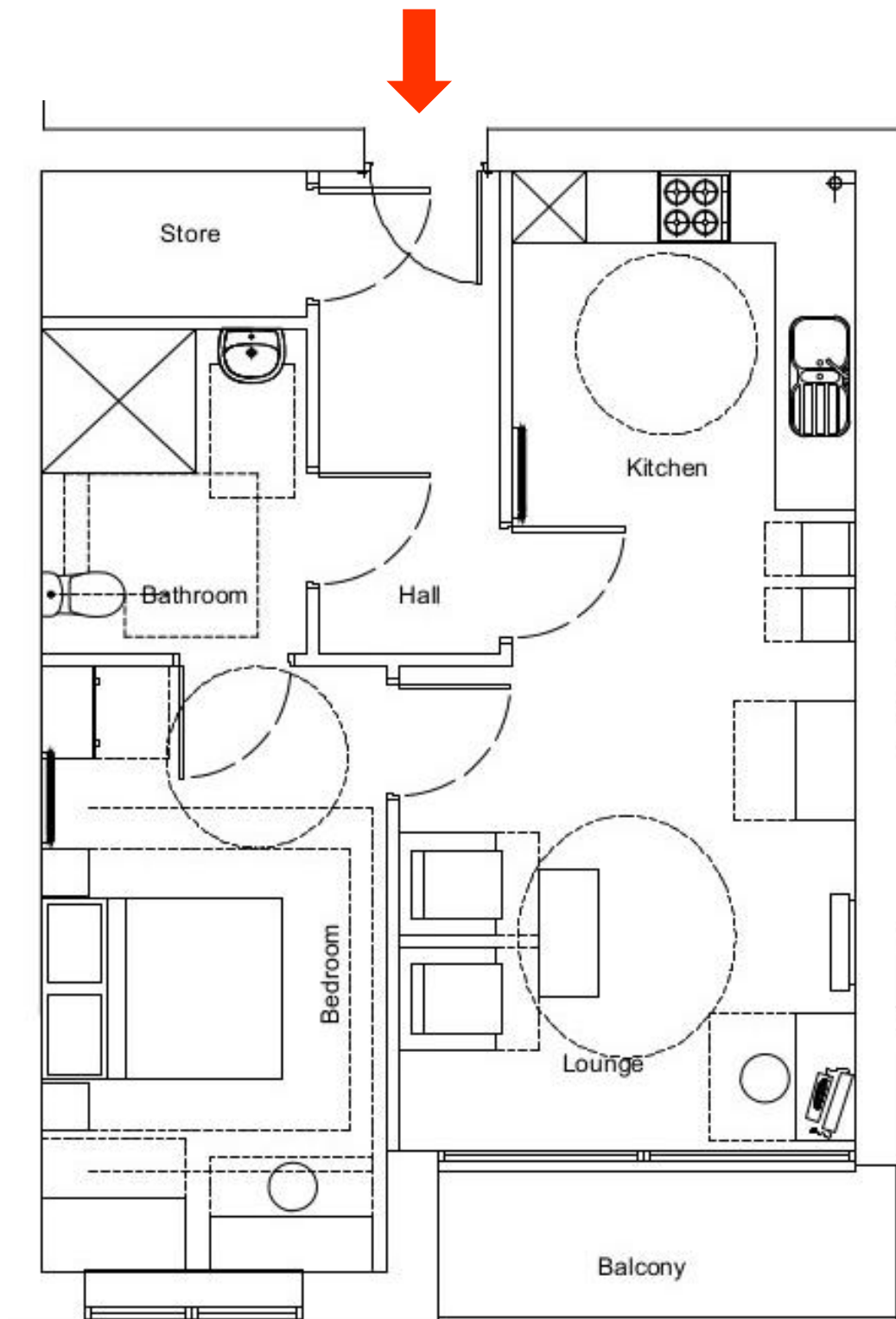




Internal design of typical flats

One bed accessible flat (1 bed 2 person - 57m²)

- The one bed flat is accessed from the main staircase
- Size and layout of flat has been reviewed by Brighton & Hove City Council Housing Adaptations Services
- The recessed balcony sits at one end of the kitchen living space





Internal design of typical flats

Two bed flat (2 bed 4 person - 67m²) – Located in the Northern Block

- The two bed flat is accessed from the main staircase
- The recessed balcony sits at one end of the kitchen living space

