

## Selsfield Drive - site A- Housing Study

### Introduction

The proposed scheme is a 5 storey apartment building facing onto Lewes Road. The scheme comprises of 20 residential apartments. A mix of 1, 2 and 3 bed apartments is proposed which meets the Brighton and Hove affordable housing mix. The rear of the building faces onto Selsfield Drive which provides the vehicular entrance to the site at first floor level.

The design of the residential apartments meets the client brief for housing which meets the affordable housing policy, HQI standards, lifetime homes standards and wheelchair accessible home. This relates specifically to the size of the unit, access, the layout and amenity, such as balconies.

The proposed massing of the proposed brick buildings relate to the existing context. The building is designed to Code Level 4 since it is on a brownfield site, and aspires to the one planet living standards.



Aerial view



street view from Lewes Road

18th December 2014



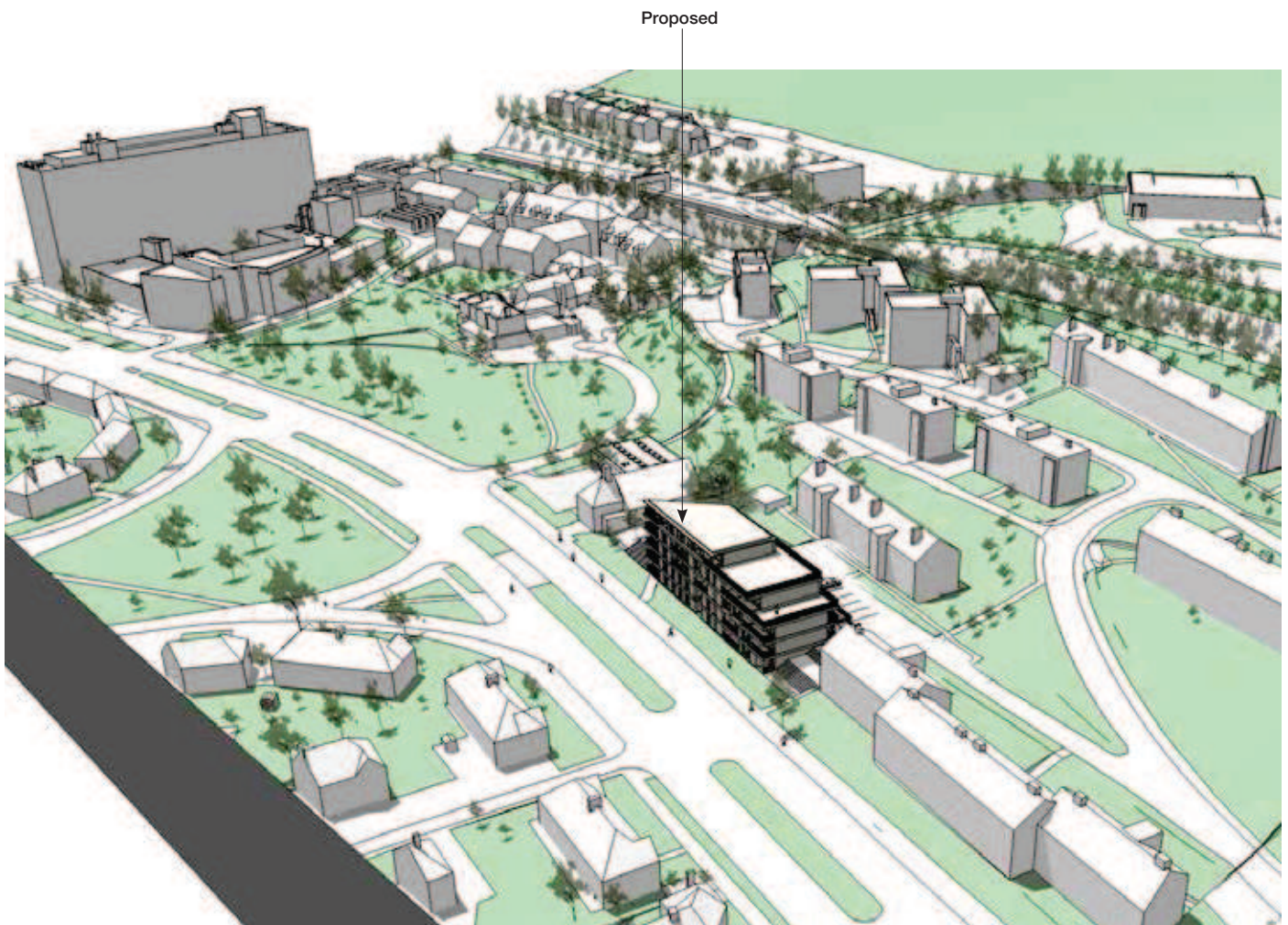
### Massing in context

Lewes Road comprises of building of varying heights and scale. Housing on the south side of Lewes Road are two storeys brick buildings with pitched roofs while the university buildings less than 0.2miles away are 9 storeys high.

Moulsecoomb Place, which is set back within a green space, is a 2 storey historic building.

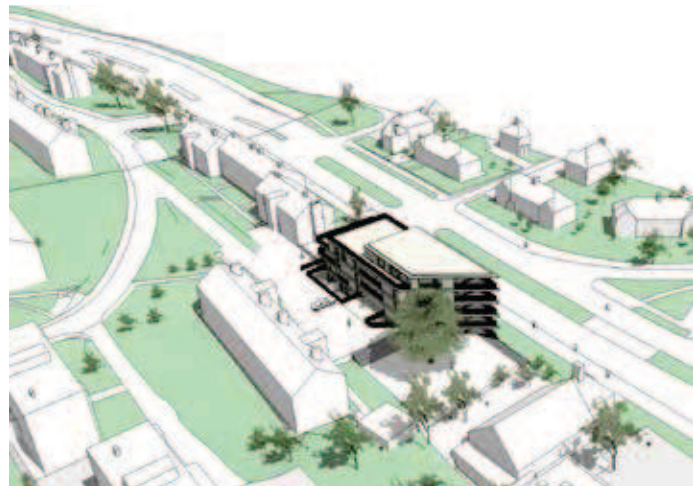
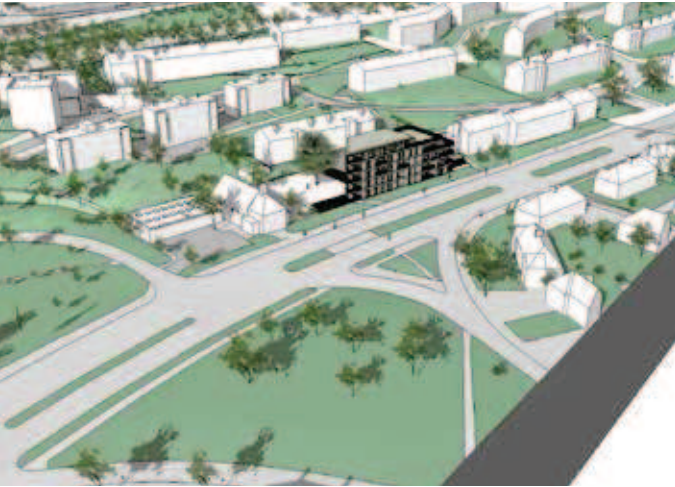
The proposed 5 storey building is sympathetic to its immediate context whilst also setting the tone for taller buildings in the adjacent sites along this tall building corridor.

The taller element of the building is positioned away from the adjacent 3 storey housing block to the east.

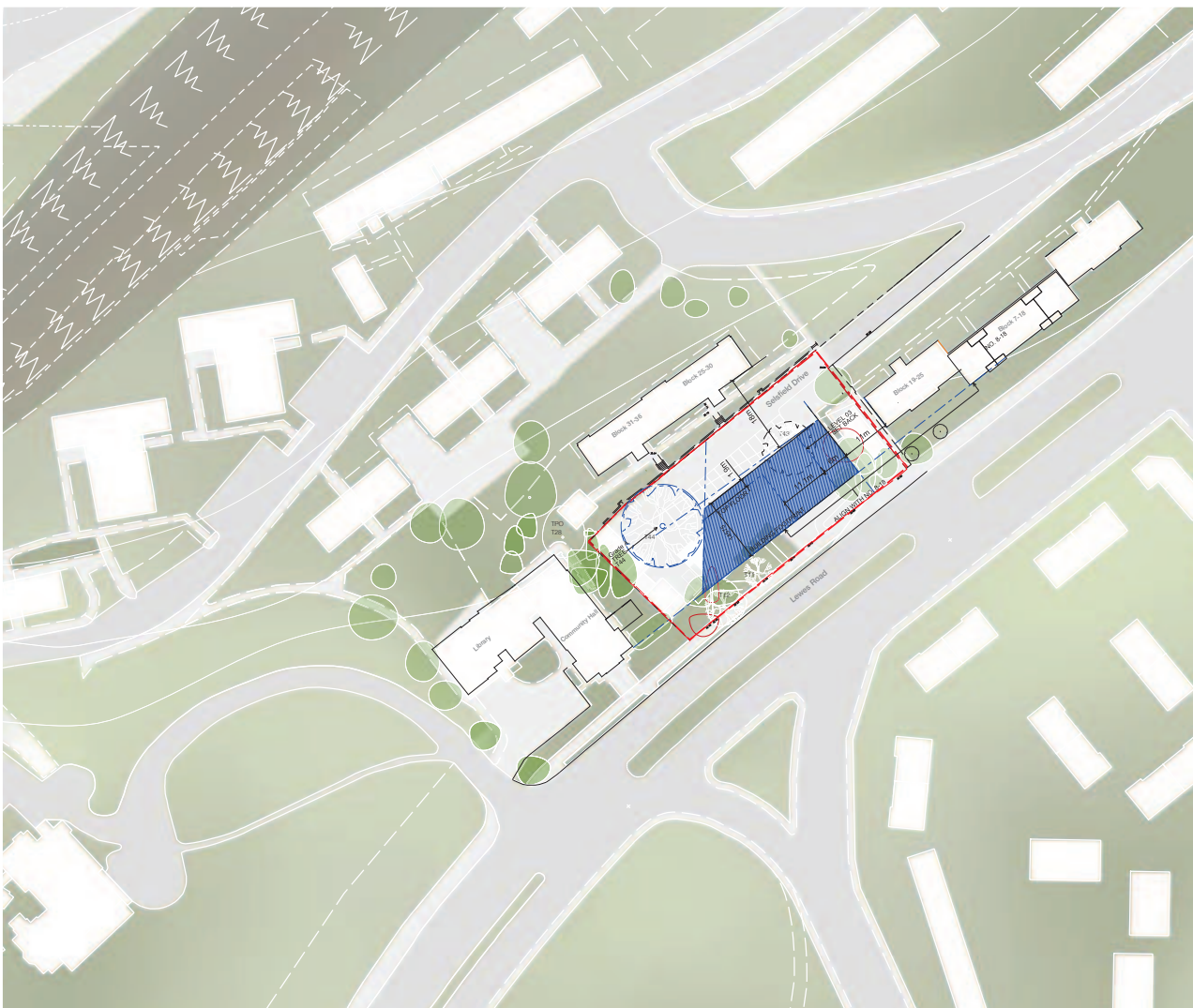


section through the Lewes Road





aerial views



site plan

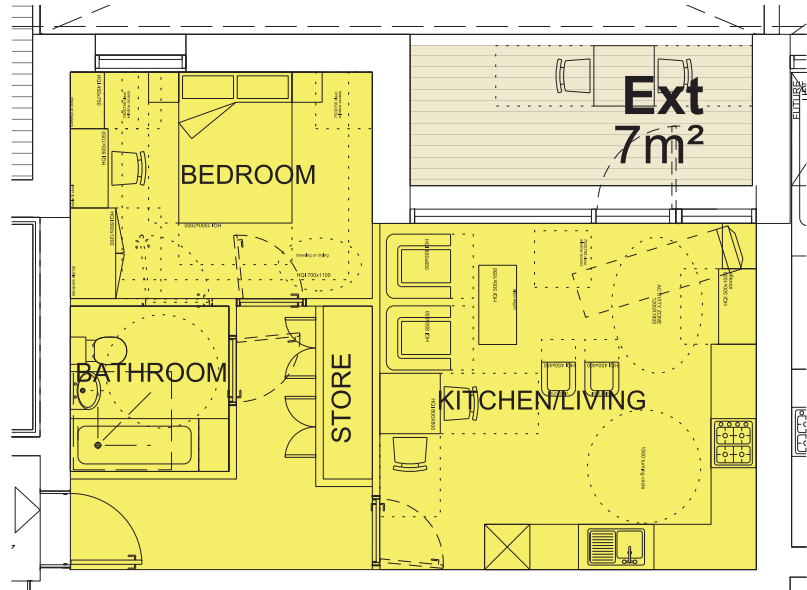
## Selsfield Site A - Housing Study

### Internal design of typical apartments

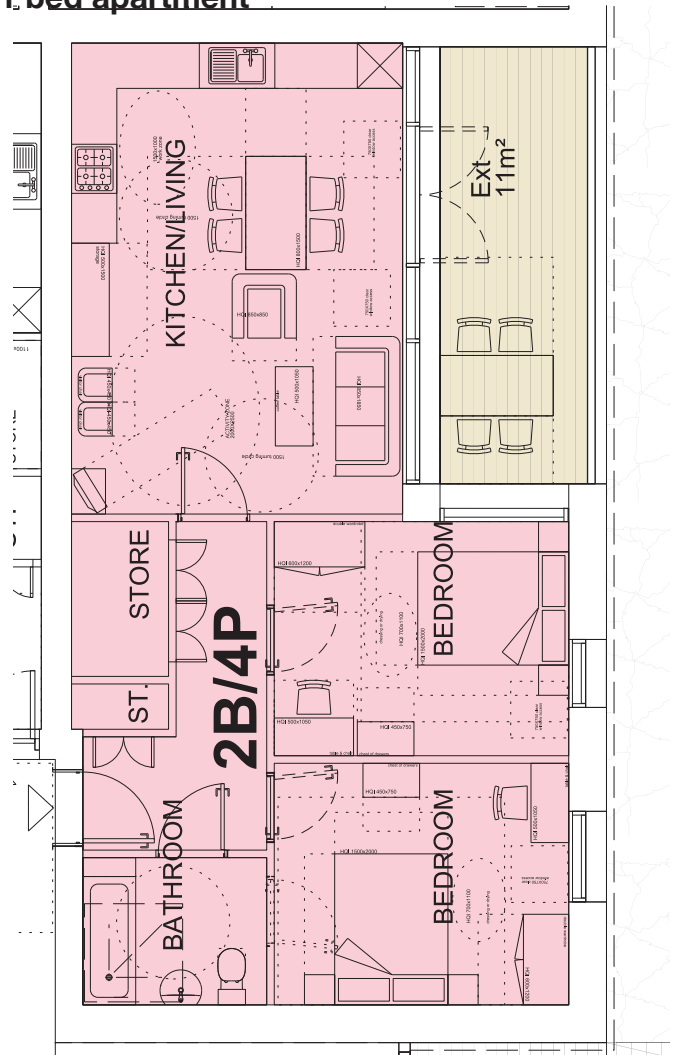
The flat plans have been developed in line with the housing standards required in the brief.

#### 1 bed apartment

- An entrance point at one end of the plan
- The recessed balcony, which meets the need for private amenity space as set out in standards forms the front of the living and dining area



#### 1 bed apartment



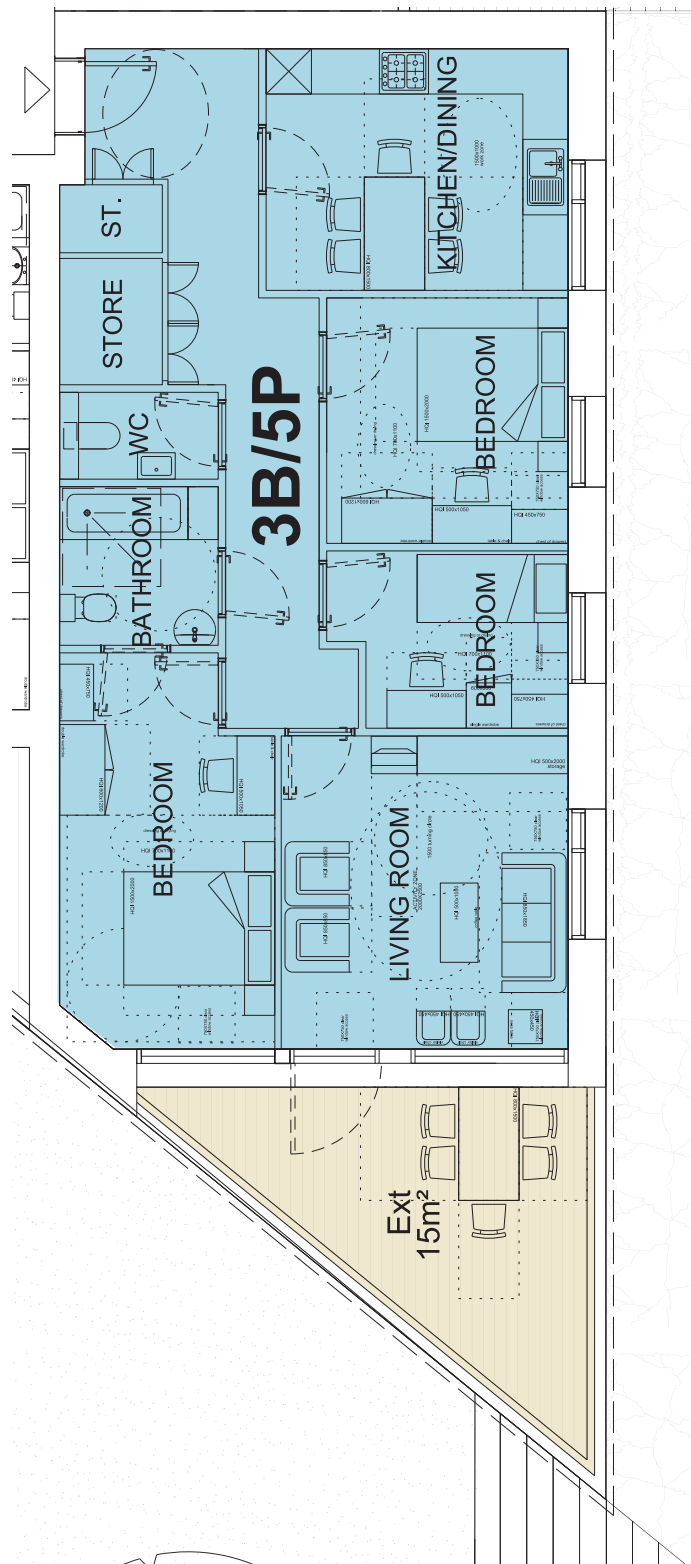
**2 bed apartment**

#### 2 bed apartment

- The entrance to the 2bed flat is from the central staircase.
- There are 2 double bedrooms with the associated storage and desk space as defined in the Housing Quality Indicators.
- There is one kitchen / dining and living area

### 3 bed apartment

- The typical 3 bedroom flat plan layout enjoys dual aspect.
- The main entrance is at one end of the plan.
- The recessed balcony provides clear views out to the South



3 bed apartment



### Approach to the elevations

The building design was developed to lighten the mass of the building by introducing metal balustrades to all balconies and terraces and by distinguishing the fifth floor of the building.

The final approach to the elevations has been informed by the internal layout of the building and its relationship to the context.

The elevations set the tone for the future development of the surrounding sites. The composition of the elevations is seen in terms of:

- Scale
- Horizontality and verticality
- Materiality
- Depth to the elevation from the terraces and balconies

The entrances are emphasized by recessing them into the façade. Furthermore, the entrance at the ground level is double height which is informed by the internal layout.



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