

Brighton & Hove City Council Housing Committee Briefing November 2014 ARDINGLY STREET BN2 1SS



Introduction

The proposed scheme consists of 5 flats accommodated in one building on an infill site which fronts onto Ardingly Street, High Street and Cavendish Street, Kemptown, Brighton. The 5 flats are a mixture of 1, 2 and 3 bedroom homes, provided in an L-shaped building over 3 storeys.

Since Feilden Clagg Bradley Studios carried out the feasibility study, access to a private flat was discovered across the site owned by Brighton & Hove City Council. We have therefore revisited the initial scheme to ensure we do not block the dwelling at No. 2 Cavendish Street.

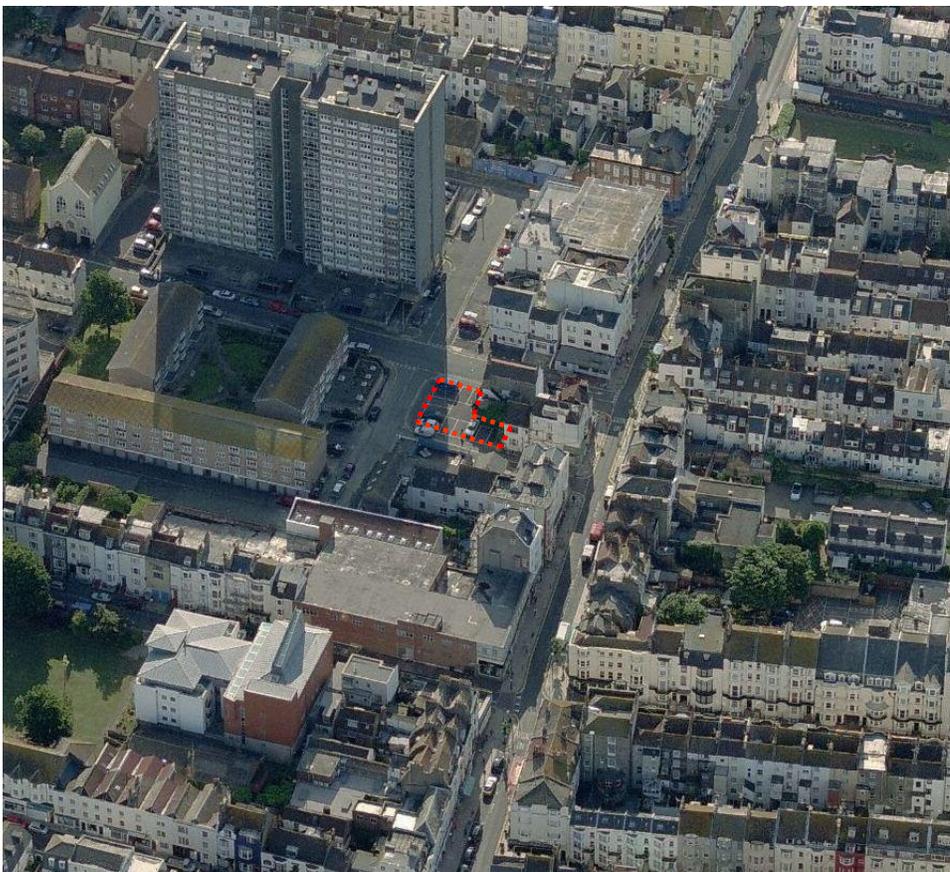
The revised proposal retains the same number of units but the split in unit type has changed.

The feasibility study proposed 1 x 1 bed 2 person accessible flat, 2 x 2 bed 4 person maisonettes, 1 x 2 bed 3 person flat and a 3 bed 6 person flat.

The new scheme proposes 1 x 2 bed 4 person accessible flat, 1 x 2 bed 4 person maisonette, 2 x 1 bed 2 person flats and a 3 bed 6 person flat.

Space standards within the flats have been carefully reviewed. All the units are in line with Brighton & Hove Affordable Housing Policy as a minimum, and in most cases the homes are larger than this minimum, in line with the London Design Guide as it would be difficult to achieve Lifetime Homes Design Guide requirements if floor areas were reduced.

The building is being designed to Code Level 4, and aspires to the One Planet Living Standards.



Existing Site



View from Cavendish Street



View from Ardingly Street



View from High Street

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Site



North West View of Proposed Building

Site Context

The existing car park site sits directly north of the East Cliff Conservation Area. It is surrounded by a mix of housing, retail and public houses, adjacent a three storey pub on High Street and a two storey terraced house on Cavendish Street.

Immediately to the north across Ardingly Street is a four storey housing development built in the 1960s, located beyond a single storey Health Centre which immediately fronts onto Ardingly Street.

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Massing in Context



South West View

The massing of the proposed building relates to the immediate and wider context. The main body of the building to the north of the site is three storeys in height and relates to the three storey public house adjacent on High Street. The proposed flat roof steps down slightly over the staircore, softening the junction between the two buildings.

To the south west, the building steps down to two storeys in direct relation to the terraced housing adjacent on Cavendish Street.

The perceived mass of the building is broken down by the careful palette of materials and the recesses which articulate the façade providing entrances and balconies, both of which serve to enliven the elevation.

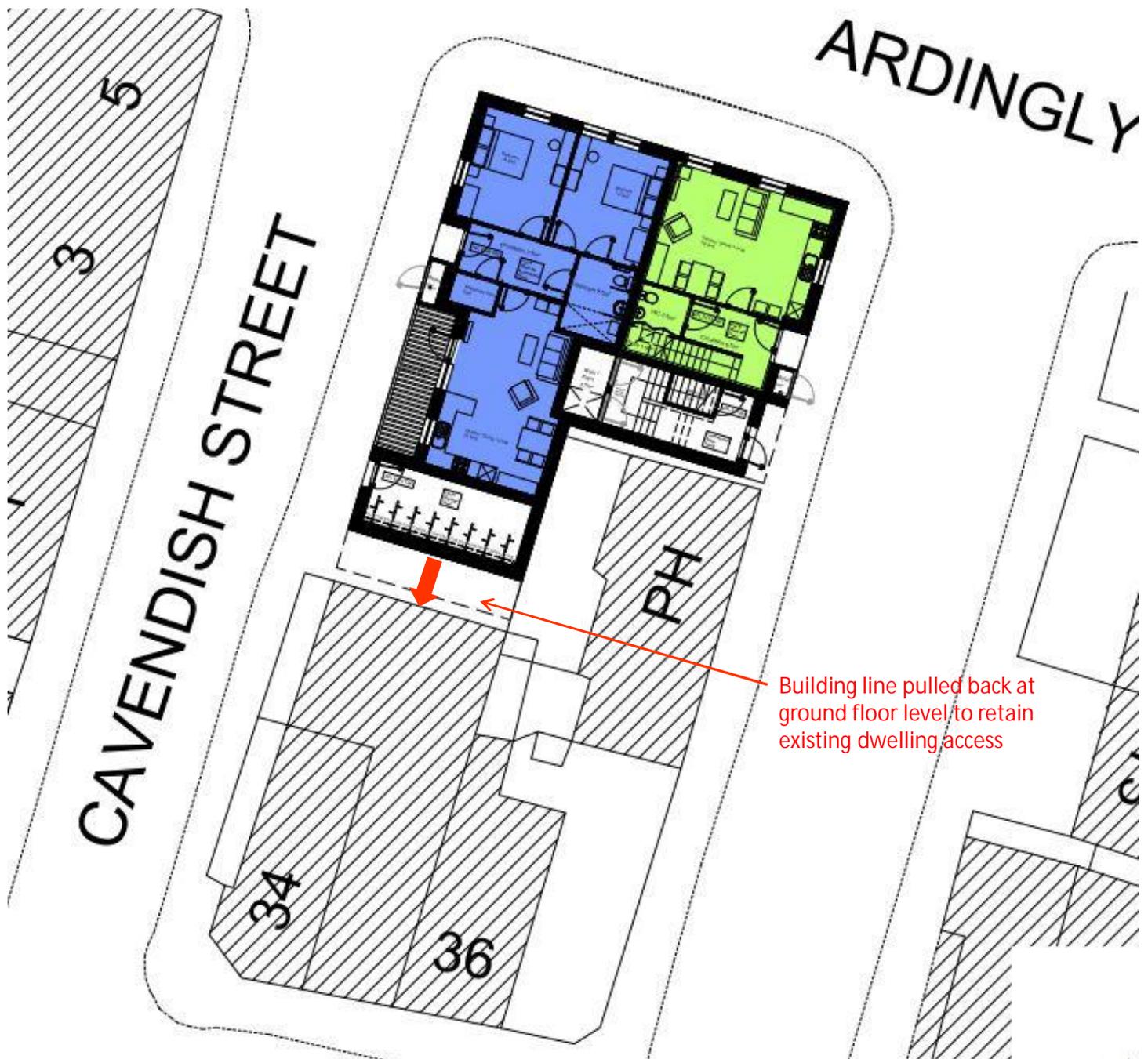


North View

Internal Layout

Due to the nature of the site, and the density of the scheme, there are no typical units. The type and size of units on each floor varies in order to achieve the maximum number of units on the site.

The two flats on the ground floor are accessed directly from the street, whilst the three flats on the upper floors are accessed via a communal staircase which has its entrance on High Street. A shared cycle store is accessed from Cavendish Street.



Ground Floor Plan in Context

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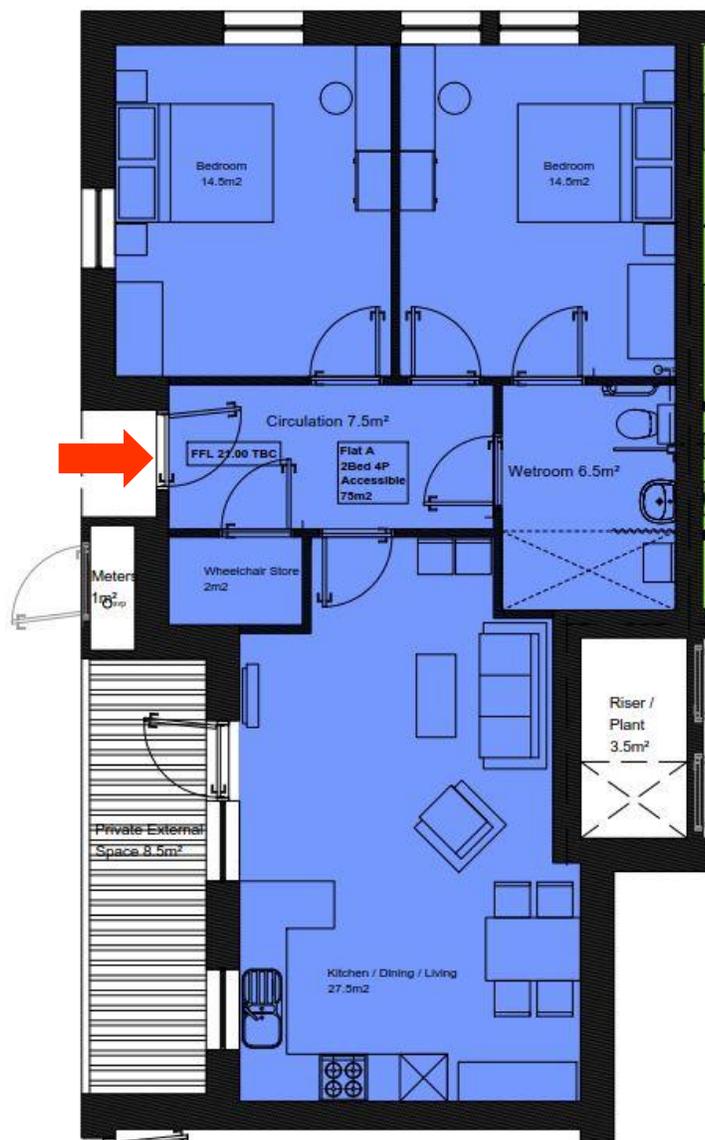
Internal Design of Flats

One Bed Two Person Wheelchair Accessible Flat – 75m²

The wheelchair accessible two bed flat is currently being reviewed by the council's Housing Adaptations Service to ensure the 75m² floor area and layout is in line with their requirements.

This flat is accessed via its own entrance direct from Cavendish Street.

The flat is dual aspect and enjoys a private external amenity space which also fronts onto Cavendish Street.



One Bed 2 Person Accessible Flat

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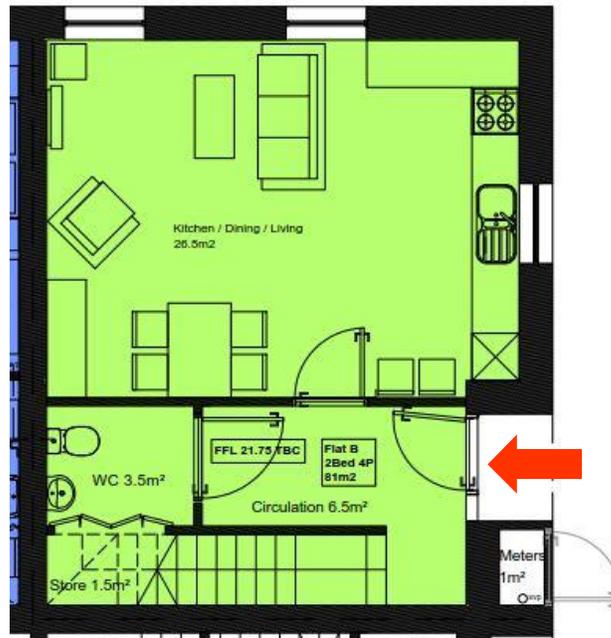


Internal Design of Flats

Two Bed Four Person Maisonette – 81m²

This flat is accessed via its own entrance direct from High Street.

The flat is dual aspect and enjoys a private balcony also with dual aspect.



Two Bed Maisonette – Ground Floor



Two Bed Maisonette – First Floor

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Internal Design of Flats

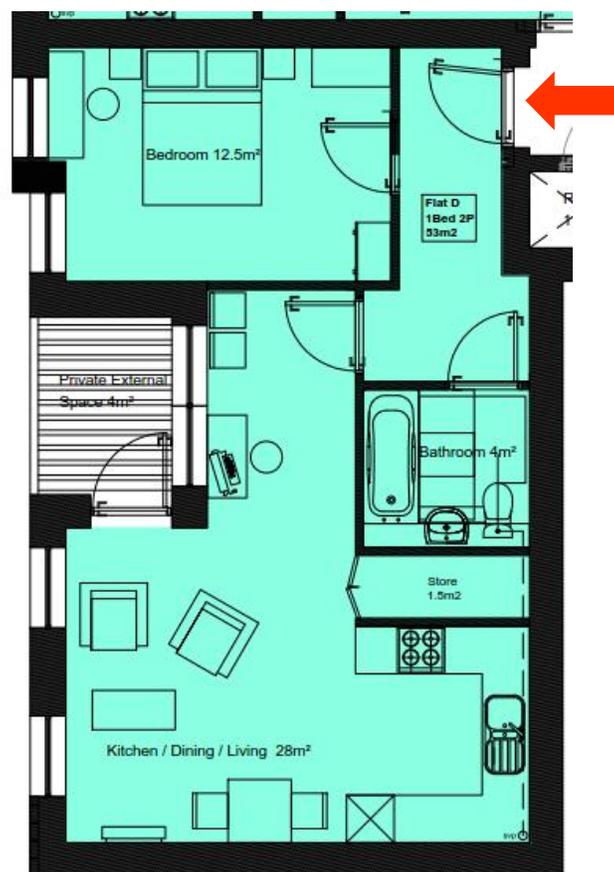
One Bed Two Person Flat – 48m² (below)

This flat is accessed via the communal staircase.

The flat is dual aspect and enjoys a private balcony also with dual aspect, accessed from the open plan kitchen / dining / living space.



One Bed Two Person Flat



One Bed Two Person Flat

One Bed Two Person Flat – 53m² (right)

This flat is accessed via the communal staircase.

The flat is dual aspect and enjoys a private balcony accessed from the open plan kitchen / dining / living space.

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Internal Design of Flats

Three Bed Six Person Flat

This flat is accessed via the communal staircase.

This flat is unusual in that it is quadruple aspect. It enjoys a recessed balcony to the north from the living room and roof terrace to the south from the kitchen / diner creating an attractive family home.



Three Bed Six Person Flat

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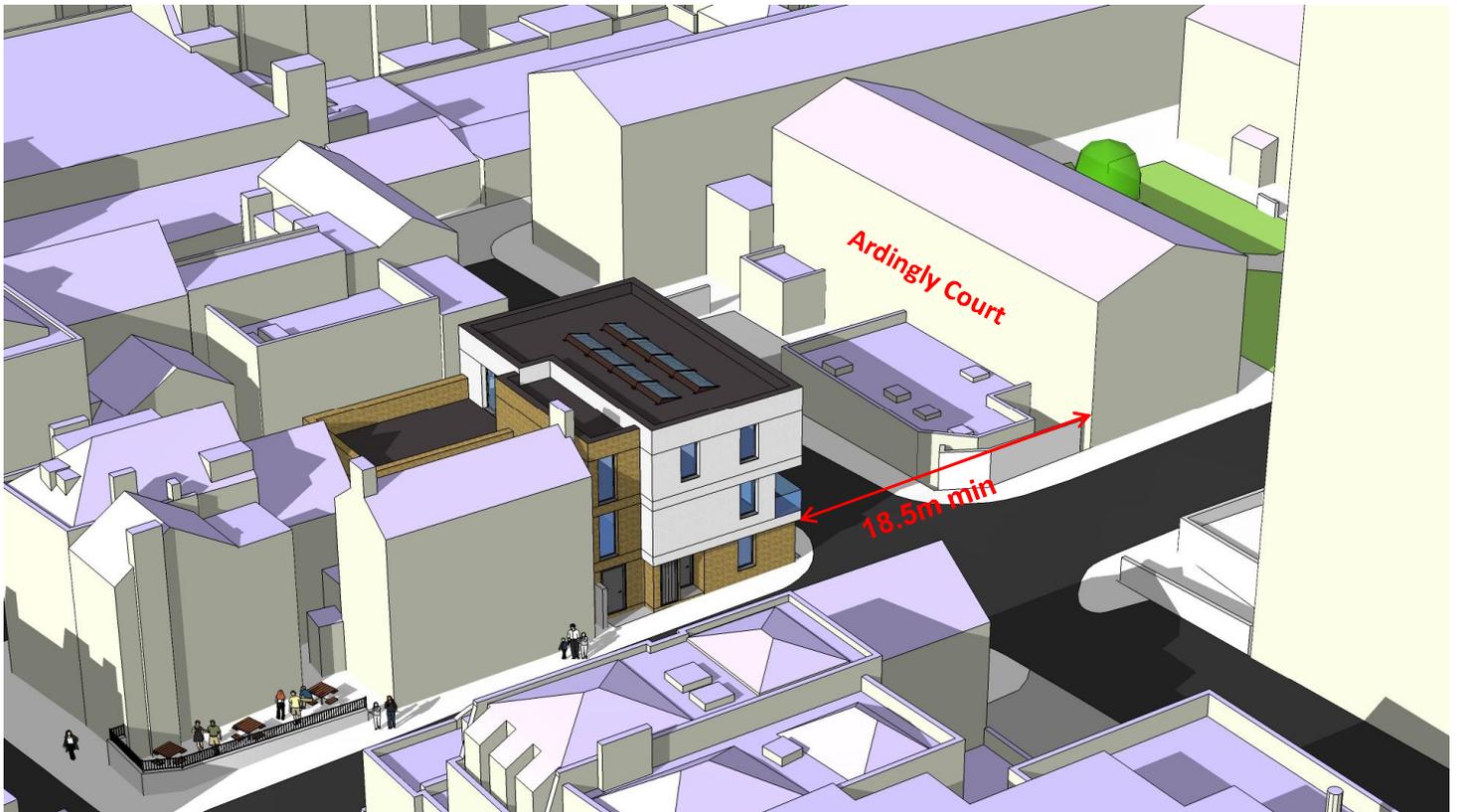


Public Consultation

A public consultation was held at Dorset Gardens Methodist Church on Friday 12th September.

A small number of local residents from Ardingly Court raised concerns over loss of light since Ardingly Court is located almost due north of the proposed development site.

We were able to demonstrate through the 3D model that even during winter months when the sun is lowest in the sky, the proposed building does not cast a shadow over Ardingly Court. The daylight and sunlight study carried out as part of FCB's feasibility study further confirms this.



South East view of the proposed building in mid Winter, midday

Concerns were also raised over loss of parking, in particular reference to local businesses.

We are liaising with Highways to ensure that the proposal has no negative impact on businesses during the course of the build and beyond. This will include a temporary parking bay suspension and the possibility of a permanent solution / loading bay.

All parking lessees will be offered an alternative parking space close by.

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Materiality

The proposed building and palette of materials has been carefully considered in the context of both the East Cliff Conservation Area and the surrounding buildings.

A combination of brick and render has been selected to minimise the mass of the building. The rendered upper storeys are very much in keeping with the rendered buildings along St James's Street within the Conservation Area. The brick plinth at ground floor serves to create a dialogue with the predominantly brick faced buildings opposite the site itself, and to replicate the ground floor plinth which is created by the varying shops, restaurants and bars along St James's Street which add variance and life to the street scene.



High Street View from St James's Street



Cavendish Street View from St James's Street



View West along Ardingly Street