

Brighton & Hove City Council Housing Committee Briefing March 2016 Wellsbourne



Introduction

The proposed scheme consists of 29 flats accommodated on a redundant brownfield site which was the former location of the EB4U office building. The 29 flats are a mixture of 1, 2 and 3 bedroom homes, provided in two buildings over a mix of three and four storeys with on site parking for 12 cars (3 wheelchair usable).

Feilden Clegg Bradley Studios carried out the initial feasibility study, and this has been worked up by the Council's In-House Architects to take into account the latest space standards and changes to part M of the Building Regulations

The scheme proposes: Nine 1-bedroom 2-person flats (2 wheelchair accessible), thirteen 2-bedroom 4-person flats (1 wheelchair accessible), and seven x 3-bedroom 5-person flats .

All the units are in line with Brighton & Hove Affordable Housing Policy as a minimum, and in many cases the homes are larger than this minimum. Wheelchair accessible flats will comply with the latest Building Regulations Part M 4(3) and all others will comply with Part M 4(2).



Existing Site - Aerial view



View from Whitehawk Road



View from Whitehawk Road



View from Library looking west

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Site



South West View of Proposed Building

Site Context

The site is located on Whitehawk Road with the Whitehawk Health and Children's Centre to the south, the Whitehawk Library & Hub to the east and the City Academy Whitehawk (formerly Primary School) to the north. There is a significant slope from east to west.

There are traditional two storey 1930s terraced properties on the opposite side of Whitehawk Road to the West and a public footpath which runs along the northern and eastern boundaries, which provides a good pedestrian connections to local bus services in Whitehawk Way.

To the north west of the site is a large expanse of open public green space which is at the foot of Whitehawk Hill and the racecourse.

There are four mature Elm trees facing Whitehawk Road which will be retained.

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Massing in Context



North West View

The massing of the site has been carefully considered with the two blocks running along a north-south axis. This has the benefit of providing views through the development towards the racecourse hill when seen from the Children's centre and also provides the opportunity to put car parking in the centre of the development which is overlooked by the new flats.

Following discussion with the planners, the roof line of the east block has been stepped back to align with the height of the adjacent school and library, with the lower three storey block opposite the existing houses.



West View

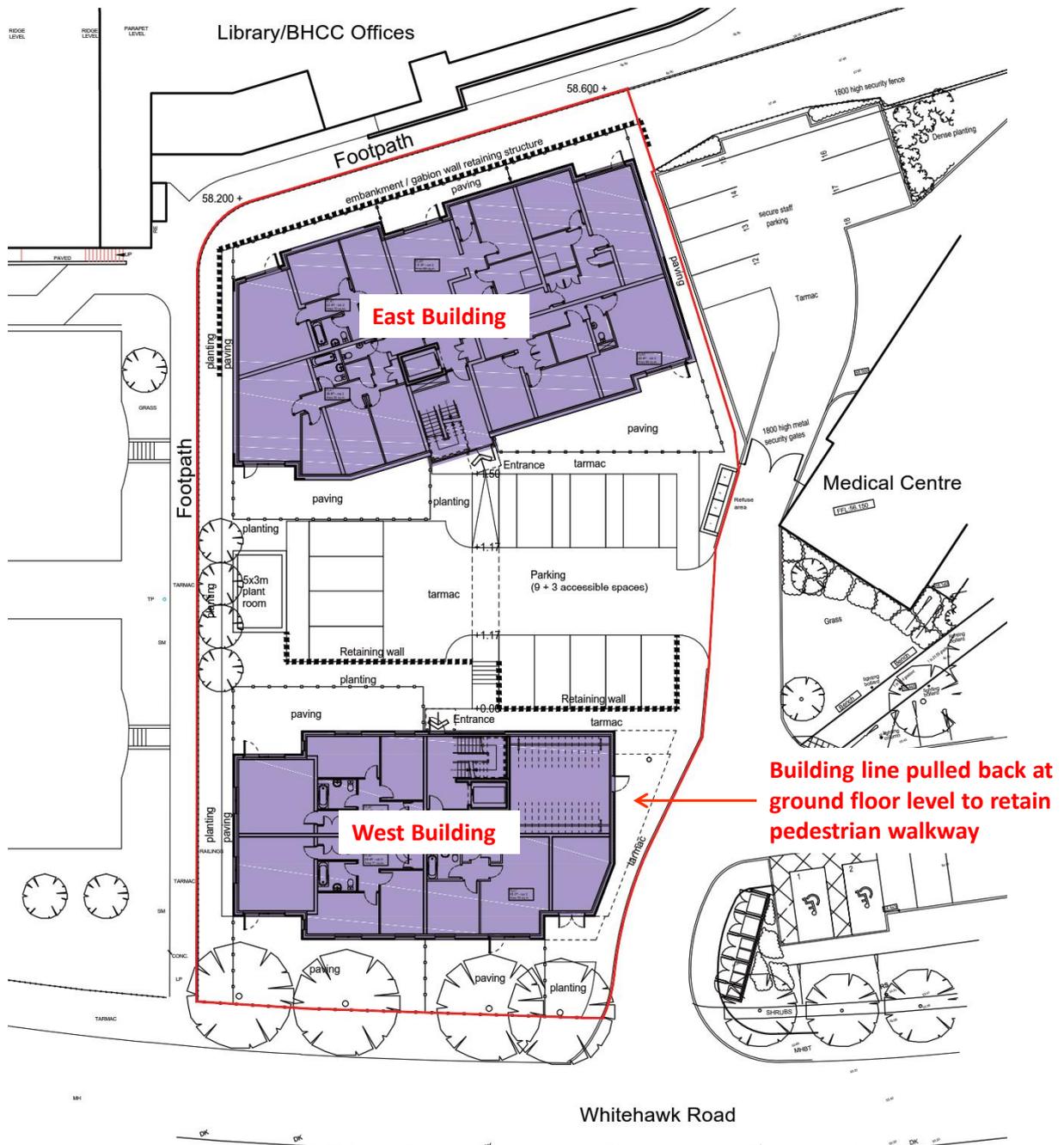
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Proposed Site Plan

The site is accessed off the service road to the south with a central carpark area. The units are heated by a central boiler plant room which is housed in a brick enclosure on the north side of the site. All ground floor units have their own private patio spaces with upper floor units having balconies.

The site is well served by large green open amenity spaces, playground and multi use games area just north of the development.



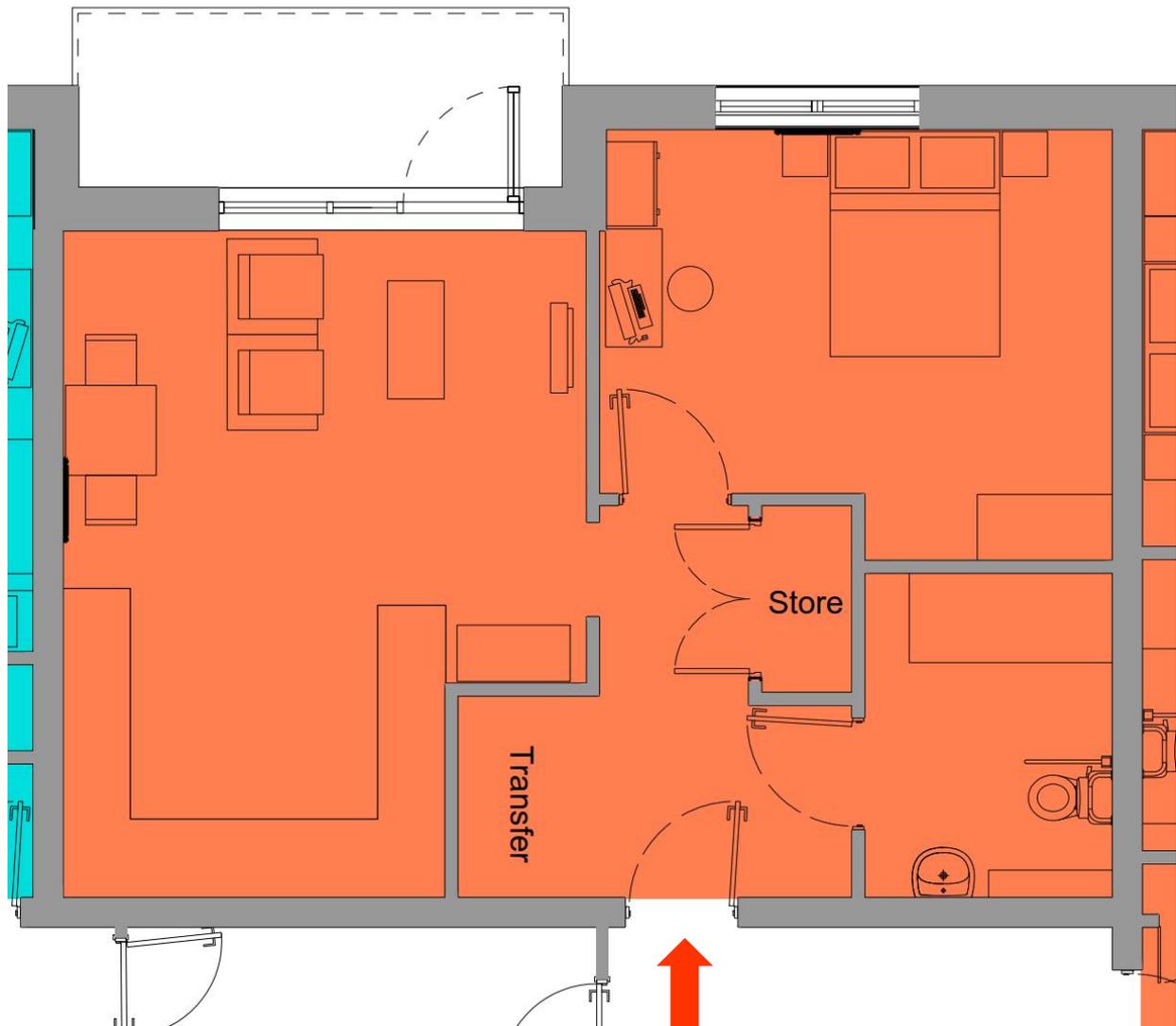
Ground Floor Plan in Context

Internal Design of Flats

One-Bedroom Two-Person Wheelchair Accessible Flat – 59m² East building - Ground floor

The wheelchair accessible two bed flat is currently being reviewed by the council's Housing Adaptations Service to ensure the 59m² floor area and layout is in line with their requirements.

The flat enjoys a private external amenity space.



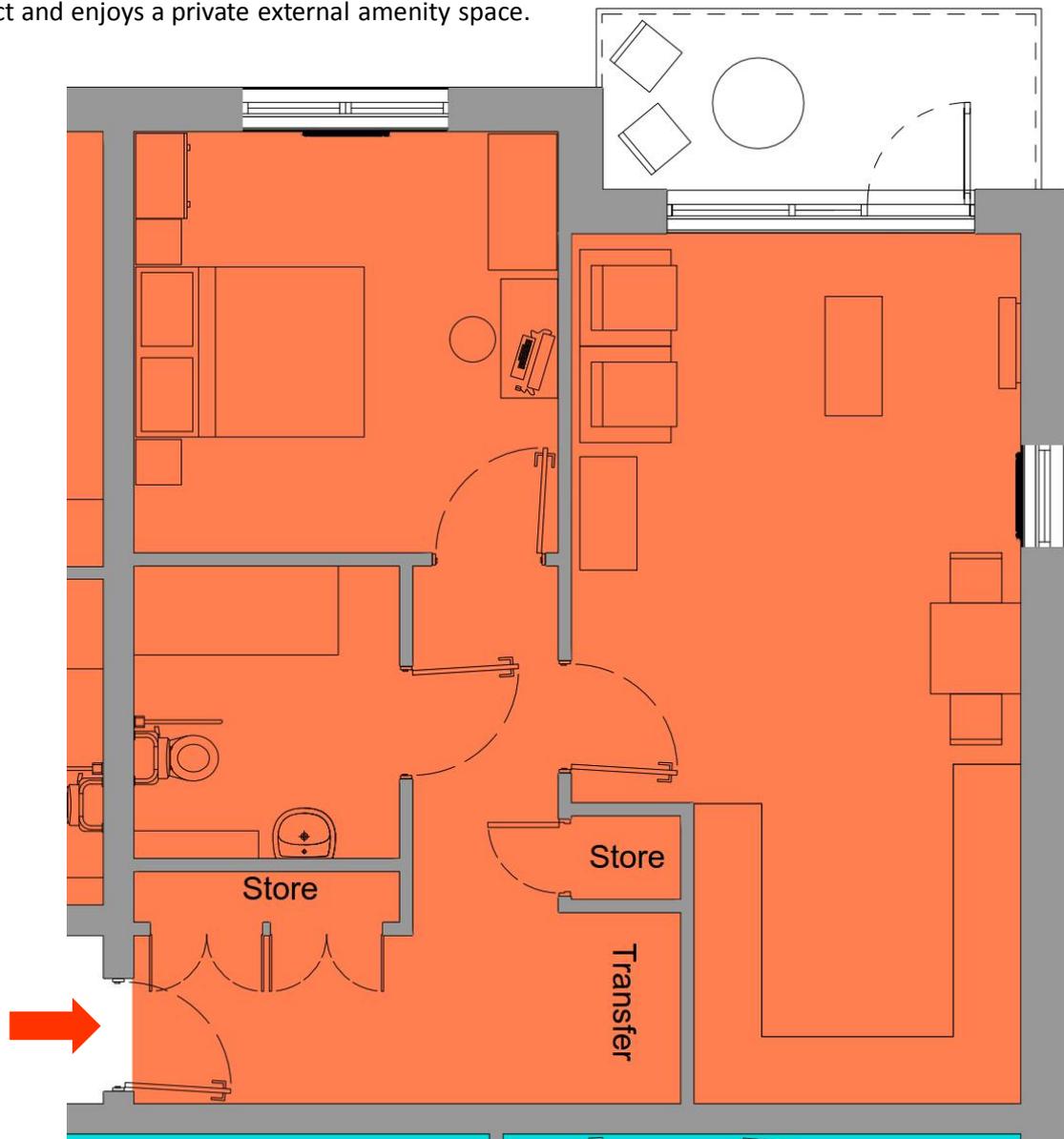
One Bedroom Two Person Accessible Flat

Internal Design of Flats

One-Bedroom Two-Person Wheelchair Accessible Flat – 63m² East building - Ground floor

The wheelchair accessible two bed flat is currently being reviewed by the council's Housing Adaptations Service to ensure the 63m² floor area and layout is in line with their requirements.

The flat is dual aspect and enjoys a private external amenity space.

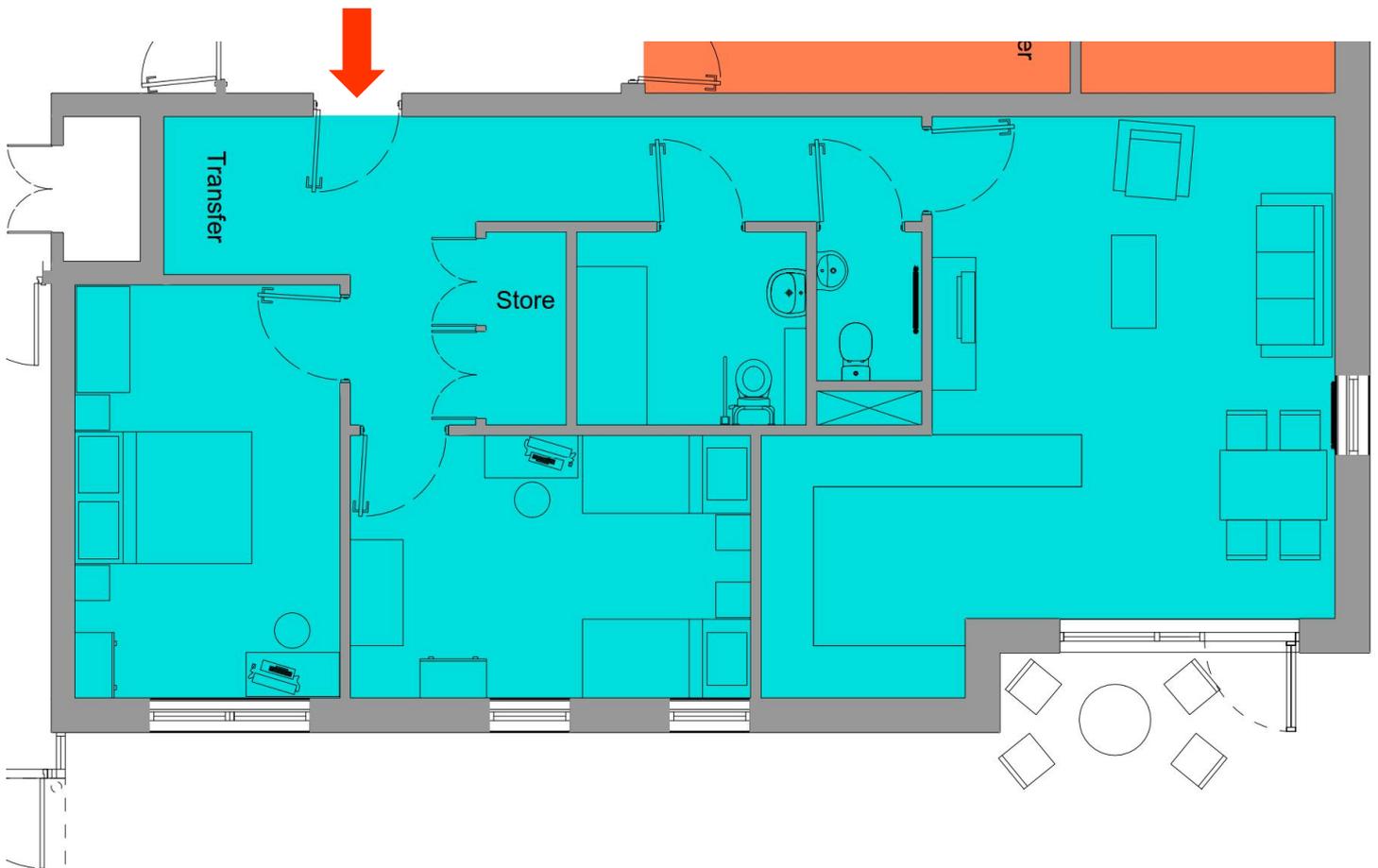


One Bedroom Two Person Accessible Flat

Internal Design of Flats

Two-Bedroom Four-Person Wheelchair Accessible Flat – 90m²
East building - Ground floor

The flat is dual aspect and enjoys a private external amenity space.



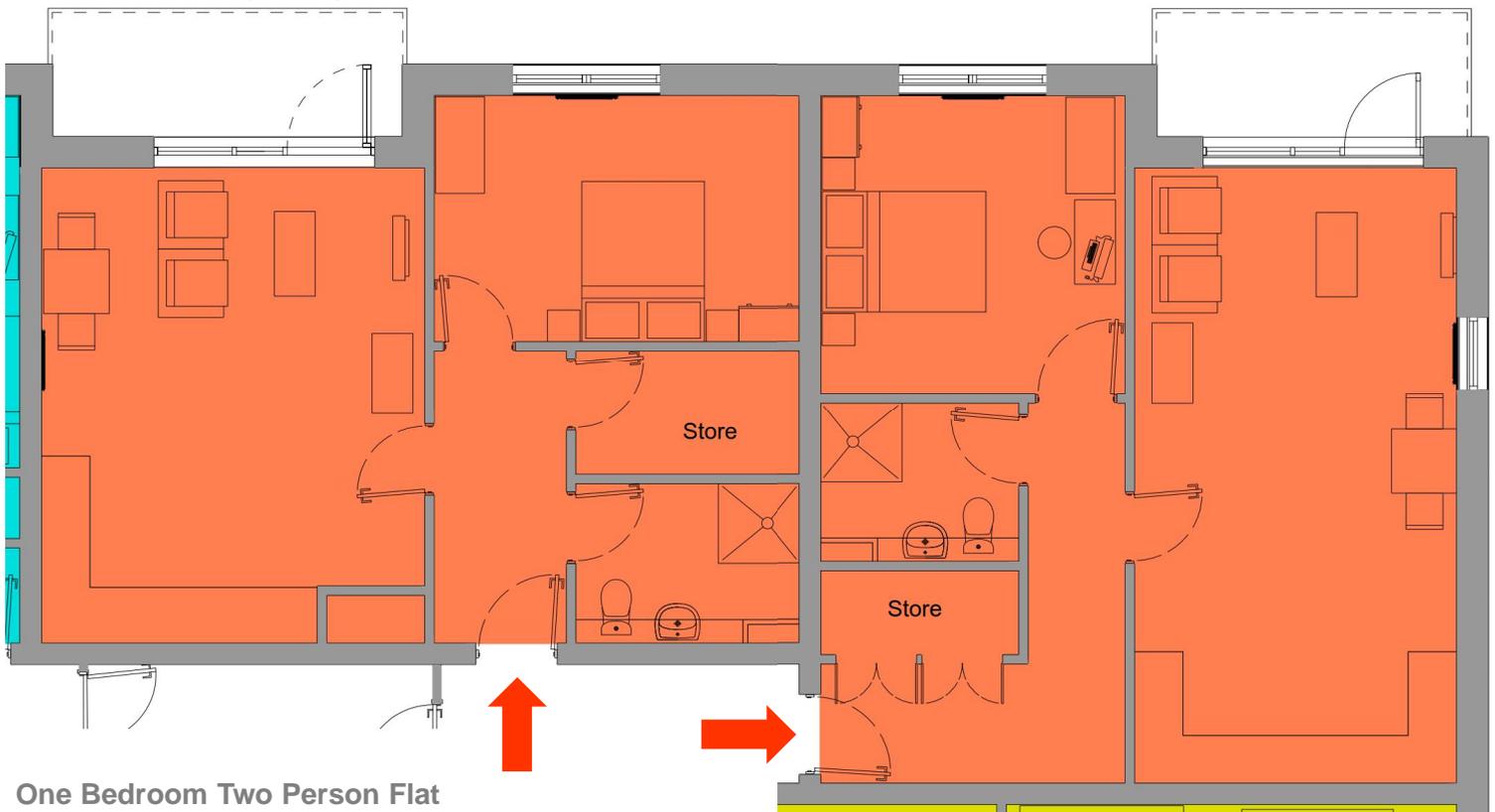
One Bedroom Two Person Accessible Flat

Internal Design of Flats

One-Bedroom Two-Person Flat – 59m² (left) East building – First & second floors

This flat is accessed via the communal staircase and lift.

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



One Bedroom Two Person Flat

One Bed Two Person Flat

One-Bedroom Two-Person Category 2 Flat – 63m² (right) East building – First & second floors

This flat is accessed via the communal staircase and lift.

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

Internal Design of Flats

Two-Bedroom Four-Person Flat – 70m²
East building – Ground, first, second & third floors

This flat is accessed via the communal staircase and lift.

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



Two-Bedroom Four-Person Flat

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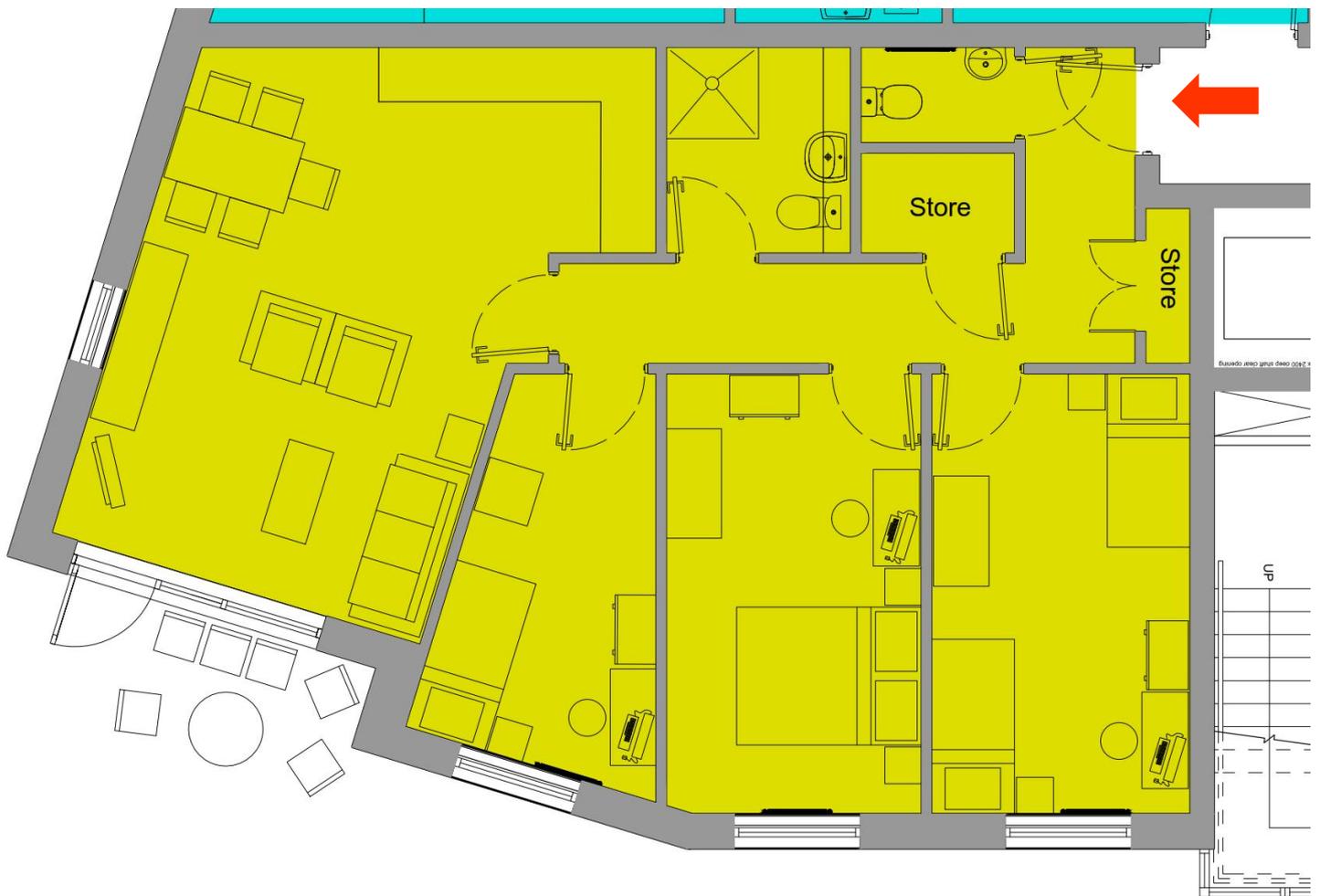


Internal Design of Flats

Three-Bedroom Five-Person Category 2 Flat – 90m²
East building – Ground, first, second & third floors

This flat is accessed via the communal staircase and lift.

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



Three Bedroom Five Person Flat

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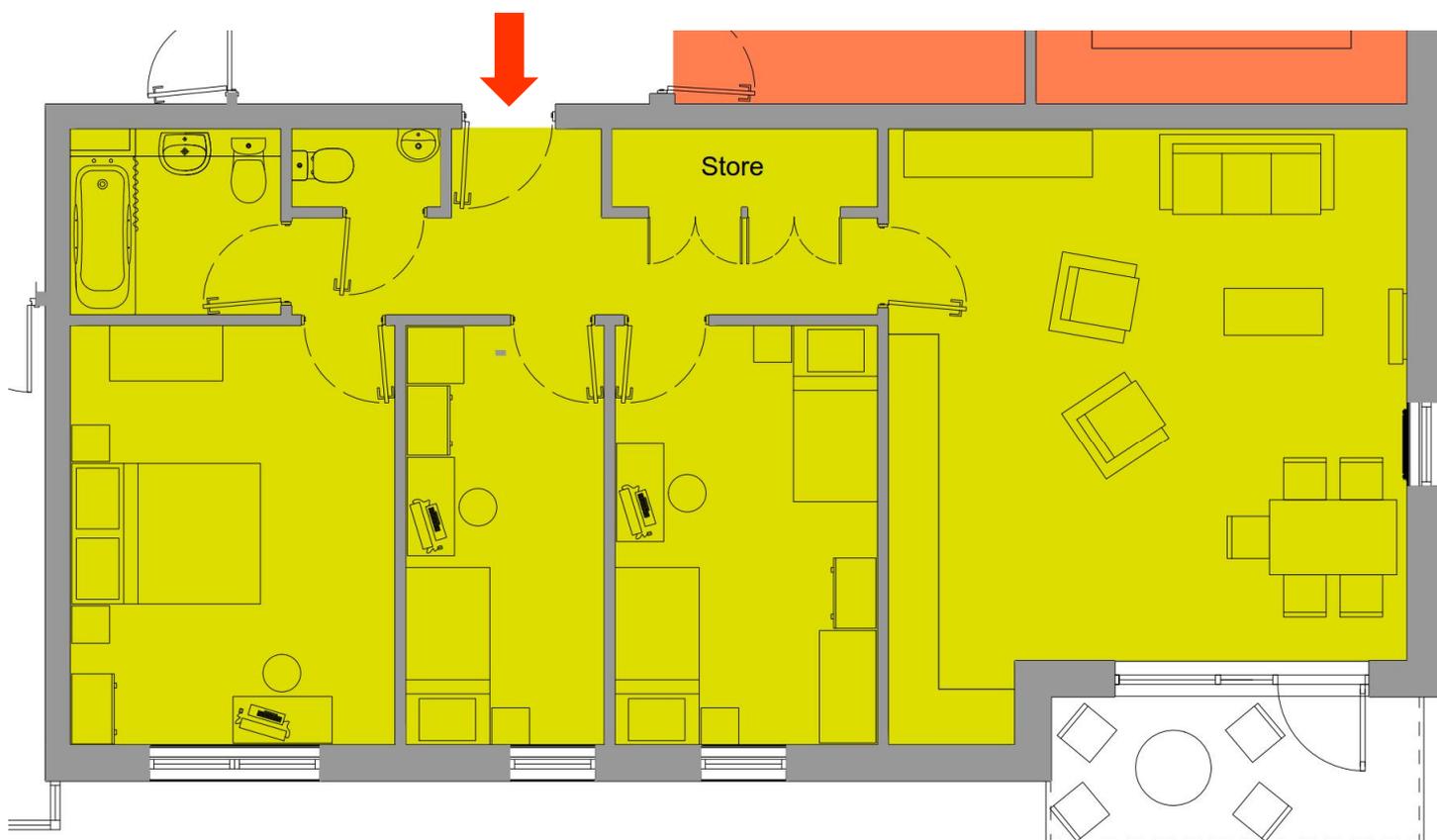


Internal Design of Flats

Three-Bedroom Five-Person Flat – 90m²
East building – First & second floors

This flat is accessed via the communal staircase and lift.

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



Three-Bedroom Five-Person Flat

Internal Design of Flats

Three-Bedroom Five-Person Flat – 90m² East building – Third floor

This flat is accessed via the communal staircase and lift.

The flat is triple aspect and enjoys a private roof terrace accessed from the open plan kitchen / dining / living space.



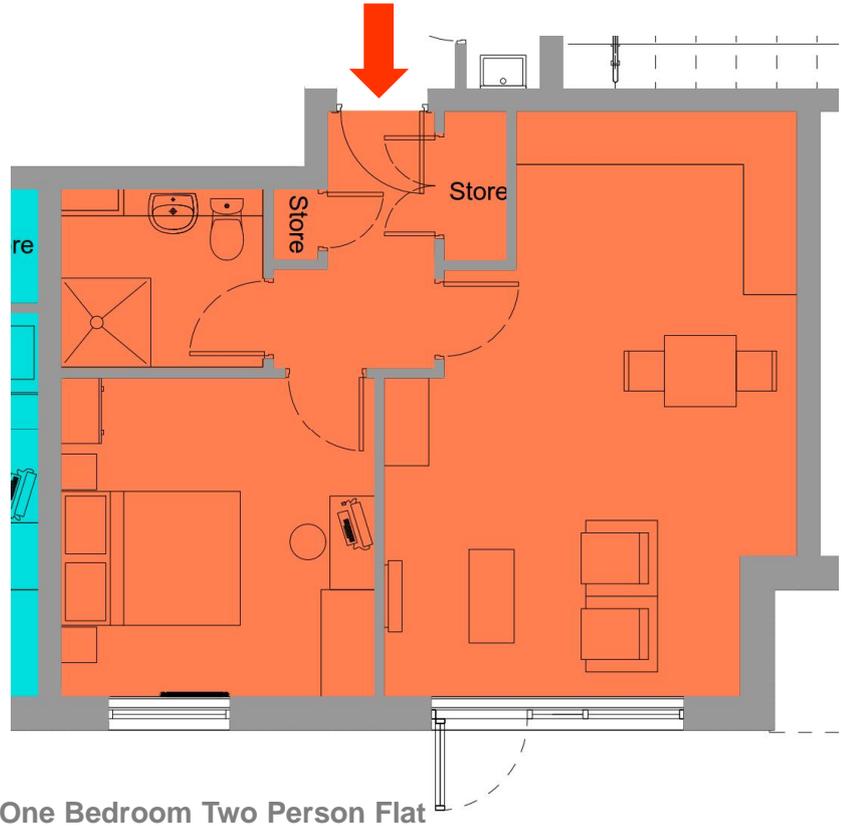
Three-Bedroom Five-Person Flat

Internal Design of Flats

**One-Bed Two-Person Flat – 50m²
 West building – Ground floor**

This flat is accessed via the communal staircase and lift.

The flat enjoys a private patio accessed from the open plan kitchen / dining / living space.



**One-Bed Two-Person Flat – 57m²
 West building – Ground floor**

This flat is accessed via the communal staircase and lift.

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



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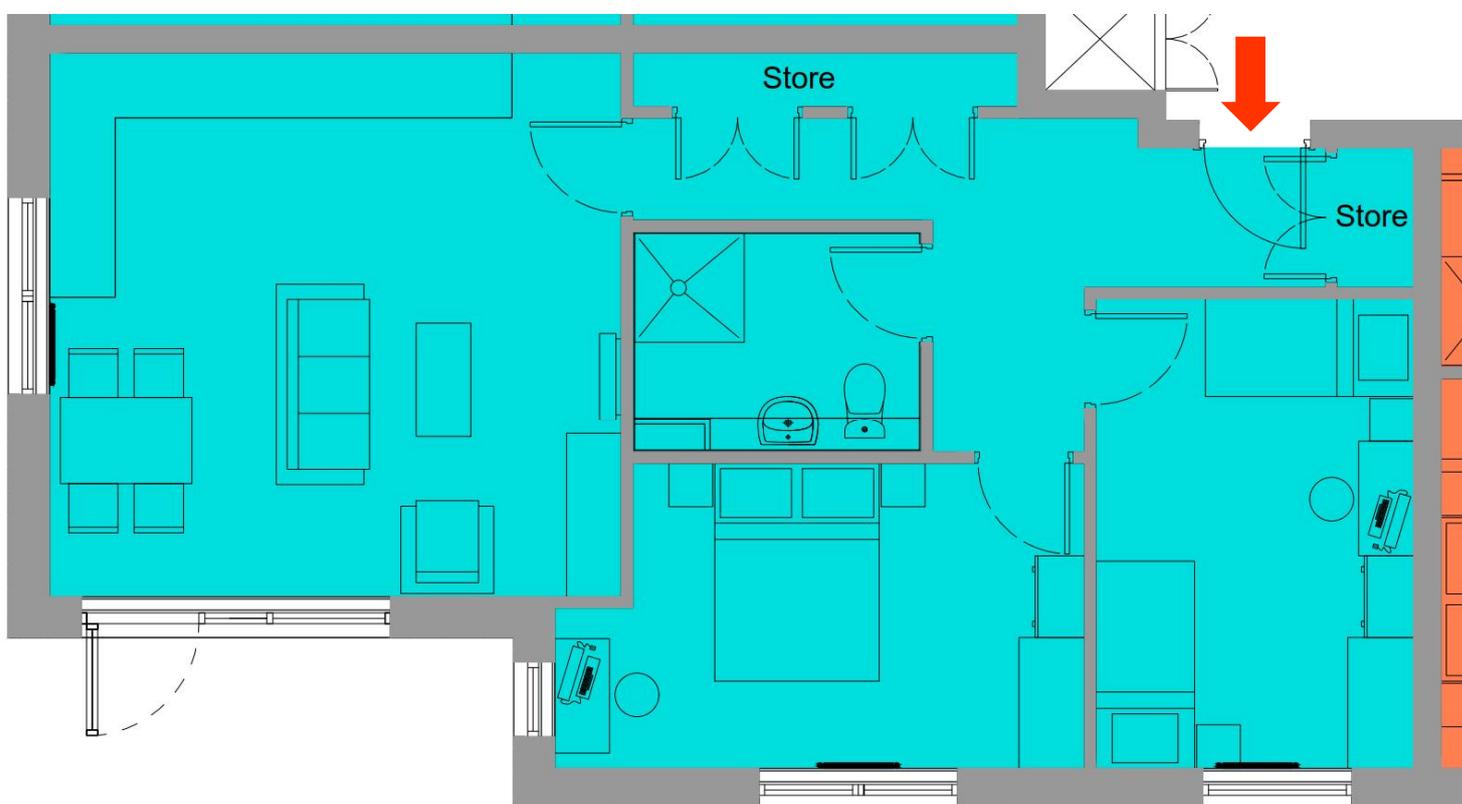
Internal Design of Flats

Two-Bed Four-Person Flat – 70m²

West building – Ground floor

This flat is accessed via the communal staircase and lift.

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



Two-Bedroom Four-Person Flat

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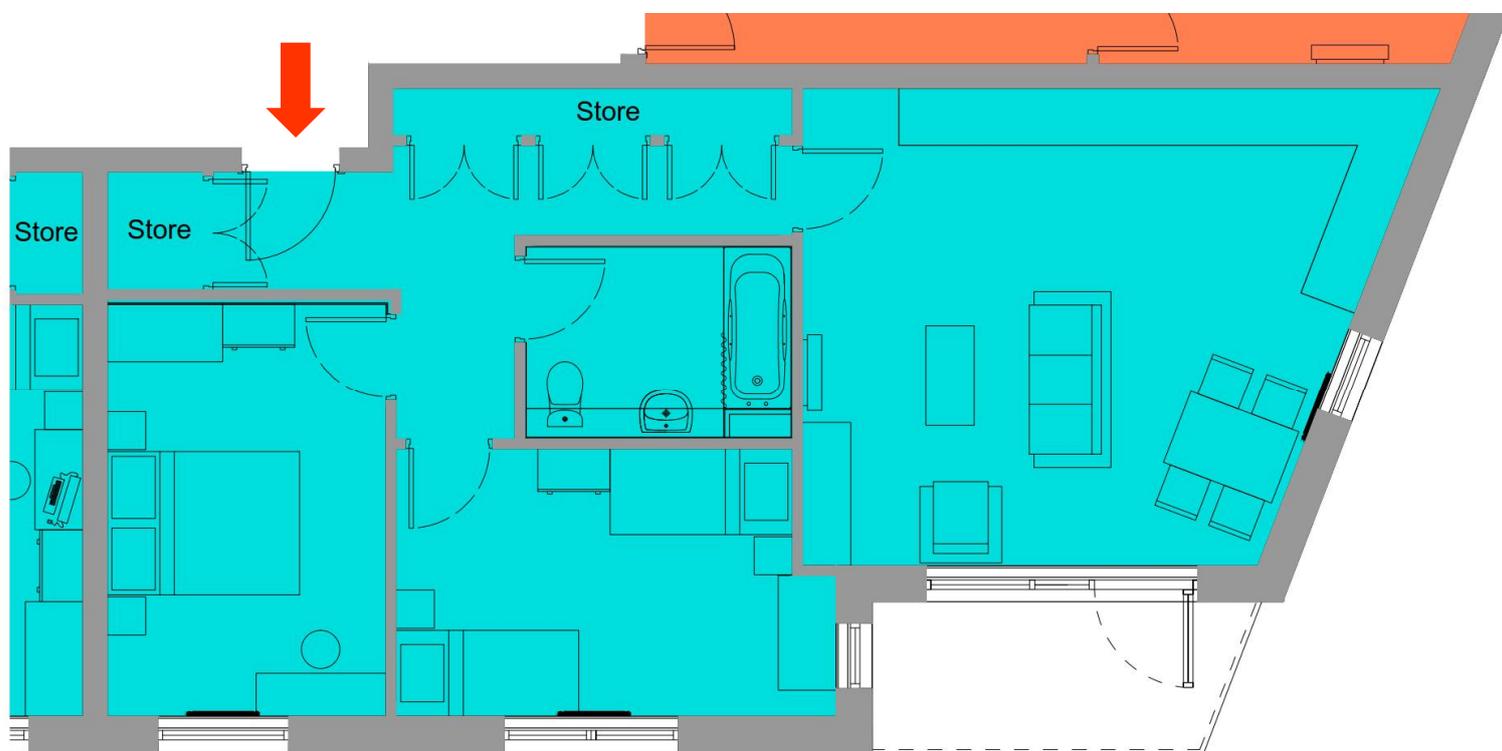
Internal Design of Flats

Two-Bed Four-Person Flat – 71m²

West building – First & second floors

This flat is accessed via the communal staircase and lift.

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



Two-Bedroom Four-Person Flat

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Public Consultation

The Wellsbourne site was subject to public consultation in March 2015 and again on 9th February 2016. Both sessions use the a 'Planning for Real' consultation methods.



South East view of the proposed building

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Materials

The proposed building and palette of materials has been carefully considered in relation to the existing buildings.

The main external wall material will be a Sussex stock facing brick to match the recently constructed adjacent library together with dark grey powder coated aluminium doors and windows. The balconies will have smoked glass and stainless steel frameless balustrades with a dark grey powder coated aluminium fascia.

Part of the fourth storey of the East block is set back from the main elevation and this will have a dark grey prefinished cladding.



View North from path to Library



View South From Carpark Entrance

