

Brighton & Hove City Council Housing Committee Briefing March 2016 Selsfield Drive



Introduction

The proposed scheme consists of 27 flats accommodated on the site of the former local housing office at Selsfield Drive / Lewes Road. Demolition of existing buildings and garages on site is required to facilitate development.

The 27 flats are a mixture of 1, 2 and 3 bedroom homes, provided in a single building of six storeys in height. On-site parking for 9 cars (3 wheelchair accessible) is provided.

- Nine 1-bedroom flats
- Thirteen 2-bedroom flats – Three of which are wheelchair accessible
- Five 3-bedroom flats

All of 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 South down Lewes Road



View North up Lewes Road



View South down Selsfield Drive

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Site Context



Contextual View of Proposed Building- looking along Lewes Rd towards the south west

The Selsfield Drive Site is located approximately 3.5km North of Brighton City Centre along the North/West boundary of Lewes Road. The site currently is Housing Revenue Land (HRA) and includes an existing Housing Office, an adjacent, unused resident store, 8 garages and an electrical substation. Part of Selsfield Drive sits within the site boundary.

The site fronts onto Lewes Road along its South/East boundary and is flanked by existing housing blocks to the North/West (25-38 Selsfield Drive) and East (19-24 Selsfield Drive). The west boundary line follows along the back of the row of existing garages which sit within the site boundary and a temporary traffic restriction order (TRO) will be required to facilitate construction. An existing community hall and library are adjacent to the site on the west.

The site slopes steeply from Lewes Road up to meet Selsfield Drive and continues sloping up north beyond the site up to the railway line- providing a built up backdrop to the proposed building and lessening the relative height of the building from Selsfield Dr. Ground floor level of existing neighbouring housing on opposite side of Selsfield Drive being approximately level with First floor level of the proposed block.

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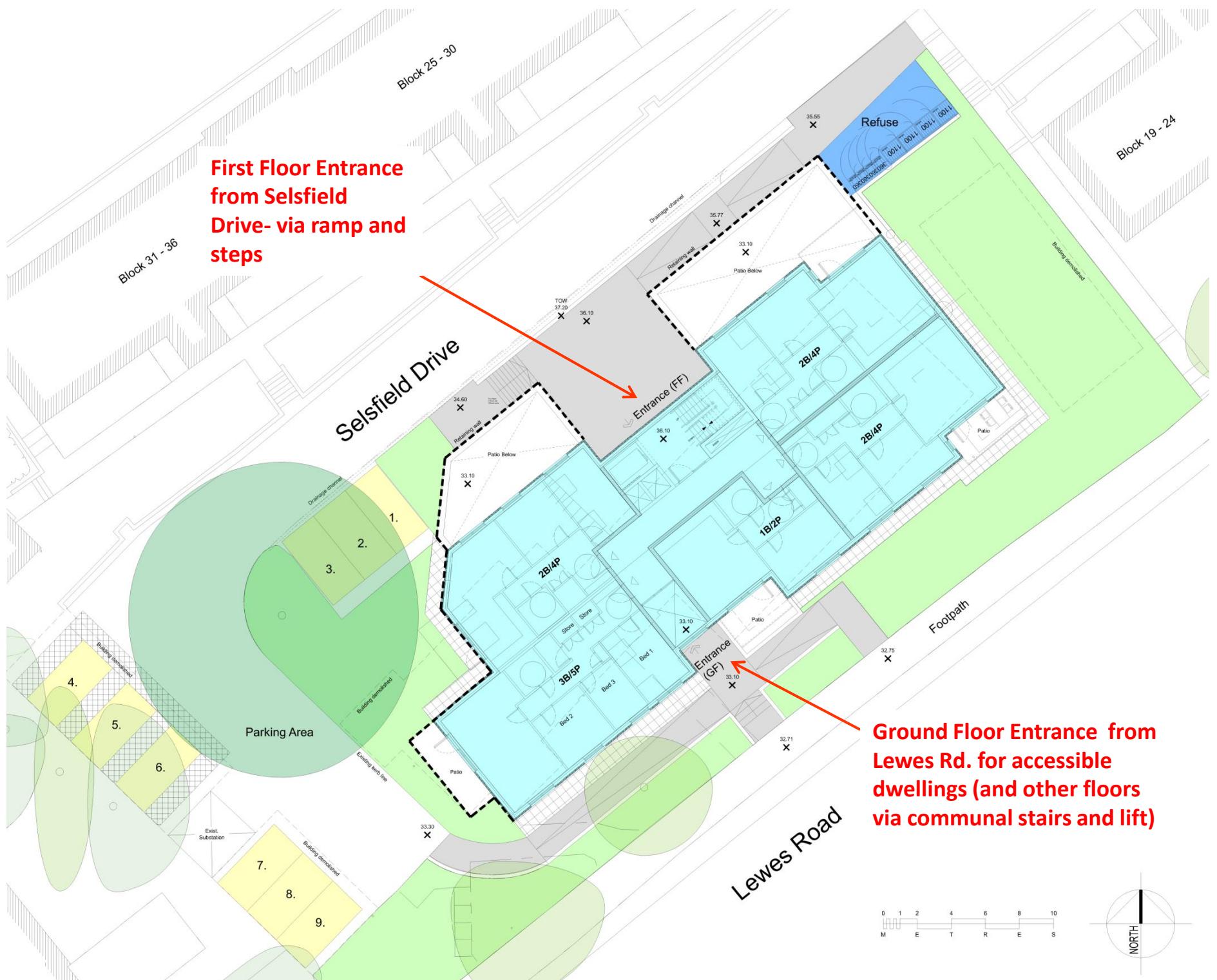


Proposed Site Plan

The main entrance is at first floor level on Selsfield Drive which also provides vehicular access onto the site. Direct access to the ground floor is also available via the Lewes Road entrance, which will contain all of the wheelchair accessible dwellings. Selsfield Drive road line remains as does the public footpath (stepped) to side of Block 19-24 Selsfield Drive.

The existing Grade A Beech tree and Grade B Elm tree are protected and retained.

Parking will be located to the South West of the building, utilising 3 spaces from the existing parking, with an additional 6 spaces gained from the demolition of the existing garages. A footpath will connect the parking area to the ground floor entrance running parallel with Lewes Road. On-site parking is limited and we may, subject to the outcome of an ongoing Traffic Consultant assessment, consider options to provide additional parking spaces immediately off-site further along Selsfield Drive.



**First Floor Entrance
from Selsfield
Drive- via ramp and
steps**

**Ground Floor Entrance from
Lewes Rd. for accessible
dwellings (and other floors
via communal stairs and lift)**

First Floor Plan in Context

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Block Layout and Accommodation Schedule

The council's Affordable Housing Brief states that for the City as a whole the preferred affordable housing mix in terms of unit size and type to be achieved is:

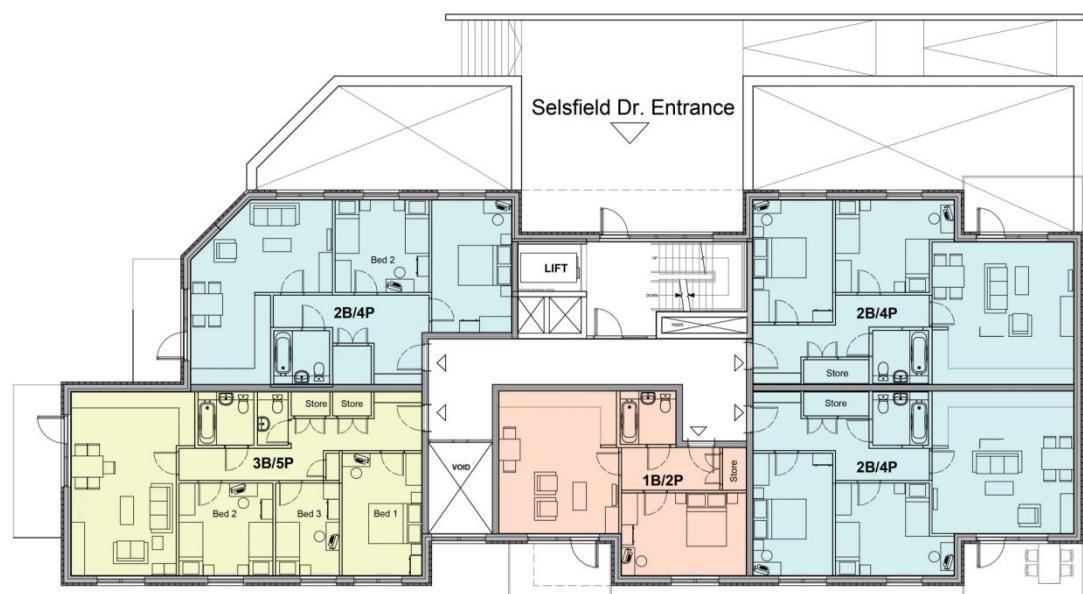
- 30% one bedroom units;
- 45% two bedroom units;
- 25% three + bedrooms.

The current design achieves close to these percentages, providing 33% one bedroom units, 48% two bedroom units and 19% three bedroom units. Three of these units will be wheelchair accessible (in line with Building Regulations Part M4/3). All other units will conform to Building Regulations Part M4/2.

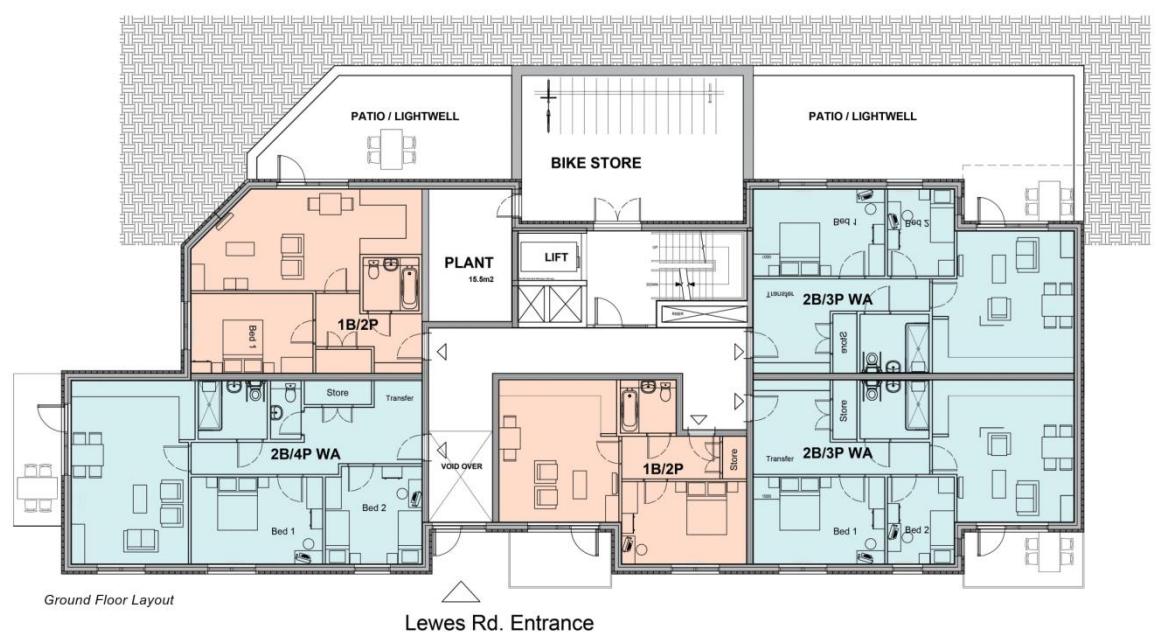
Each of the dwellings provide private outdoor space, in the form of either a patio garden, balcony or roof terrace.

The building footprint reduces as upper levels- providing stepped and setback elevations to mitigate the effect of additional height on neighbouring properties and to better integrate the building in the existing urban context.

First Floor Plan



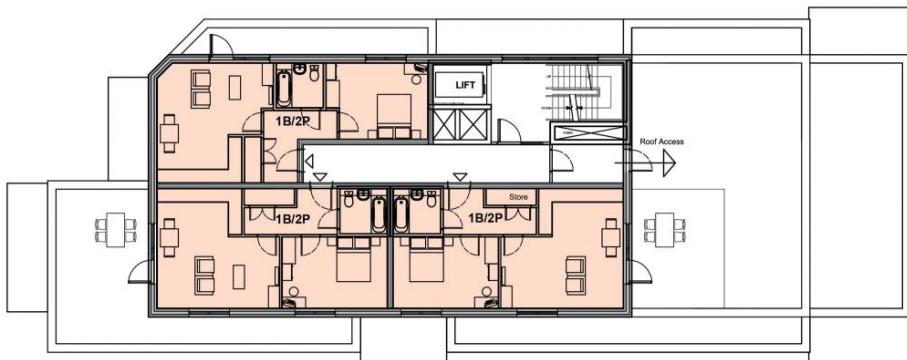
Ground Floor Plan



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Block Layout and Accommodation Schedule



Fifth Floor Layout



Fourth Floor Layout



Third Floor Layout



Second Floor Layout

Accommodation Schedule

BHCC - 6 storey

	1B 2P	2B 4P	3B 5P	Dwellings	GIA m2
GROUND FLOOR	2	1 x 2b4p WA 2 x 2b3p WA	-	5	506m2
FIRST FLOOR	1	3	1	5	456m2
SECOND FLOOR	-	4	1	5	460m2
THIRD FLOOR	2	2	1	5	411m2
FOURTH FLOOR	1	1	2	4	375m2
FIFTH FLOOR	3	-	-	3	211m2
TOTAL	9 (33%)	13 (48%)	5 (19%)	27	2419m2
	10% min of Affordable Housing will require to be Wheelchair Accessible 2x 2B/3P Wheelchair Acc and 1x 2B/4P Wheelchair Acc provided on Grd Floor				
Density	SITE AREA 2040m2 (0.2040 Hectares) 27 Units on 0.2040Ha: Site Density = 132 Units per Hectare				

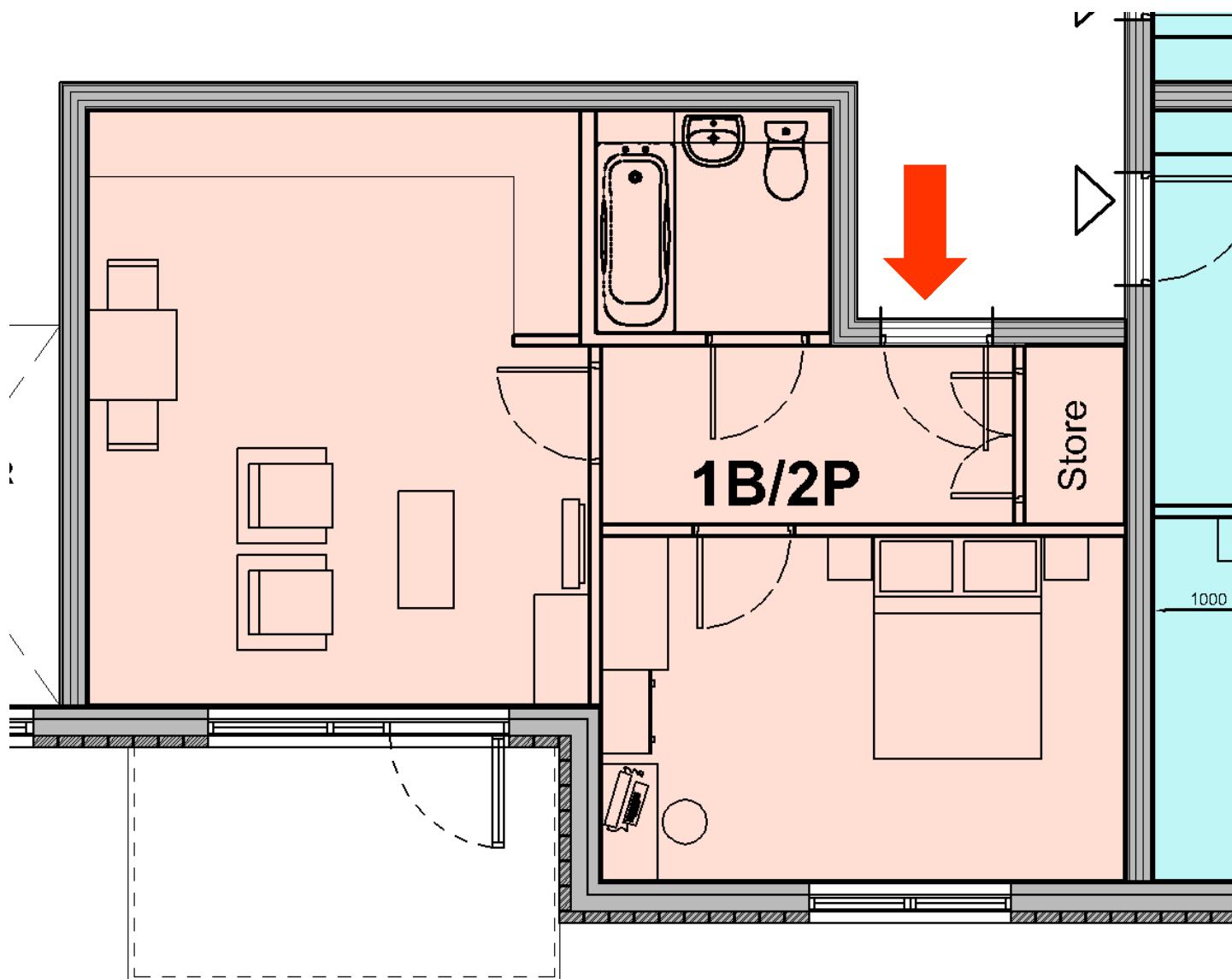
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Internal Design of Flats

**Typical One-Bedroom Two-Person Flat – 51.5m² (plus 8m² patio space or balcony at upper levels)
Ground and First floors.**

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



One Bedroom Two Person Flat

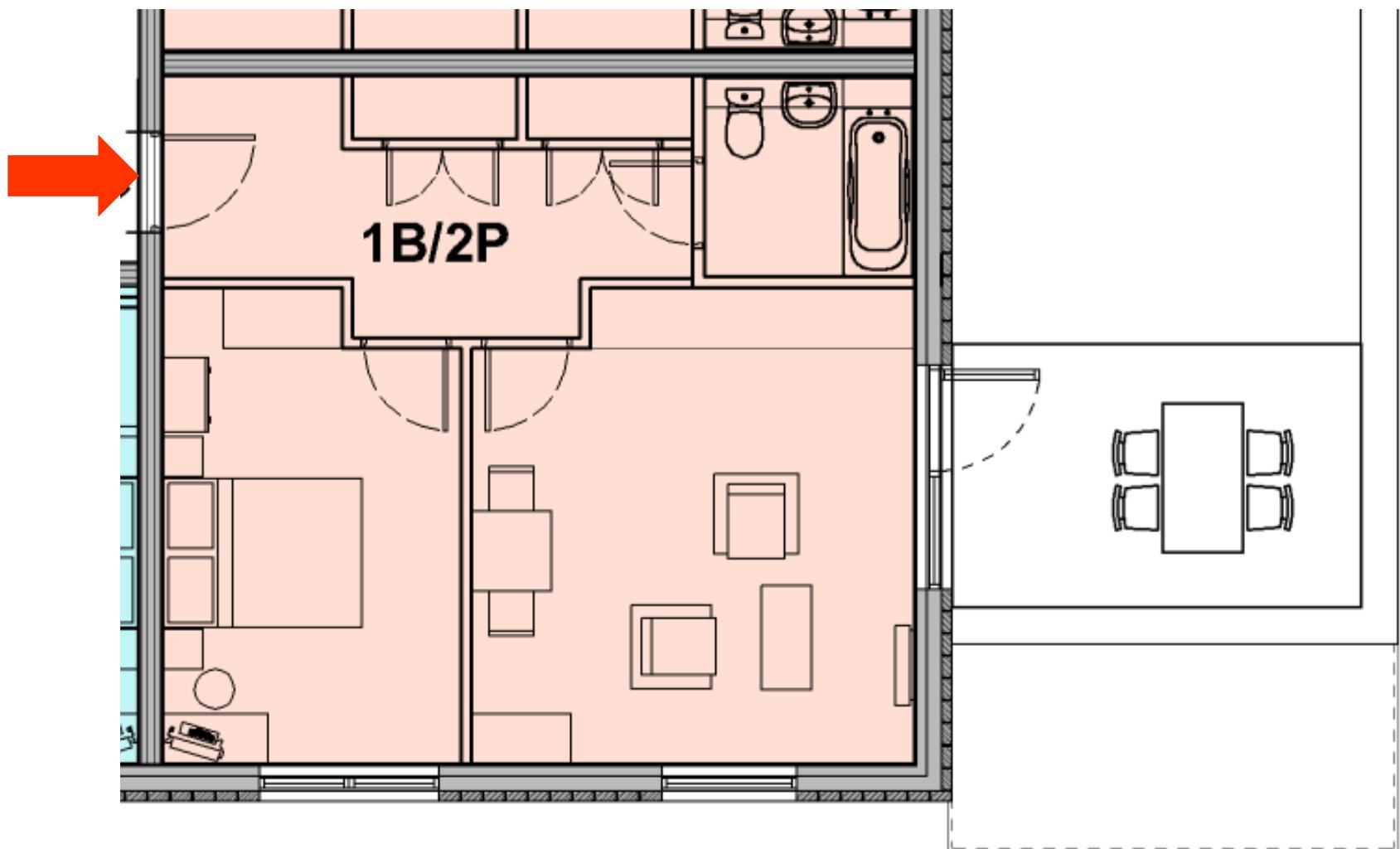
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Internal Design of Flats

**Typical One-Bedroom Two-Person Flat – 52m² (plus 10m² roof terrace space)
Third floor.**

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



One Bedroom Two Person Flat

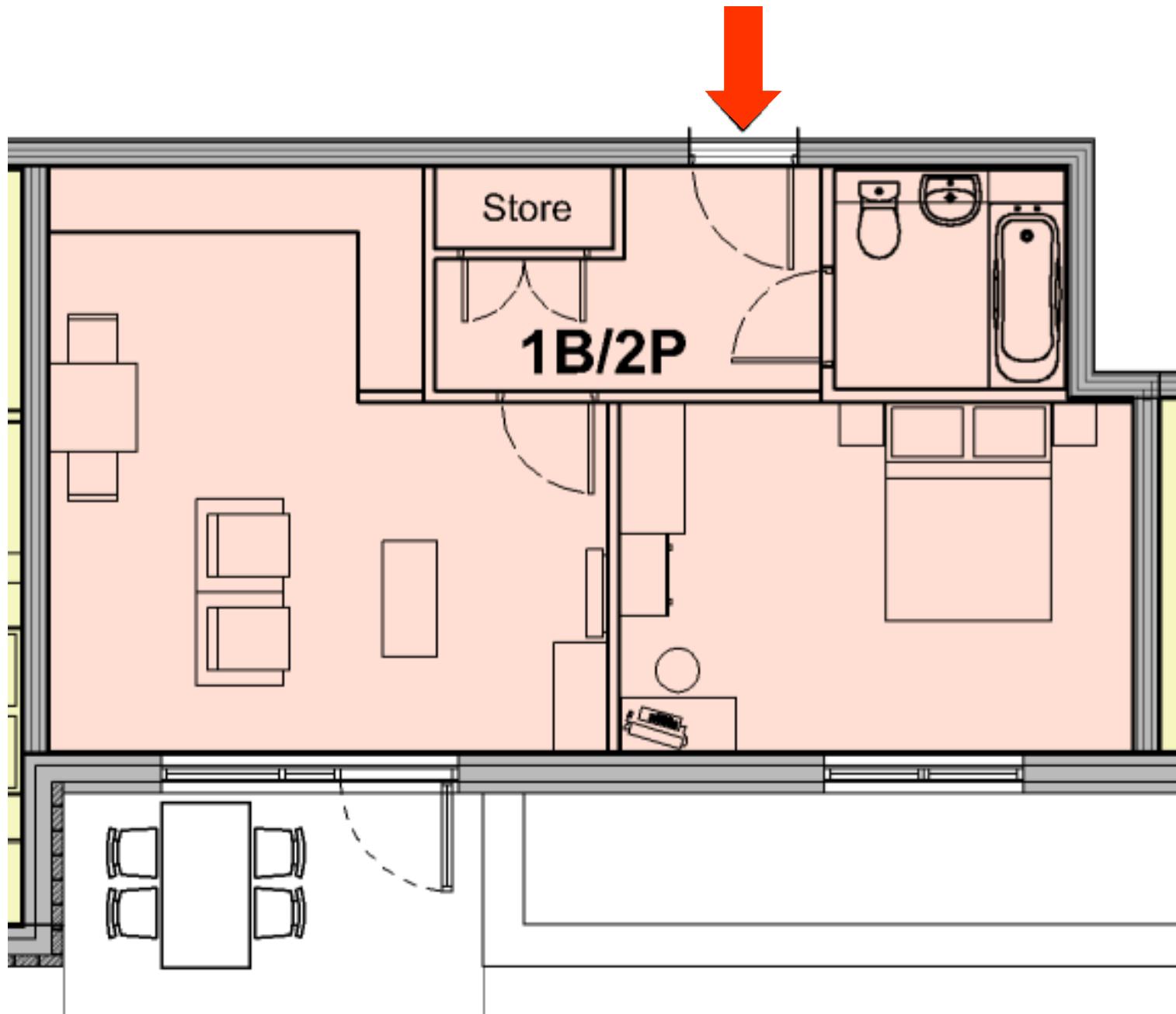
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Internal Design of Flats

**Typical One-Bedroom Two-Person Flat – 51.5m² (plus 8m² balcony space or roof terrace at upper level)
Fourth and Fifth floors.**

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



One Bedroom Two Person Flat

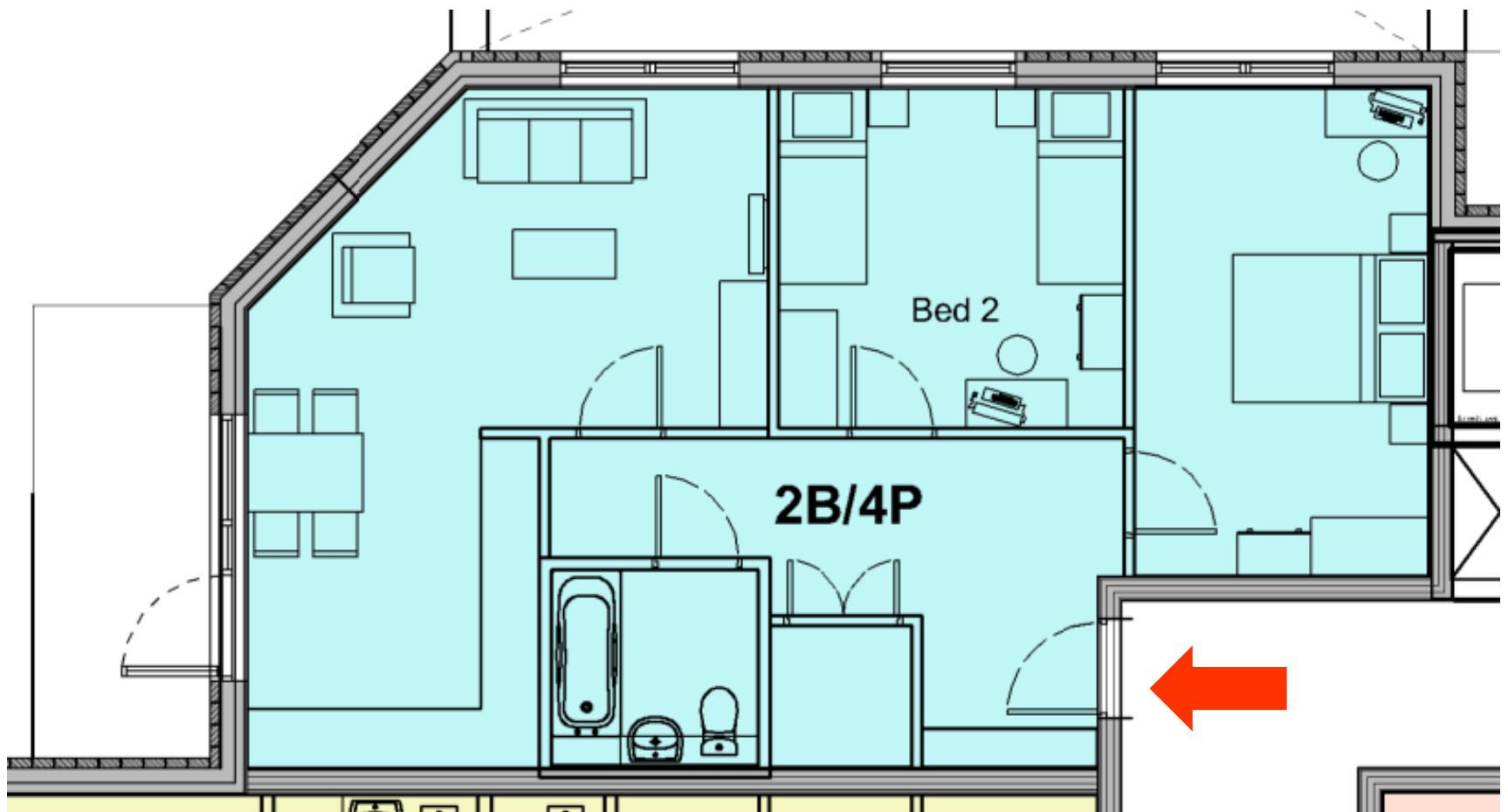
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Internal Design of Flats

**Typical Two-Bedroom Four-Person Typical Flat – 75m² (plus 8m² balcony space)
First, Second, Third and Fourth Floor**

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



Two Bedroom Four Person Flat

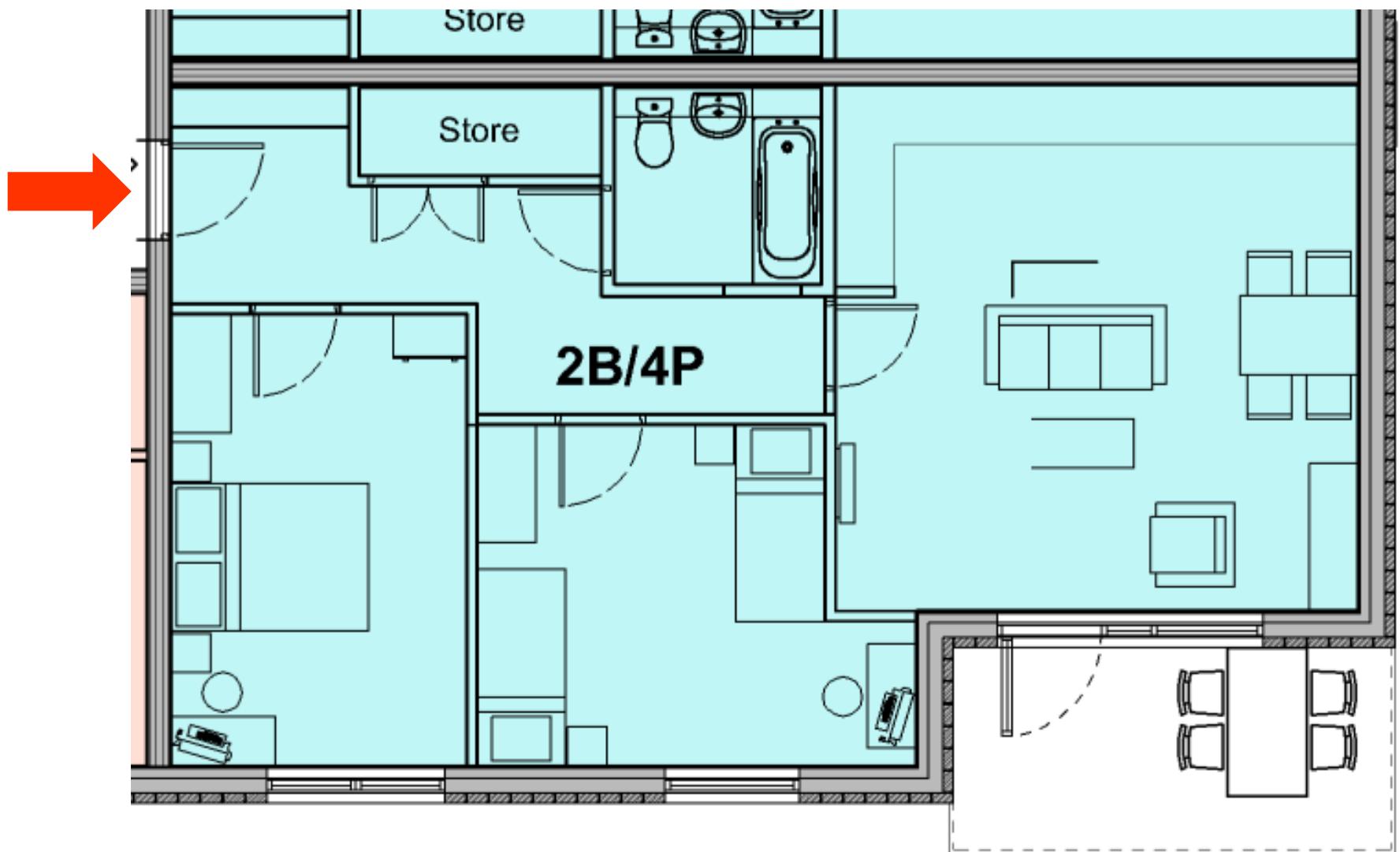
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Internal Design of Flats

**Typical Two-Bedroom Four-Person Typical Flat – 74m² (plus 9m² balcony space)
First and Second Floor**

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



Two Bedroom Four Person Flat

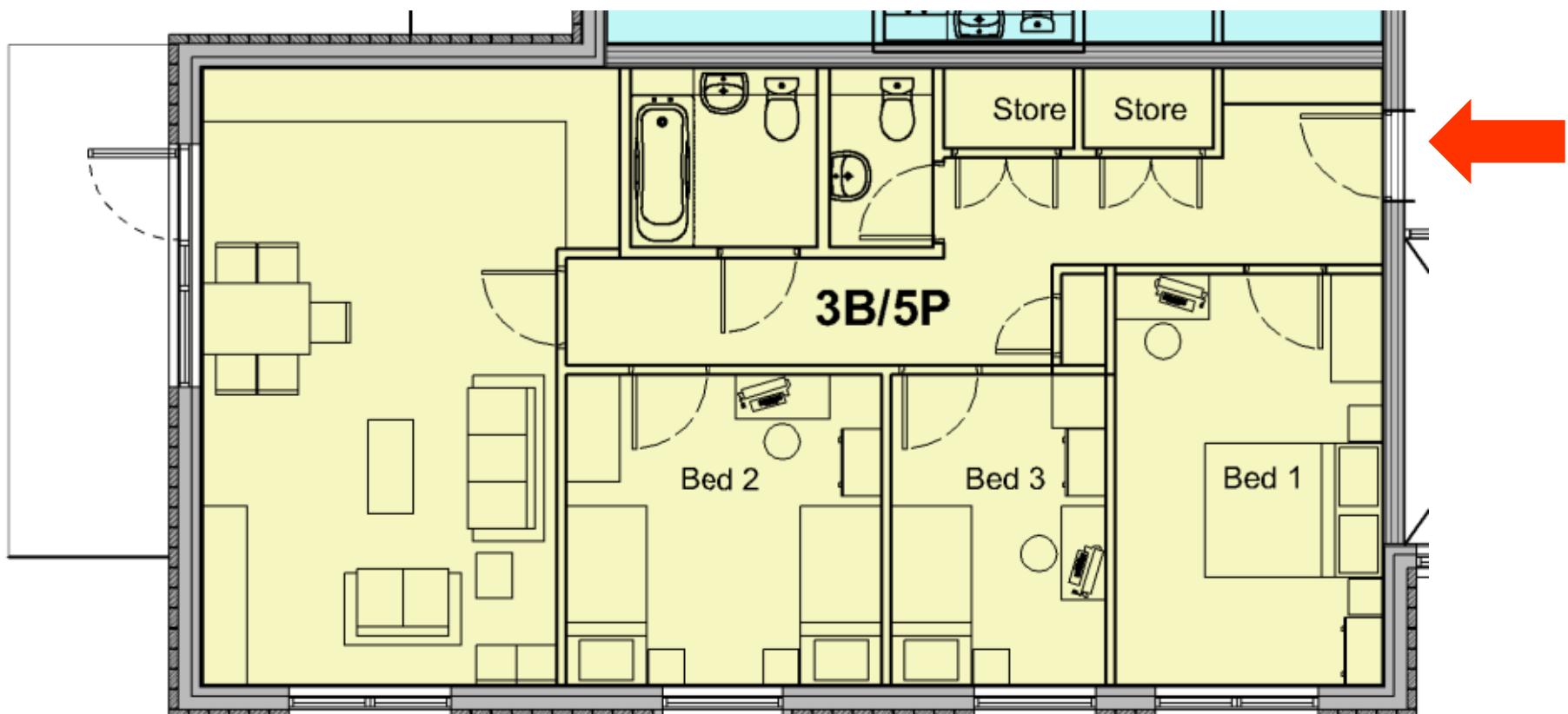
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Internal Design of Flats

**Typical Three-Bedroom Five-Person Flat – 90m² (plus 10m² balcony space)
First, Second, Third and Fourth Floor**

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



Three Bedroom Five Person Flat

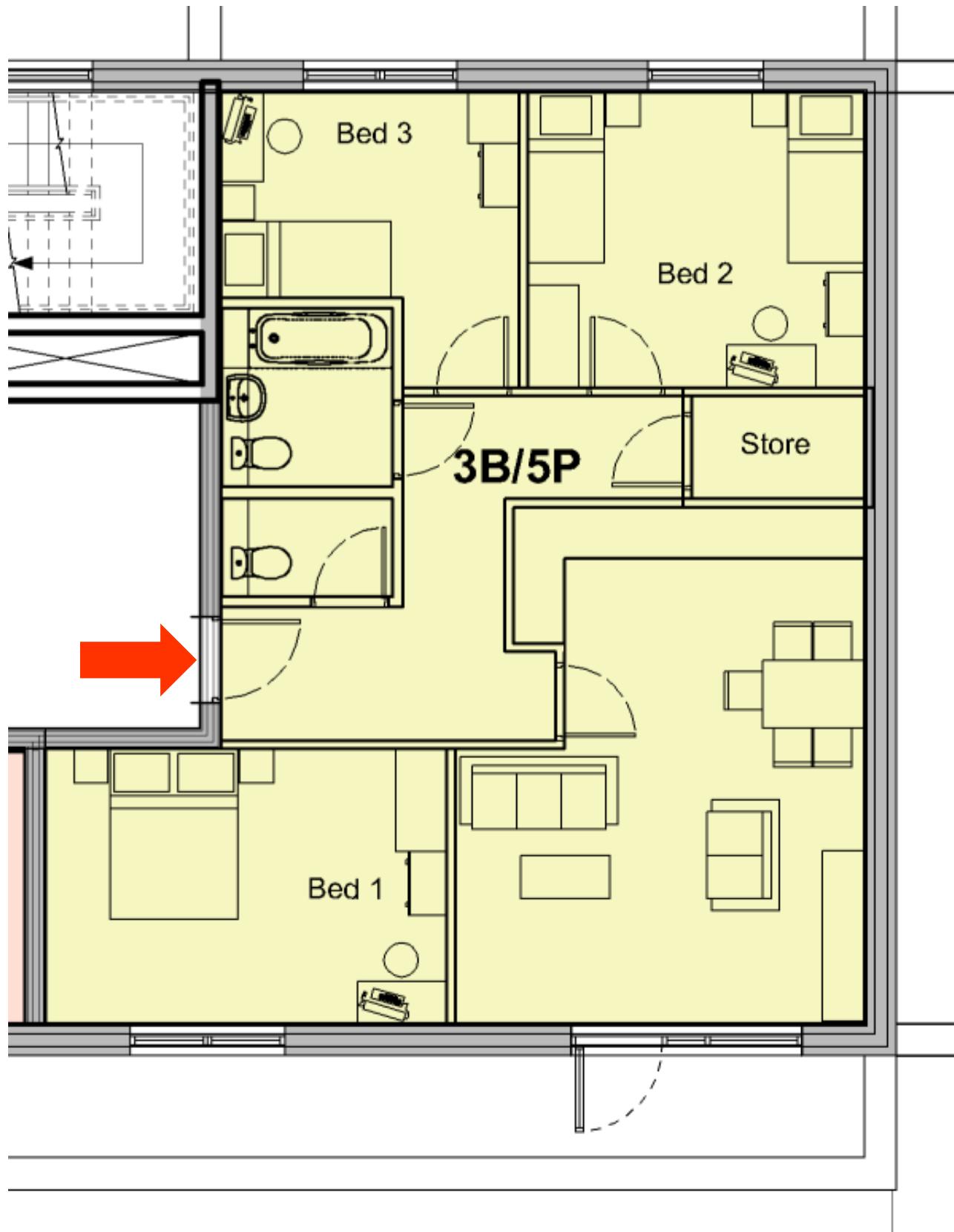
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Internal Design of Flats

Typical Three-Bedroom Five-Person Flat – 89m² (plus 10m² roof terrace space)
Fourth Floor

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



Three Bedroom Five Person Flat

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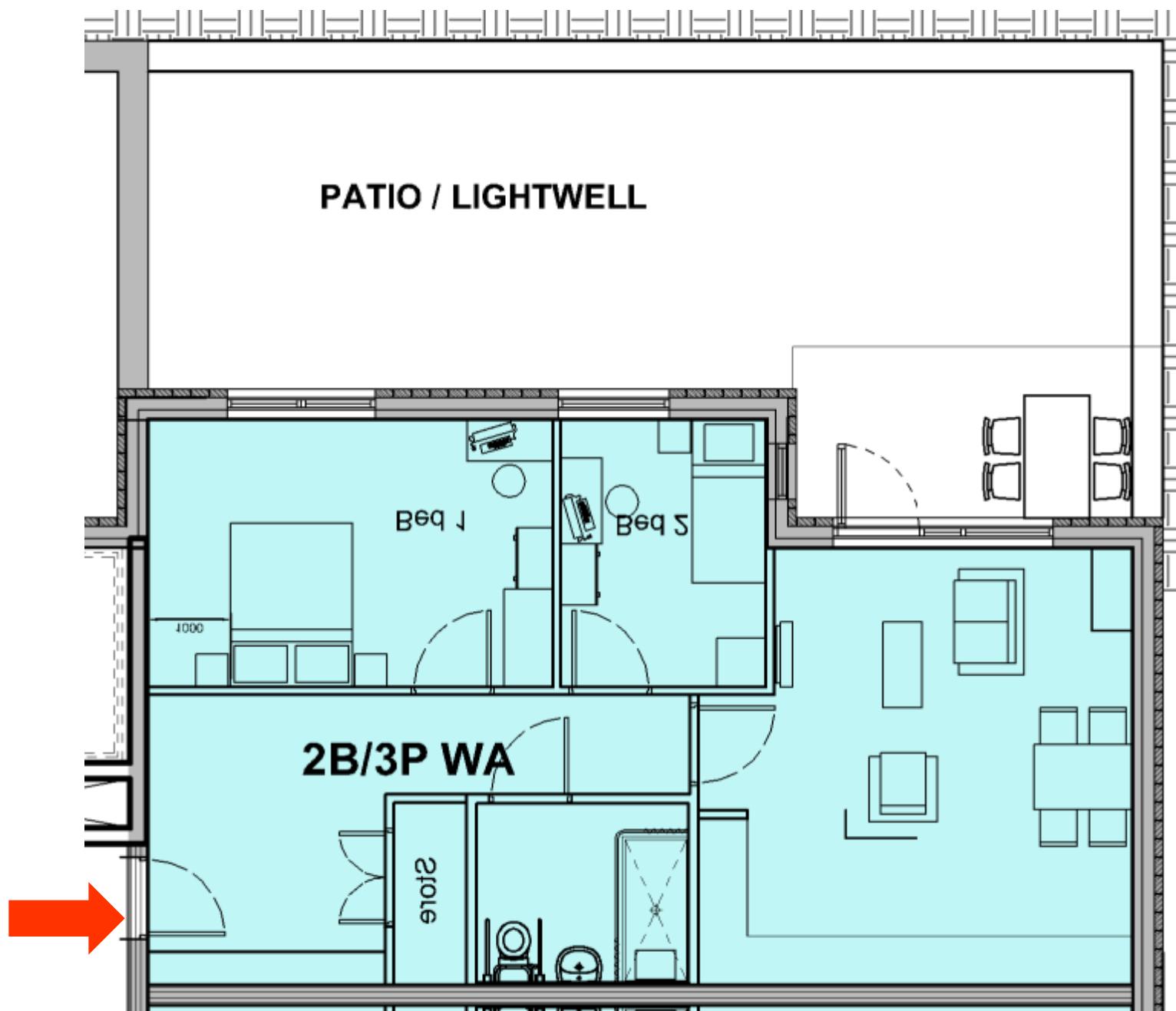


Internal Design of Flats

**Two-Bedroom Three-Person Wheelchair Accessible Flat – 76.5m² (plus 53.5m² patio space in sunken courtyard)
Ground floor**

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

The flat enjoys a large private external amenity space.



Two Bedroom Three Person Accessible Flat

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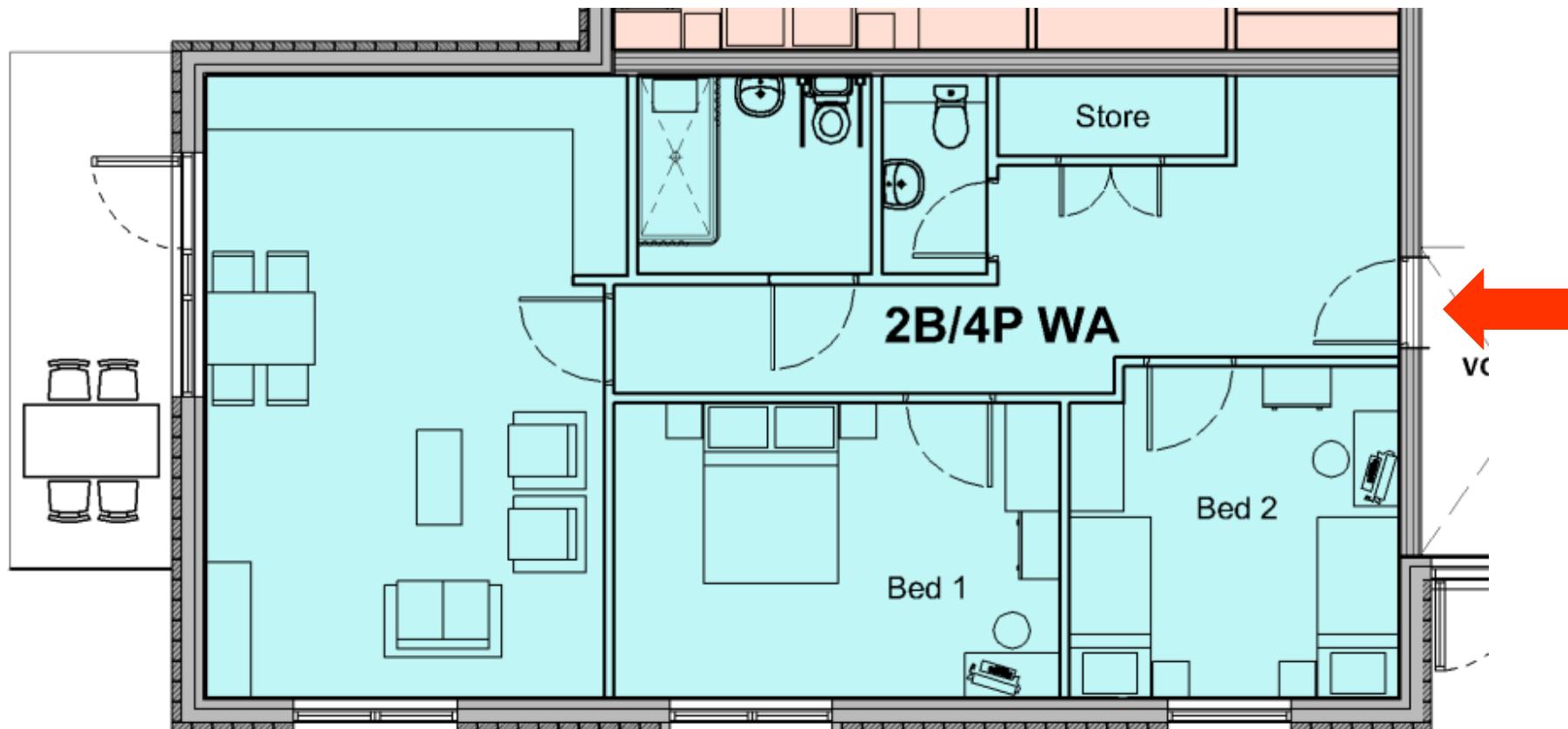


Internal Design of Flats

Two-Bedroom Four-Person Wheelchair Accessible Flat – 90m² (plus 10m² patio space) Ground floor

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

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



Two Bedroom Four Person Accessible Flat

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Massing in Context



Contextual View of Proposed Building- looking along Lewes Rd towards the north.

Lewes Road comprises of buildings 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 0.2 miles away are 9 storeys high. Moulsecomb Place, which is set back within a green space, is a 2 storey historic building. Housing on the Bates Estate immediately neighbouring the site is predominantly comprised of 3 storey brick buildings with pitched roofs- rising steeply with the topography of the valley side away from the site up towards the north/west.



View from Lewes Road approach – looking North.

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Massing in Context



View looking north west over Lewes Road



View looking south along Selsfield Drive

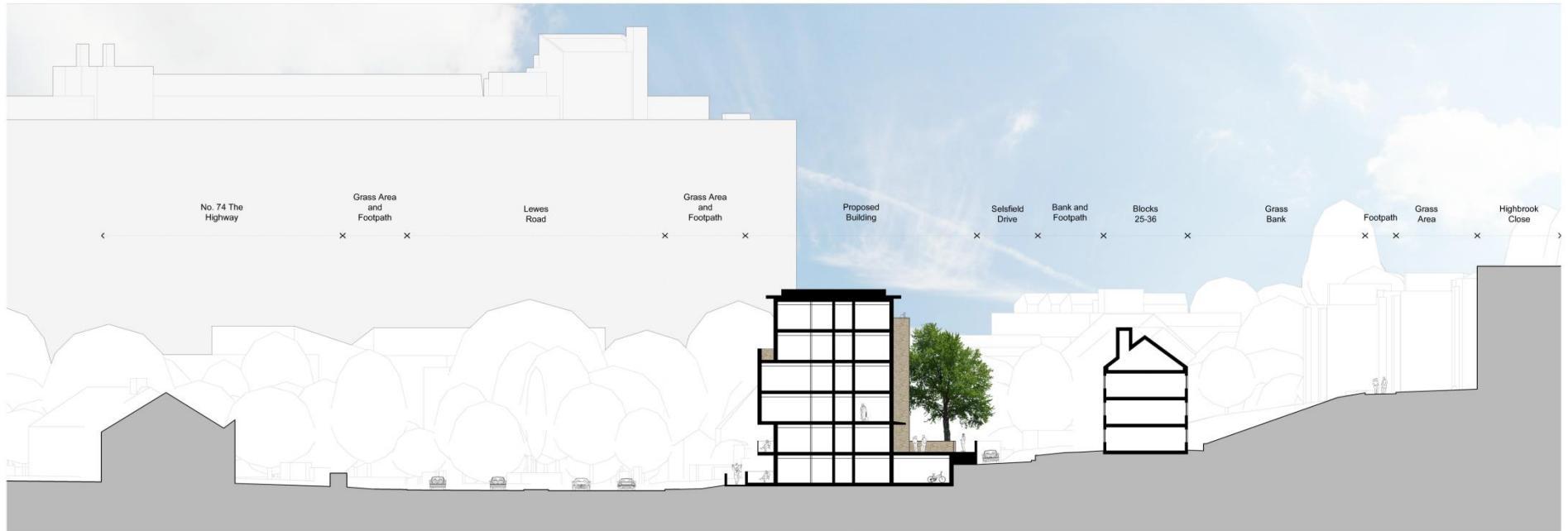
The proposed 6 storey building is sympathetic to its immediate context whilst also setting the tone for taller buildings in the adjacent sites along this tall building corridor. With the top floor set in from the floors below and clad in a darker material, the massing itself will have less of a visual impact.

Through keeping to the existing building line along Lewes Road the scheme retains a respectful presence to the existing wider context and by adopting a simple palette of high quality materials and confident ordering of elevational treatment it establishes a strong presence on the Lewes Road.

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Contextual Section and Elevations



Section through site- new building set at low ground floor level relative to buildings immediately behind and to the general topography of the Bates Estate rising up the valley side.



West Elevation - presenting up to 5 storeys on Selsfield Drive



East Elevation - presenting up to 6 storeys on Lewes Road

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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 is proposed to be predominantly clad in a buff stock facing brick with the top floor, part of the fourth floor and the stairwell clad in a seamed zinc material to provide a break in the massing and to reduce the visual impact of the upper storeys.

Light profile metal balustrades to the balconies and roof terraces will allow light to pass through. The outdoor spaces will be predominantly inset to the building to improve privacy, with an aluminium fascia board to compliment the cladding. Aluminium windows, with a strong vertical inclination, will provide relief to the external elevations whilst supply a great quality of light to the internal spaces .



West Elevation – facing Selsfield Drive

Materials Palette

1. Buff Multi Brickwork
2. Zinc Seamed Cladding
3. Iron Balustrades
4. Aluminium Fascia Board
5. Aluminium Windows

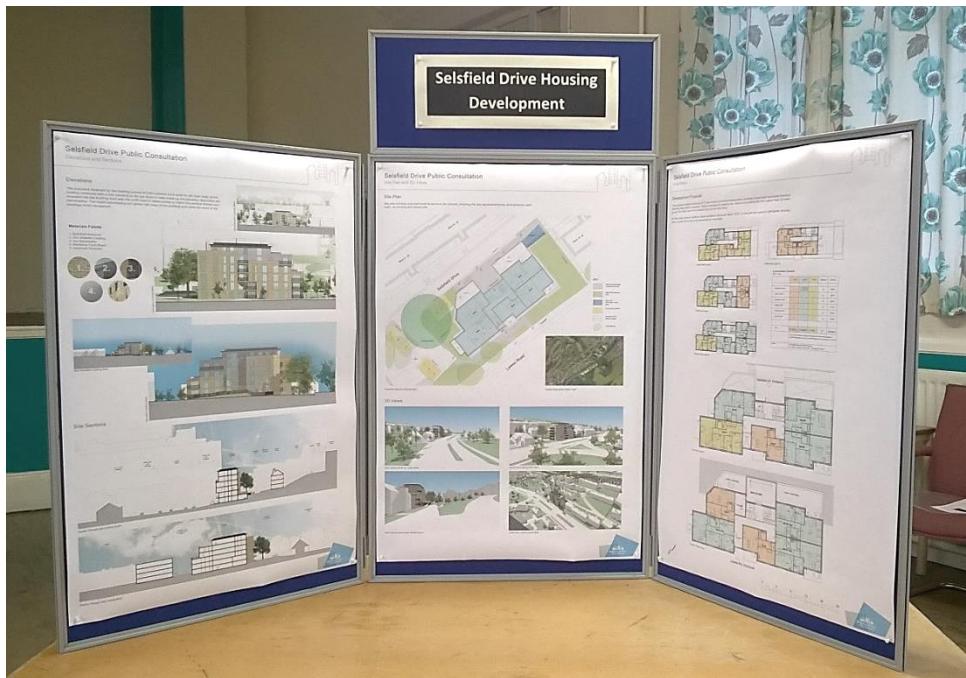


East Elevation – facing Lewes Road

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Public Consultation



The Selsfield Drive site proposal went to public consultation on the 6th February 2016 with a drop-in session held at Moulsecoobe Hall 10.00am – 3.00pm



