

New Council Homes in Lynchet Close, Hollingdean

Housing and New Homes Committee.

HOU 016
Lynchet Close
Brighton
20th April 2017



Introduction

Opening Statement and Site Photos

The proposed site is a green open space enclosed between Lynchet Close, Brentwood Road, Stephens Road and the Cedar Centre, located at the north end of Hollingdean. The site is council owned and lies opposite Hollingdean Park and playground.

The proposal for the site consists of 6 terraced houses to the south and 2 flats to the north, with parking provisions for 6 parking spaces. All of the new homes have been designed to Building Regulations Part M Category 2 (accessible and adaptable standard). 1 of the flats will be accessed via a private stair, with provisions made to fit a stairlift if required by the occupier. All of the homes will feature private garden space, as well space for refuse and bicycle storage.

Views of the site can be made predominately from Lynchet Close to the north of the site as well as from view 6, close to the junction between Brentwood Road and Lynchet Close. From Stephens Road (to the south), Brentwood Road (to the west) and further east along Lynchet Close, the new development will be largely blocked from view by existing street fronting properties, the Cedar Centre School and trees/hedges.

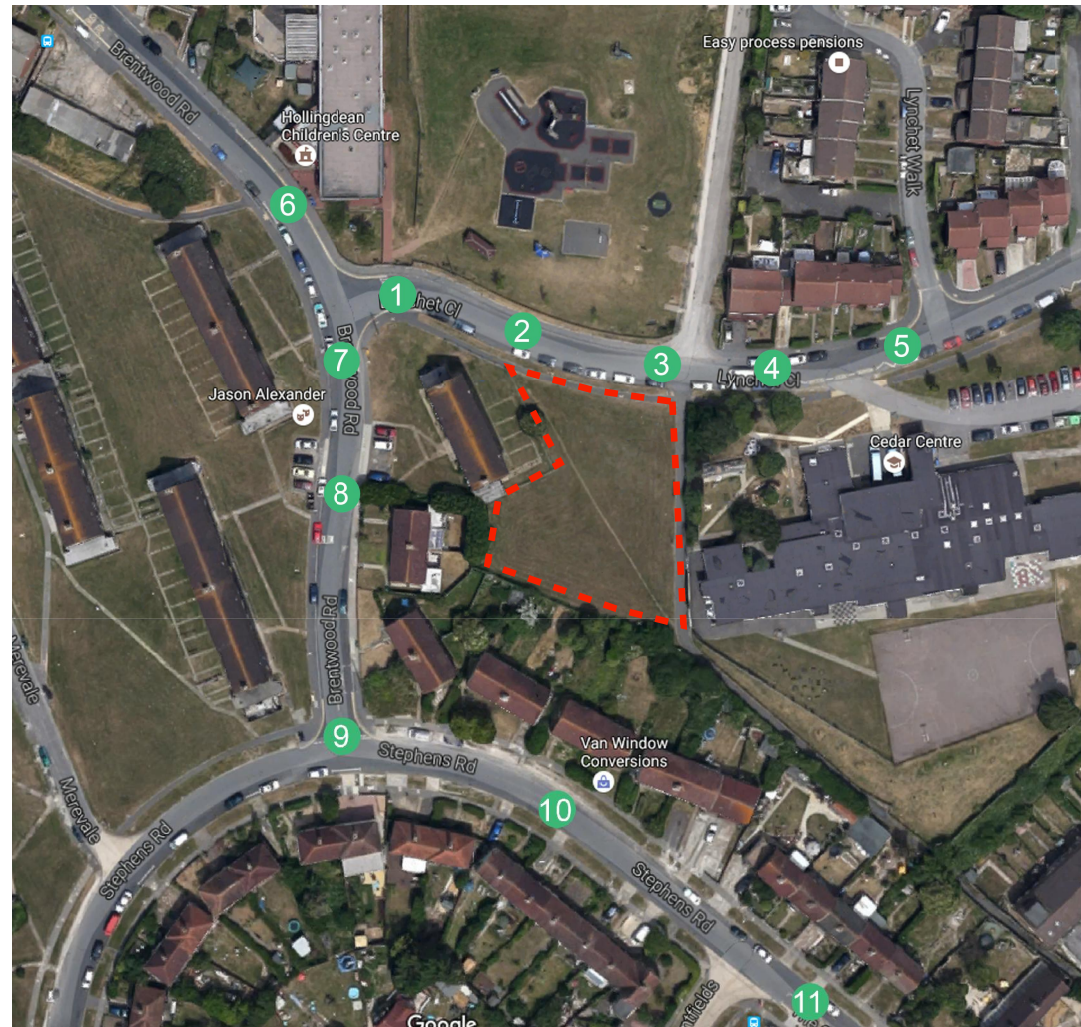


Photo Locations.



View 6.



View 9.



View 1.



View 3.



View 11.

The Site

Site Plan - Flats and Houses Option

The new proposed site plan provides 6x terraced dwellings to the south of the site and a further 2x flats to the north.

The flats will be accessible from the street level, whilst the houses will be accessed from the new carriageway and pathway. Parking will be provided for the houses within the scheme and the occupiers of the flats will have use of the unrestricted on street parking on Lynchet Close.

The first floor flat will be accessed from a private stair, eliminating the requirement for communal space.

The block of flats will act as a retaining wall separating the street access and new carriageway levels, with a change in ground level of approximately 2m.

Garden space for the 2 flats could be divided as shown, minimising the overlooking between the two units.

The pathway will connect to the public footpath to the east of the site, retaining the possibility for pedestrians to continue to cross the site diagonally if they wish to.

All homes will comply with Building Regulations Part M4 Category 2, providing level access at the principal entrance. The upper flat on the first floor will not have lift access as it is not economically viable to provide a lift for just one flat.



Site Plan.

Scale and Massing

3D Views

As highlighted in the site photographs, views of the scheme from street level are limited, with the slope of the landscape, the surrounding semi detached houses and the cedar centre, obscuring the the site from view. The flats to the front of the scheme will take a more prominent position on Lynchet Close, with the terraced houses set back from the street and at a lower level.

The scale of the buildings work contextually, with a mixture of 2-3 storey buildings of similar heights surrounding the development.



Street North View.



Aerial North View.



Street East View.



Aerial North View.



Aerial South View.



Street North View.



Aerial West View.



Street West View.

Artist's Impression

Materials



Houses Front Elevation

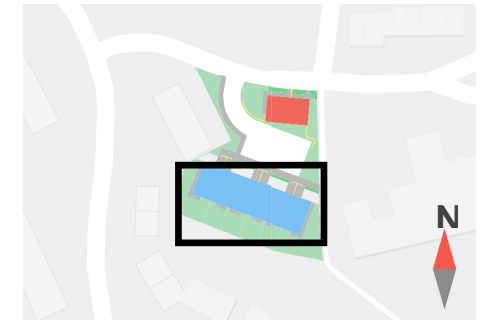
Selected Materials:

- Brick main - Light grey/buff multi brick
- Brick below DPC - Grey brick
- Brick panels - Inset pattern panel
- Windows - White uPVC
- Canopies and Dormer - Grey GRP
- Front door - GRP (colour TBC)

Floor Plans

Terraced House Floor Plans

Each of the terraced houses will comply with Building Regulations Part M4 Category 2. They will be identical in design, with the layout flipped between neighbouring properties. Each will be 2 ½ storeys high and contain 4 bedrooms, 2 bathrooms, 1 open plan living room/kitchen/dining room and built in storage (to the national space standards). They will also include south facing rear gardens and hard surface front gardens with adequate space for refuse or bicycle storage. The dormer windows face north so as to minimise overlooking of properties and gardens in Stephens Road to the south. This will also give occupants views over the park and open countryside.



Floor Plans

Proposed Flat Floor Plans

The ground floor flat will comply with Building Regulations Part M4 Category 2 as will the first floor, with the exception that it will be reached by a private staircase as it is not financially viable to install a lift for just one flat. The staircase is wide enough to accommodate a stair lift as a future adaptation should that ever be required. Each of the homes will have 2 bedrooms, 1 bathroom, 1 open plan living room/kitchen/dining room and built in storage (to national space standards). The ground floor flat will have a level access shower in place of a bath to make it suitable for letting to a household with severely restricted mobility.

