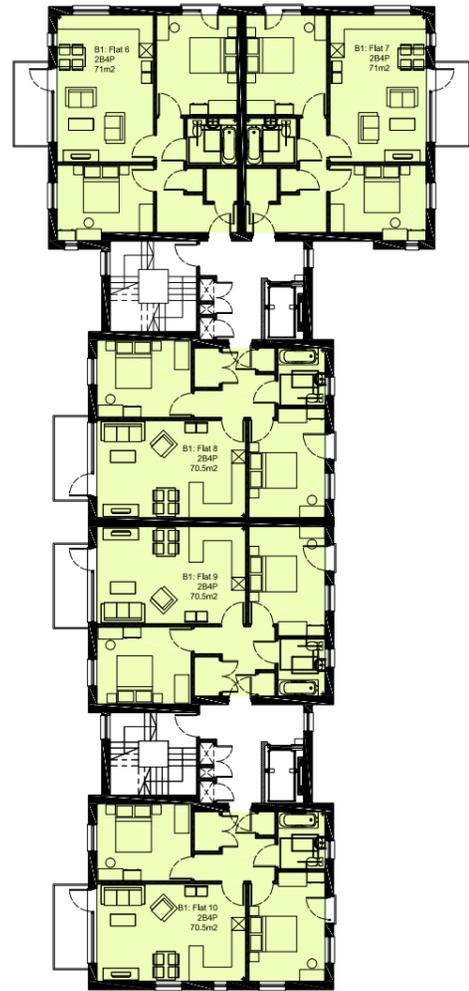


5.0 Design

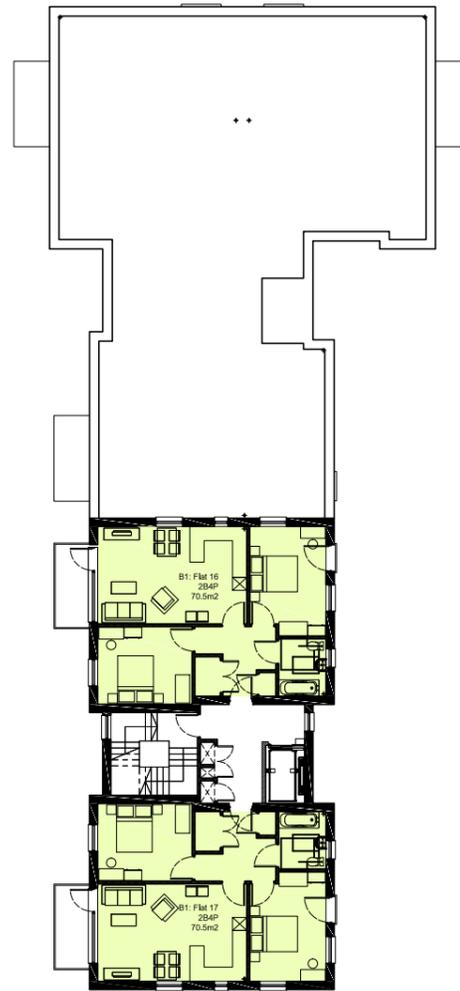
North Building - Proposed Plans



Proposed Ground Floor Plan



Proposed First / Second Floor Plans



Proposed Third Floor Plans



The **North Building** is three storeys in height, stepping up to four storeys towards the south, (rear) of the site.

The gentle stepping of the building form has been carefully considered to enable a visual connection between Portslade Town Hall and cemetery, and sense of subordination between the new development and town hall, whilst creating as many new homes as possible.

The length of the building is punctuated vertically by 2 efficient staircores which provide access to the proposed homes without requirement for long corridors. The circulation areas are double aspect, enabling the possibility of through ventilation, particularly important given the increase of overheating in residential buildings, specifically in common ways.

The long, thin nature of the building has been determined by the proportions of the site, and a desire to exploit the shape of the building and its solar orientation with double aspect homes, providing quality spaces with good light both early and late in the day.

5.0 Design

South Building - Proposed Plans



Proposed Ground Floor Plan



Proposed Typical Upper Floor Plan



The **South Building** is five storeys in height, and due to site levels, sits lower in the ground than the North Building, lessening the impact of its height on the rest of the development.

Whilst urban design methodology would suggest that the built form should normally step down in line with the descending topography, it has been widely agreed that stepping the building form up towards the south of the site in this case works very well. The north building, and its positive connection with the town hall, creates a bridge in scale between the town hall and south building, which rises up adjacent to the railway, enjoying fantastic views to the south.

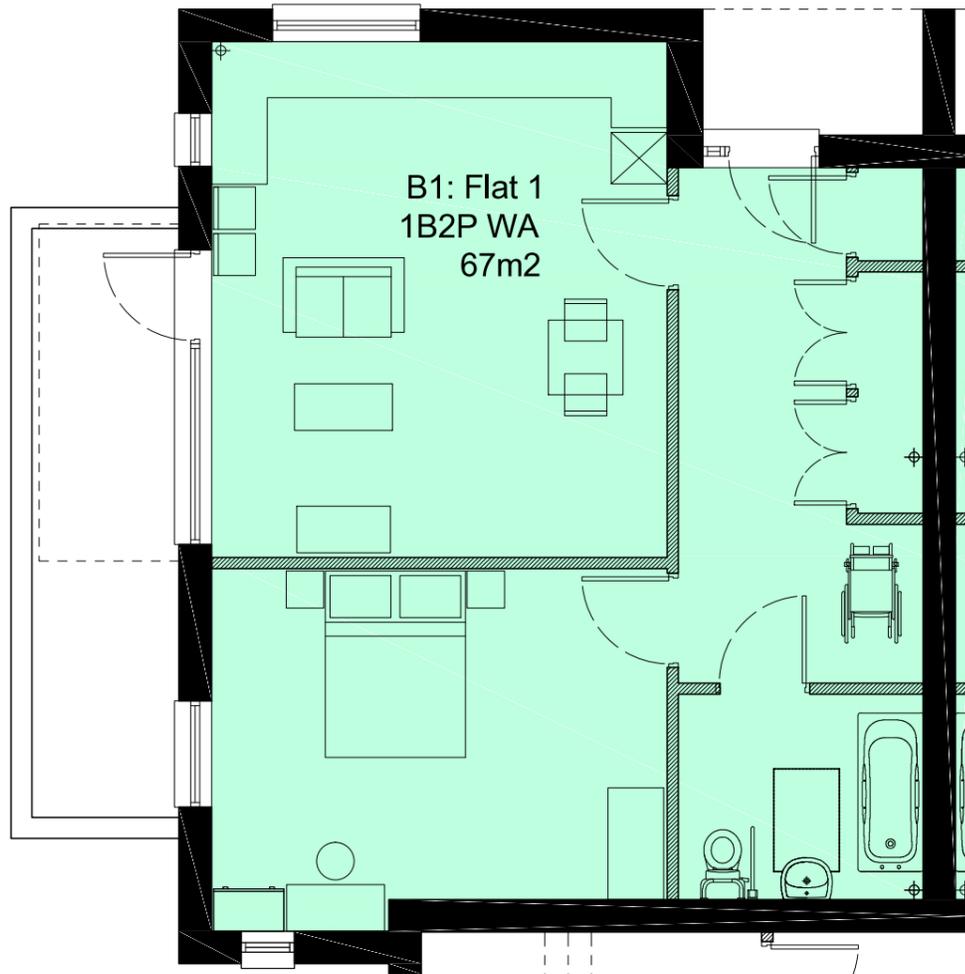
By stepping the building form and creating a five storey building at the rear of the site we have been able to achieve many more homes for affordable council rent in this location, which has made the site viable for development.

The south building is served by an efficient single stair at the junction in the building form. As the north building, the circulation area is double aspect, enabling the possibility of through ventilation.

The shape of the building provides fantastic opportunities for double and triple aspect homes in a compact and symmetrical building form.

5.0 Design

Typical Flat Plans - 1 Bedroom 2 Person Homes



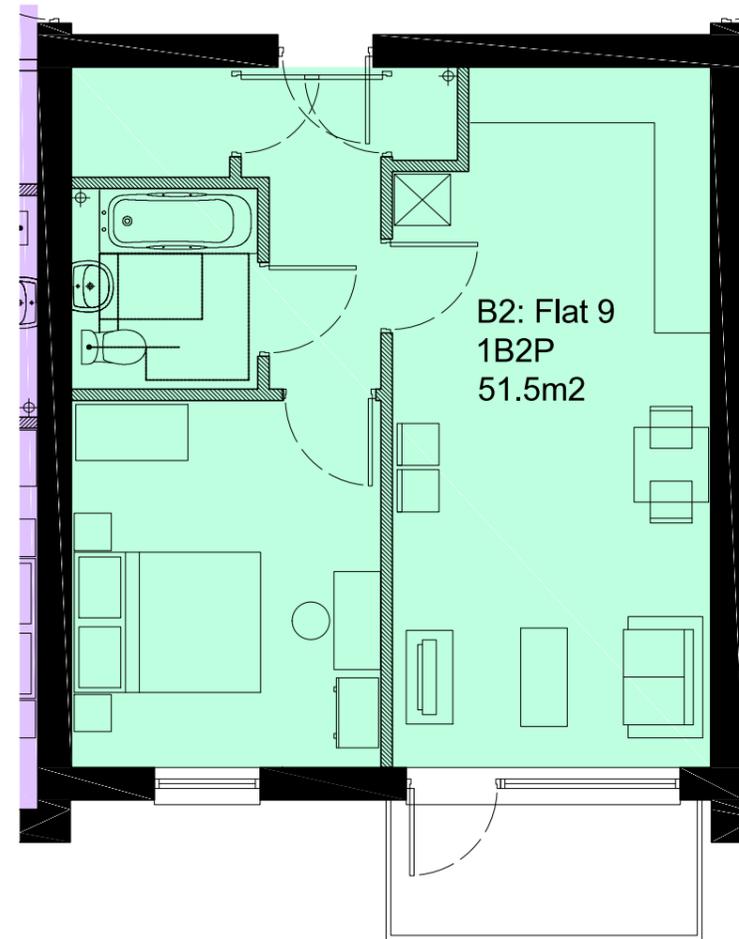
Typical 1 Bedroom 2 Person Flat

Apart from the 4 no. wheelchair accessible homes proposed, there are 10 no. 1 bedroom 2 person flats located in the south building.

All flats are accessed from the main vertical circulation core.

The key characteristics are;

- Double bedroom with either south or west aspect
- Balcony with either southerly or westerly orientation at the end of the living room. Upper level flats with southerly aspect will enjoy long views to the sea. All westerly aspect flats will enjoy views over the communal gardens and cemetery beyond
- Open plan kitchen / dining / living space
- All homes compliant with Part M4 (2)



Typical Wheelchair Accessible 1 Bedroom 2 Person Flat

There are 4 no. 1 bed 2 person wheelchair accessible homes proposed at ground floor level in the north block. All 4 proposed homes are dual aspect as a minimum.

All flats have their own entrance, accessed directly from the outside. This eliminates the requirement to pass through multiple, often heavy, entrance or corridor doors.

The key characteristics are;

- Located in closest proximity to car park, and amenities
- Double bedroom with east or west aspect, set away from the property frontage
- Walled terrace with either easterly or westerly orientation, accessed from the living room
- Generous open plan kitchen / dining / living space
- All homes compliant with Part M4 (3)

5.0 Design

Typical Flat Plans - 2 and 3 Bedroom Homes

Typical 2 Bedroom 4 Person Flat

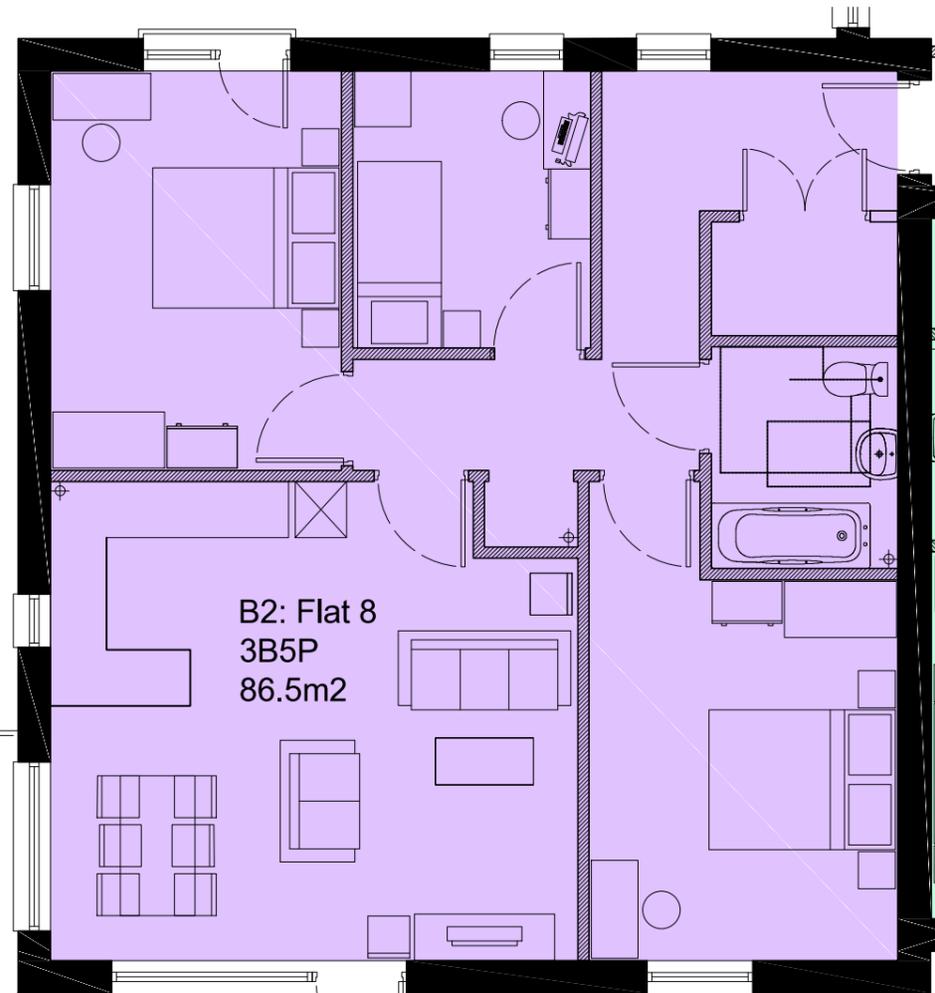
There are 18 no. 2 bed 4 person homes proposed, split across the north and south blocks of the development.

All 18 proposed homes are dual aspect as a minimum.

Most are accessed from the main vertical circulation cores, although some ground floor homes enjoy their own entrance, direct from the outside.

The key characteristics are;

- 2 double bedrooms, with either south, east or west aspect -many are dual aspect
- Walled terrace of balcony with westerly orientation at the end of the living room enabling views over the communal gardens and cemetery beyond
- Juliet balcony to one of the double bedrooms in flats above ground level
- Open plan kitchen / dining / living space
- All homes compliant with Part M4 (2)



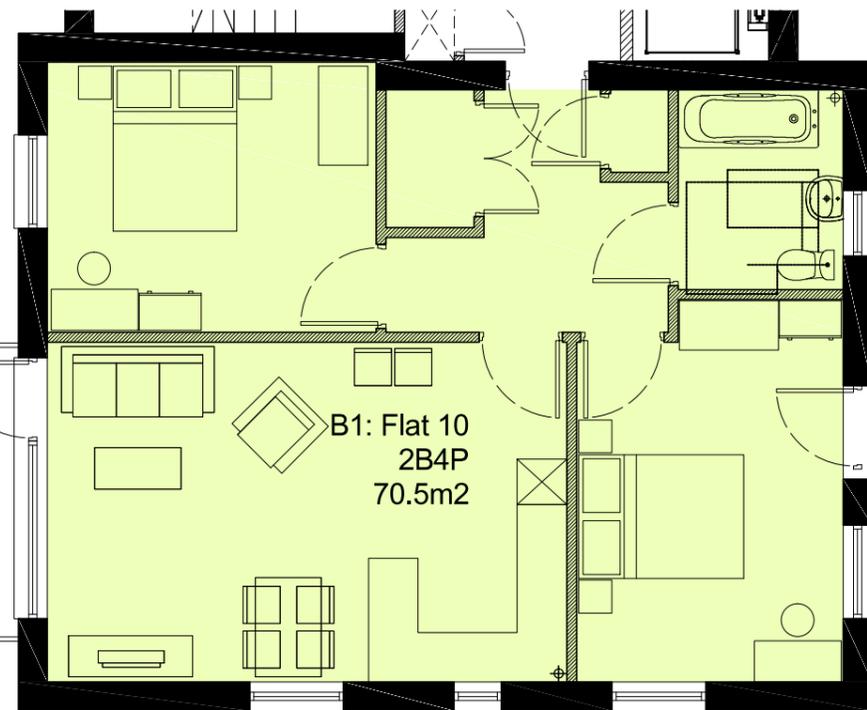
Typical 3 Bedroom 5 Person Flat

There are 10 no. 3 bed 5 person homes proposed, located in the south block. All 10 proposed homes are triple aspect.

All are accessed from the main vertical circulation core, with the exception of one ground floor home which enjoys its own entrance, direct from the outside.

The key characteristics are;

- Corner open plan kitchen / dining / living space, all with south aspect, and either east or west aspect
- Large corner wrap-around balcony for families
- 2 no. double bedrooms and 1 no. single bedroom, with varying aspects
- Juliet balcony and dual aspect to one of the double bedrooms in flats above ground level
- All homes compliant with Part M4 (2)



5.0 Design

Appearance: Early Approach



Fig. 1



Fig. 2



Fig. 3



Fig. 4



Fig. 5



Fig. 6



Fig. 7



Fig. 8



Fig. 9



Fig. 10



Fig. 11

- Fig. 1: Portslade Town Hall
- Fig. 2: Thames View East - Pollard Thomas Edwards
- Fig. 3: Portslade Cemetery Mural Chapel
- Fig. 4 : New Mildmay, Matthew Lloyd Architects
- Fig. 5: Great Kneighton, Tate Hindle
- Fig. 6: St John's Hill, Hawkins/Brown
- Fig. 7: Portslade Town Hall
- Fig. 8: New Mildmay, Matthew Lloyd Architects
- Fig. 9: Anne Mews, Maccreanor Lavington
- Fig. 10: Le Bon Court, MEPK Architects
- Fig. 11: Housing on Victoria Road

The surrounding site has a strong connection to the humble brick, from the historic brickworks opposite the site, to Portslade Town Hall, adjacent, built to designs by Gilbert M Simpson in 1927 - 8, and which remains a solid example of a building of this scale and period. The permanence of this structure on an otherwise eroding streetscape is, in part, due to the commanding brick facade.

The proposed buildings are brick structures, in recognition of the local history, but also to compliment the garden setting, creating a series of permanent structures set against the backdrop of the cemetery, railway and town hall.

The articulation of the proposed buildings is informed by the character and location of the site, by the internal layouts, and by the desire to create a sense of place.

Groupings of deep set tall windows are proposed which create a vertical rhythm along the facades, reminiscent of the detailing which can be seen on the town hall.



Early sketch of proposed east elevation / approach

The early scheme arranged 3 buildings around an amenity space to the east, with private gardens to the west. The balconies were arranged to the west and south of the buildings, arranged over the private gardens below and away from the central amenity space.

The main circulation space serving the upper flats was seen as an open circulation space, giving depth and relief to the elevation, and enlivening an elevation which may otherwise lack animation, due to the arrangement of circulation space and position of balconies. (See early sketch, below)

5.0 Design

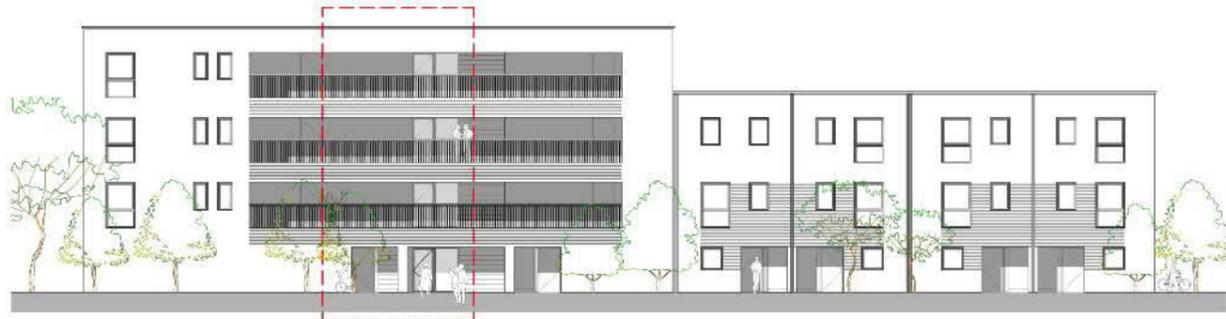
Appearance: Development

Initial studies of east elevations saw a split building form, with multi storey homes grouped to the north of the building, and a shared open circulation to the south of the building serving the flats in this part of the building.

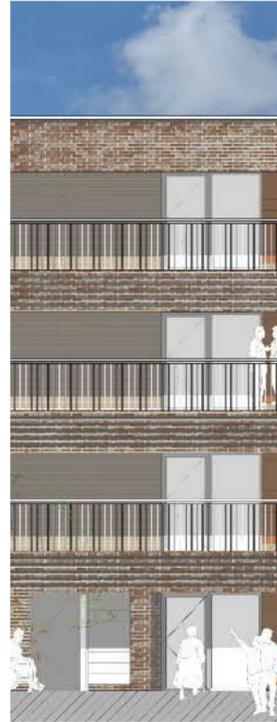
The focus of the building over the shared amenity space to the east, (and beyond over the commercial premises) was felt to be undesirable and compromised by the access road and car parking dotted along its length.

The shared open circulation area, whilst positive in terms of cost, ventilation, building a community, and enlivening the elevation, dominated the otherwise closed elevation.

The introduction of another material was reviewed in the recesses carved out by the individual entrances.



Early East Elevation and detailed study



Initial studies of west elevations saw a varied building form, reflecting the highly mixed typology of the early scheme.

Whilst the desire to create some order across the elevation is evident, the variety in home types is apparent and as such clarity across the elevation is lost. It was agreed that a calm, ordered and dignified west elevation should be refined, respecting its aspect across the cemetery.

Fine detailing within the brickwork began to emerge.

A metal balustrade system with vertical elements was proposed initially, since the early building form was positioned very close to the cemetery boundary, and it was felt that the metal balustrade, while visually open, afforded more privacy than a simple glass screen.

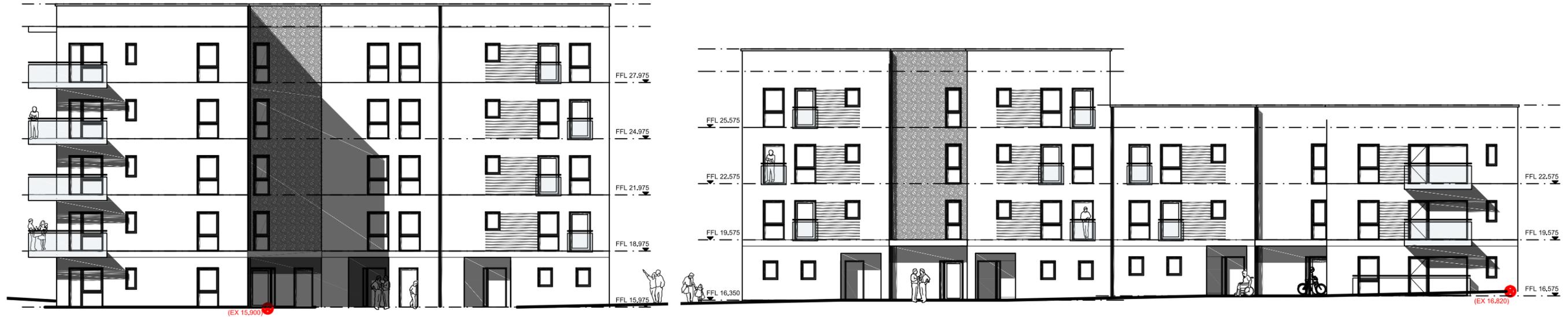


Early West Elevation and detailed study



5.0 Design

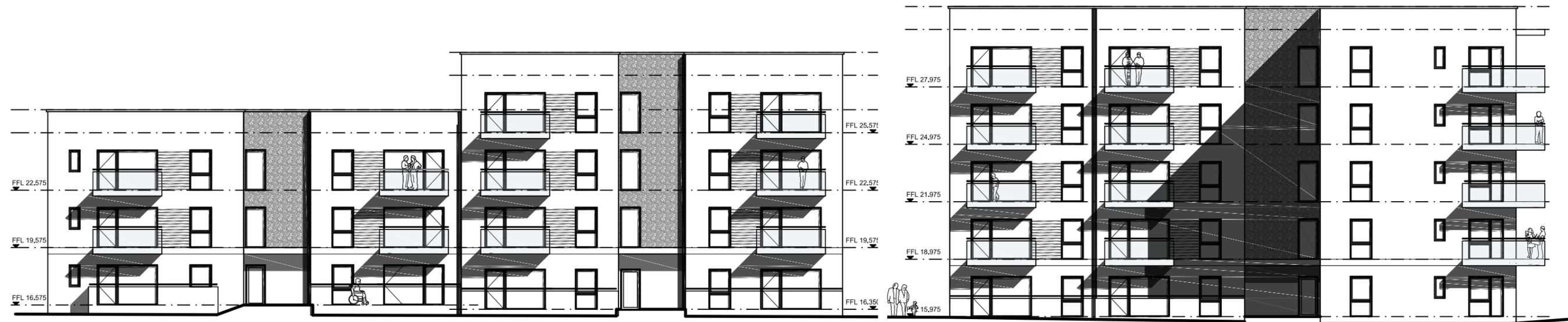
Appearance: Proposed East & West Elevations



The proposed east elevation, (above) is the approach to the development. Most occupants will enter the communal entrances or their individual entrances from this side of the building.

Since the balconies and open plan living spaces are situated on the other side of the building, exploiting the view over the cemetery, we have introduced juliet balconies on this side of the building in 2 bedroom homes. These serve to promote community and interaction, enlivening the facades, aiding passive supervision over the landscaped areas, and elevating the quality of the internal spaces and light. Elements are carefully grouped with the careful use of projecting horizontal brickwork.

The individual entrances carve out recesses in the ground floor of the building form, adding interest, activity, and providing a positive opportunity to introduce different materials.



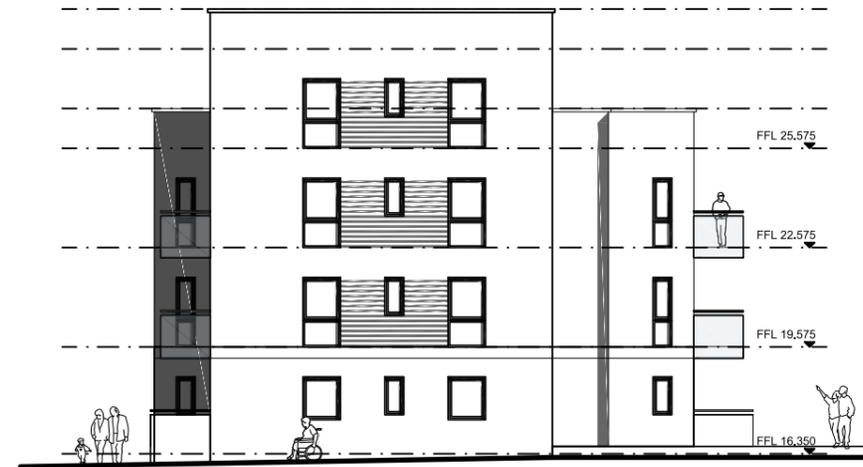
The proposed west facade, (above) responds positively to its cemetery outlook with a calm, ordered and dignified elevation.

Large glazed doors and windows punctuate the brick facades and flood light deep into the shared open plan living / kitchen spaces, affording great views over the shared gardens and cemetery. Glass balustrades enable an uninterrupted and predominately private view, with no properties or general passers by looking directly over the buildings, other than occasional visitors to the cemetery.

The regular rhythm of the fenestration is broken up by recesses in the elevations which articulate the circulation cores, which, along with the gently stepping elevation, reduce the mass of the buildings. We propose that these circulation cores are clad with a living wall system.

5.0 Design

Appearance: Proposed Elevations



The proposed south elevation of the south building, (above, left) takes full advantage of the aspect and views to the south with flats on the upper floors enjoying long ranging sea views. The 3 bedroom family homes, located on either side of the building, enjoy wrap around balconies, large enough for family use. The facade of the central one bed flats set back slightly, breaking the building form, but also increasing privacy to the already well spaced external amenity spaces.

Glass balustrades enable an uninterrupted and predominately private view, with the nearest residential properties beyond the railway line over 80m away.

The proposed south elevation of the north building, (above, right) is ordered, with careful use of projecting horizontal brickwork. The homes to the north of the building benefit from tall, thin windows facing south, providing further light and views to the east or west facing bedrooms.

Homes to the north building benefit from



The north elevation of the north building, (above, left) faces onto the new civic landscaped space, and Victoria Road. It forms the entrance to the development and hints at what lies beyond, with individual entrances to the ground floor accessible homes in this part of the building facing Victoria Road, addressing the street. The homes above feature juliet balconies, connecting the residential development back to the town hall with a formal and symmetrical elevation, and bringing life to this facade of the building.

The north elevation of the south building, (above, right) features simple facades, also with juliet balconies for the master bedrooms in the large family homes, enabling a strong connection with the landscaped spaces which lie to the north.

5.0 Design

Appearance: Materials



A natural palette of materials has been selected for the two buildings to sit harmoniously within the new landscaped setting, with the backdrop of the mature trees and shrubs along the boundary and within the cemetery.

The buildings are to be faced with a grey toned multi facing brick, which will not compete with the town hall's red brickwork, but will rather create a modern and permanent statement beyond.

Simple glass balustrades enable an uninterrupted view of the shared garden, without being direct overlooked from outside the site perimeter.

The ground floor of both buildings is emphasised as a distinct horizontal element by a darker brick, the tone of which compliments the main brick body of the building, yet sets the ground floor apart. This serves not only to break down the height of the development, but creates a plinth type break across the elevation, and enables a slightly differing pattern of fenestration which is determined by the alternative flat layouts at ground floor, providing wheelchair accessible homes.

A simple projecting horizontal course detail adds considered relief to the facades, grouping elements together and casting shadows across the brickwork, emphasising the key material.

We propose to create beautiful living walls across the staircores, punctuating the brick facades with life and a sense of finer detail.

The living walls are likely to be a wall mounted system made from recycled, and recyclable, plastic trays here in Sussex. The use of living walls helps to address the urban heat island effect, and the range of plants will be carefully selected to capture dust in the air, and absorb sound, with an approximately 10dB reduction in noise levels. This is particularly important in this location, sandwiched between the railway line, commercial premises and Victoria Road. The living walls will also help keep the building cool, a great asset as we continue to review how to avoid overheating in common areas of buildings, where multiple heating pipes after often grouped.

The living walls will also increase biodiversity with a careful use of indigenous plants and a wild flower palette, and we propose to harvest rainwater with which to water the plants. But perhaps most importantly, the living walls promote biophilic design in architecture, increasing occupant connectivity to the natural environment through the direct use of nature and indirect nature. As a principle, biophilic design uses these ideas to create a human centred approach which improves many of the spaces that we live and work in, with numerous benefits to our health and well being, particularly with the increasing pressure on green urban space, and the ubiquitous technological presence.

Finally, small areas of flint are proposed in the entrance recesses, both for the communal and individual entrance doors.

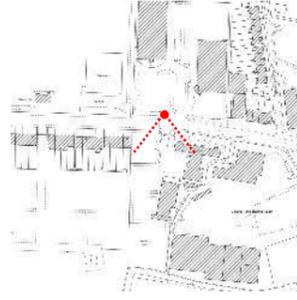
This echoes the use of flint, both on the boundary wall with the cemetery, but also within the fabric of the two extra mural chapels within the cemetery, which are both on a local list of heritage assets. The small areas of flint have been proposed in areas of the building where they can be touched, the tactile properties of the material attracting interaction and connection with the building occupants.



75

5.0 Design

Existing & Proposed Site Views



Photograph looking south from the north side of Victoria Road ~ 1

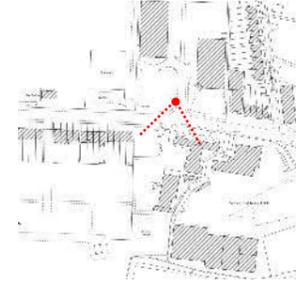


Existing view looking south from the north side of Victoria Road ~ 1



Proposed view looking south from the north side of Victoria Road ~ 1

**BHCC Architecture
& Design.**



Photograph looking south from the north side of Victoria Road ~ 2



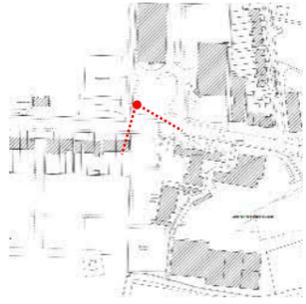
Existing view looking south from the north side of Victoria Road ~ 2



Proposed view looking south from the north side of Victoria Road ~ 2

5.0 Design

Existing & Proposed Site Views



Existing view looking south from the north side of Victoria Road ~ 3



Proposed view looking south from the north side of Victoria Road ~ 3



Photograph looking north east within Portslade Cemetery



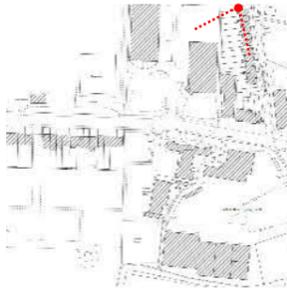
Existing view looking north east from within Portslade Cemetery



Proposed view looking north east from within Portslade Cemetery

5.0 Design

Existing & Proposed Site Views



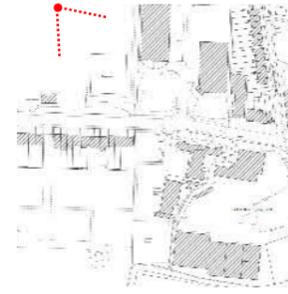
Aerial Photograph of the site - 1



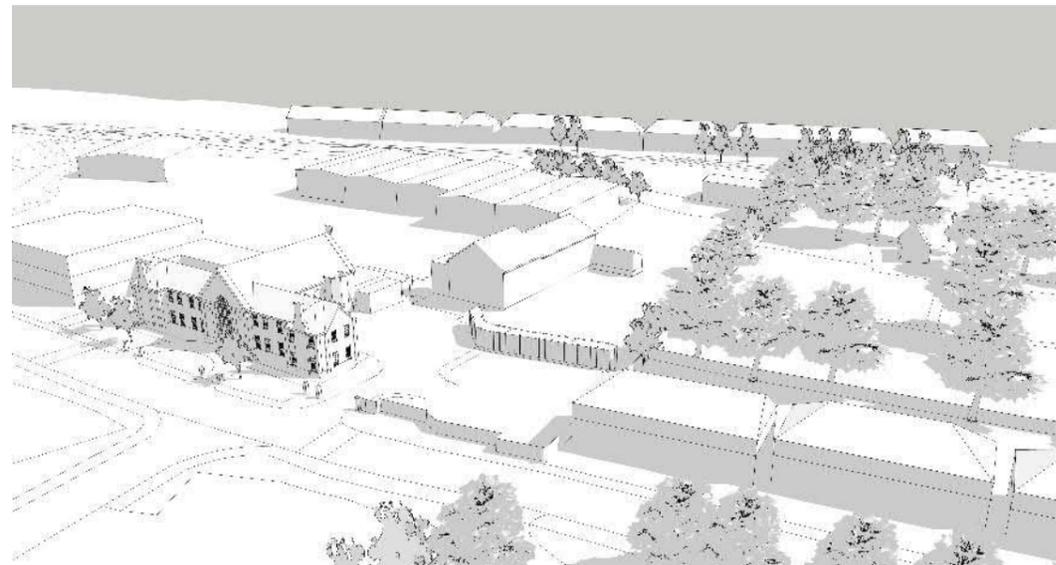
Existing aerial view of the site - 1



Proposed aerial view of the site - 1



Aerial Photograph of the site - 2



Existing aerial view of the site - 2



Proposed aerial view of the site - 2

6.0 Access

Site Access

Vehicle access to the site is from Victoria Road, adjacent to the town hall. We proposed to adjust the existing vehicle opening towards the west to enable a completely separate pedestrian entrance adjacent.

Vehicles entering the site do so directly into a car park, where the parking provision will be split between Portslade Town Hall and the residential development beyond. We propose a split of 7 parking spaces for town hall users, including 2 accessible parking bays, and 26 parking spaces for the residential development., including 4 accessible parking bays. 7 of the car parking spaces will have electric charging provision. 2 motorcycle parking spaces will also be provided. (See separate transport report)

Onward vehicle access to the site is restricted, other than for emergency vehicle access, and weekly refuse collections.. Occasional vehicle access for removals and large deliveries could be made possible on arrangement.

The proposed bin stores are located within 30m of the building entrances, and within 25m of the refuse vehicle route. (Vehicles are able to turn between the buildings.)

Pedestrian access to the site is also from Victoria Road, immediately adjacent to the town hall. The pedestrian entrance to the site will be lined with an avenue of trees and a brick wall, creating a clear and solid division between the vehicle and pedestrian access ways.

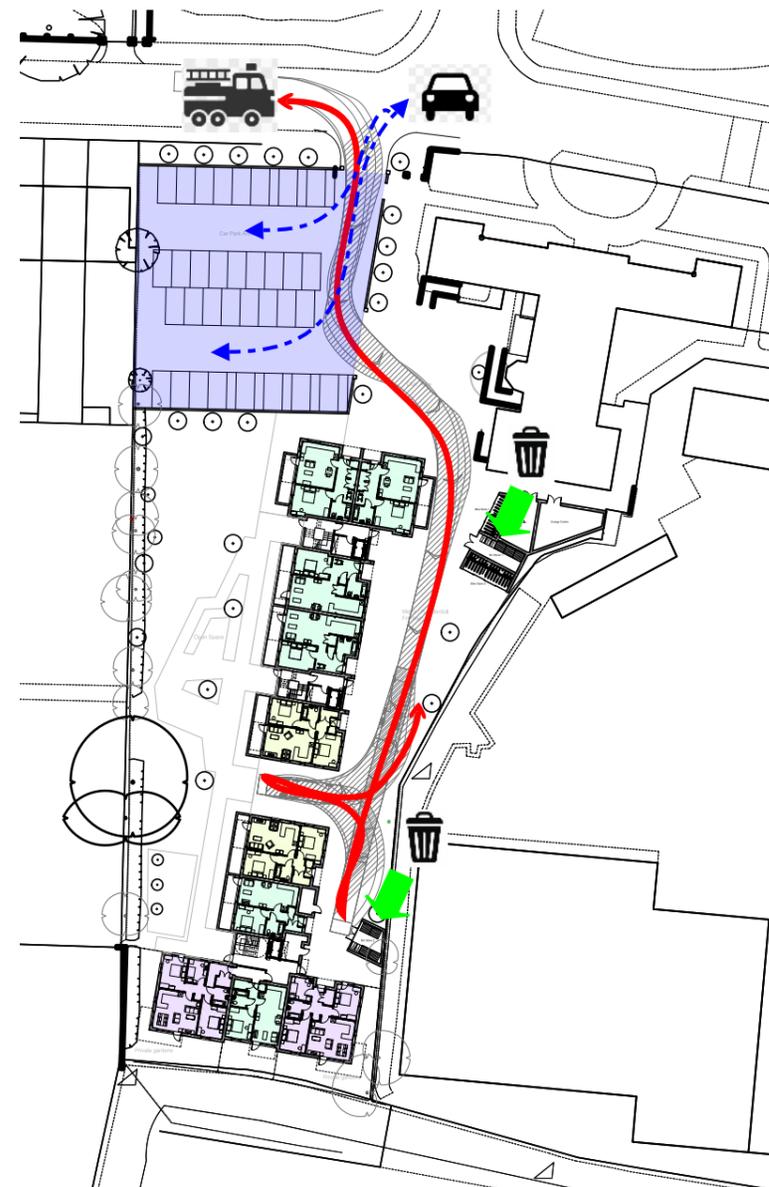
Pedestrians parking in the car park and using the town hall main entrance are able to 'cut through' an opening in the proposed wall at the front of the site and continue onto the existing paths which travel to the front entrance of the building. Pedestrians parking and entering the side and back of the town hall building are also able to cut through the car park towards the rear, emerging directly in front of the distinctive bay window on the west facade of the town hall.

Pedestrians accessing the housing development will pass through the landscaped civic space towards the north and south building where all homes are entered from the 'mews' landscape area to the east of the buildings. Each staircore also has a west facing entrance to enable residents to easily access the beautiful communal gardens beyond.

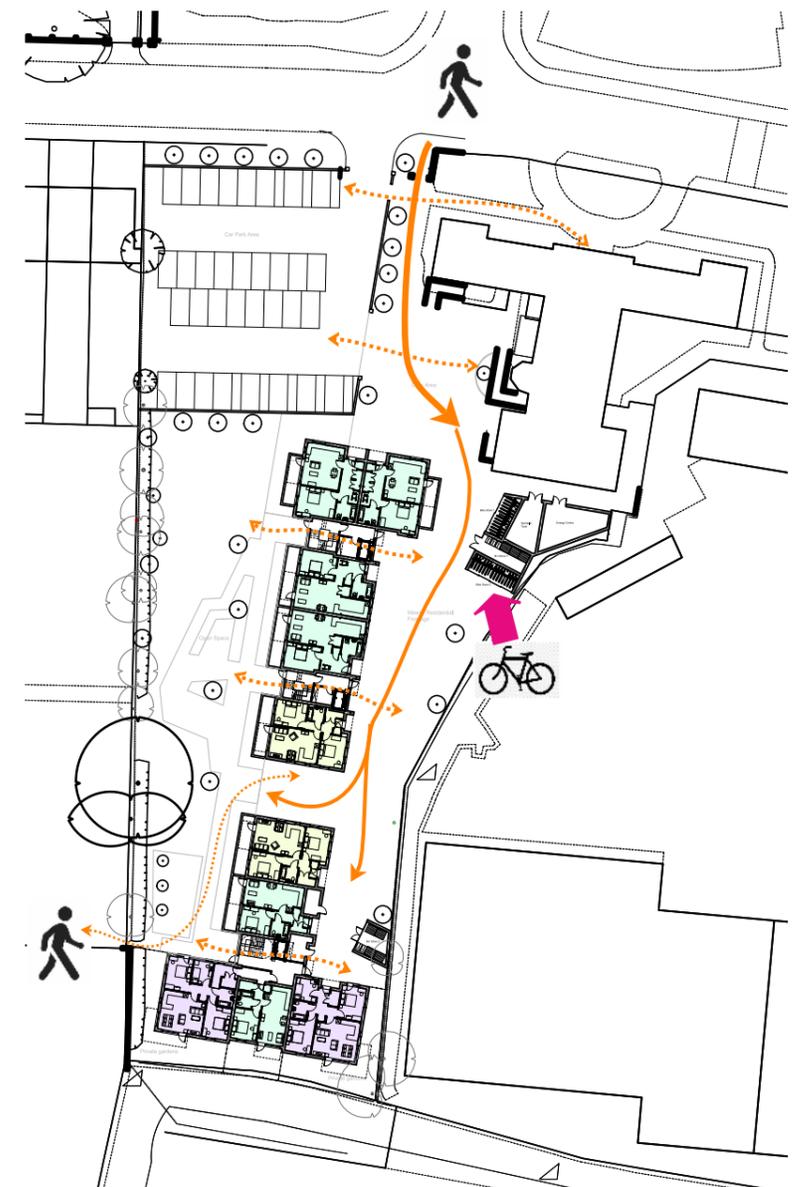
The access to the site terminates in a 'cul-de-sac' type arrangement, allowing no onward movement through the site, promoting a greater sense of security within the site. The arrangement of individual entrances and flats, (rather than communal ways) facing out over the eastern landscaped space facilitates a firm sense of neighbourhood through passive surveillance. There are no blank facades or lifeless elevations where anti social behaviours could arise.

An existing pedestrian gate is located along the boundary with the cemetery, and was previously used by Portslade Bowls Club to allow access to parking within the cemetery. It is proposed that the gate will be retained, which could facilitate the future connectivity and permeability of the site, (and any potential development areas to the east of the site) should the opportunity arise.

Secure storage for bicycles will be provided in locked dedicated stores at the front of the site, facing the north building, and neatly shielded from view from the street by the town hall. These stores are positioned in order not to compromise the emergency / refuse vehicle access but to be in full view of the proposed new homes, and conveniently located close to the entrance / exit to the site.



Vehicle Access



Pedestrian Access

6.0 Access

Building Access

Pedestrian access to both the north and south blocks is from the eastern side of the building, from the predominantly hard landscaped area, characterised as the 'mews frontage' area.

All three building entrances to the communal staircores will provide level access, at a suitable gradient, in strict accordance with the Building Regulations, Part M4 (3).

Similarly, all three communal staircores provide level access to the west of the building, and the communal garden areas.

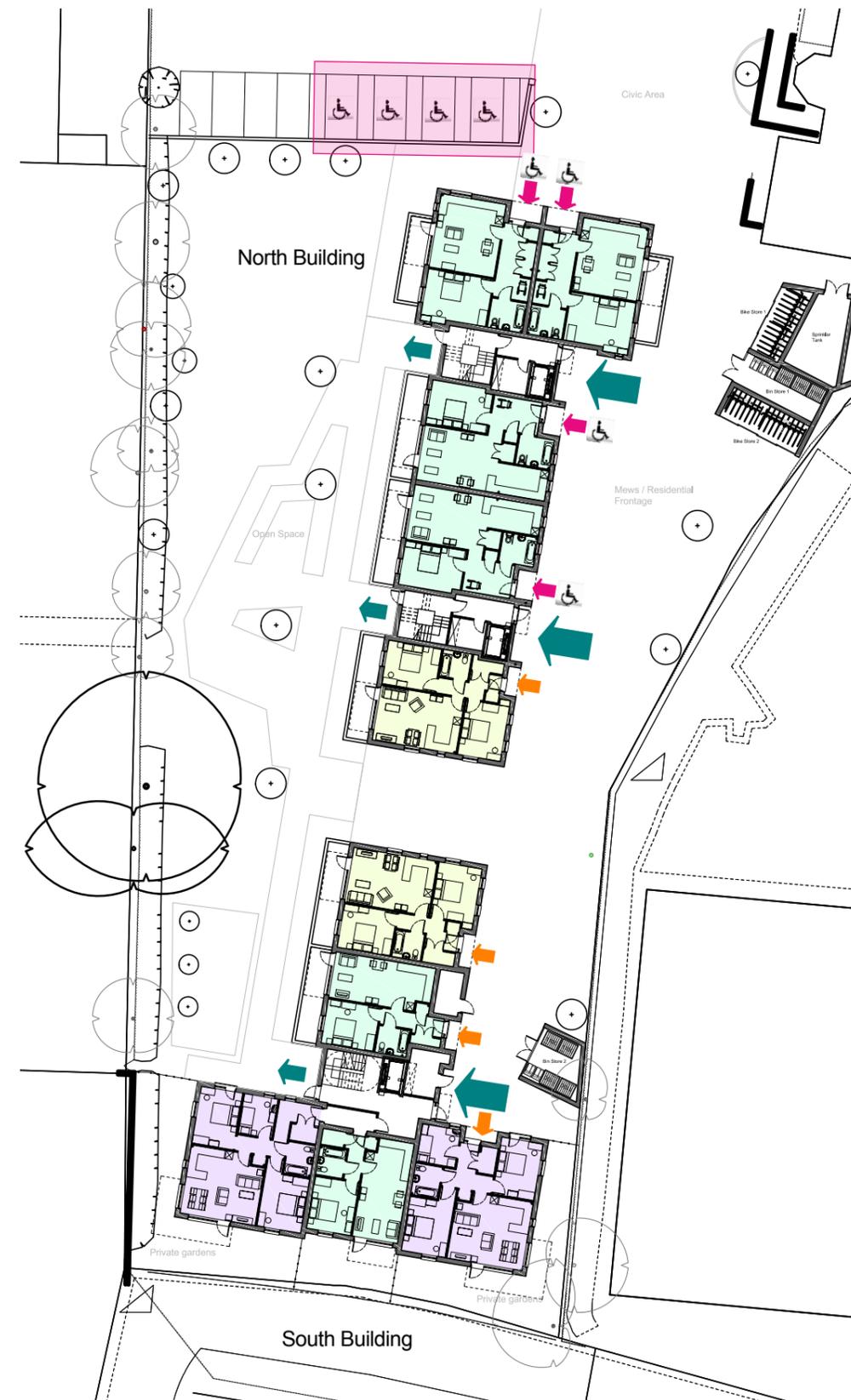
The communal entrances all lead directly into a lift lobby, off which the stairs are accessed, providing quick and efficient access to the upper floors. Each circulation core has a lift to ensure all homes are accessible in strict accordance with Part M4 (2), making all floors accessible to everyone.

At ground floor level four wheelchair accessible homes have been grouped together at the north end of the north buildings, where they are closest to the accessible car parking provision. All wheelchair accessible homes have their own individual, private entrance with level access, which avoids the need for wheelchair users or those with ambulant difficulties to navigate heavy, glazed entrance doors, or heavy fire doors within corridors.

All other ground floor homes which face east or north on the site also enjoy their own individual, private entrance with level access.

All upper floors of the building have simple, repeated circulation, and all home are a short distance from the stair and lift cores.

All communal areas and wheelchair accessible homes have been designed to comply with Part M4 (3). The rest of the building has been designed in strict accordance with Part M4 (2).



7.0 Policy and Consultation

National, Regional and Local Planning Policy

NATIONAL

The National Planning Policy Framework, (NPPF) sets out government planning policy for England.

In order to deliver a sufficient supply of homes, the NPPF states that a sufficient amount and variety of land should come forward where it is needed to significantly boost the supply of homes. Local housing need assessments should inform strategic policies to determine the minimum number of homes needed. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

Major applications for the provision of housing should provide at least 10% of homes to be available for affordable home ownership.

REGIONAL

The South East Regional Strategy was revoked in 2010, with the guidance that local planning authorities will be responsible for establishing the right level of housing provision in their area, and identifying a long term supply of housing land without the burden of regional housing targets.

LOCAL

In developing the scheme the following Planning Policies were reviewed in addition to / association with City Plan Part One:
(The site does not fall into any of the Development or Special Areas as identified within the City Plan Part One.)

H01 Housing sites and mixed use sites with an element of housing

The scheme site is a brownfield site that was the former site of a Neighbourhood Housing Office, and is home to Portslade Bowls Club, their pavilion and green.

The Victoria Road Housing Office closed in 2015 following a period of consultation and a review of how customers access housing services. This review found that the number of people using the office had been declining in recent years and as a result of this decline the council made arrangements to close the Victoria Road Housing Office and move the staff and services to a smaller housing office provision within Portslade Town Hall.

The site has remained predominantly vacant since the closure with ad-hoc use by council maintenance contractors as storage, and guardians residing within the building for security purposes. An informal planning note, and pre-application consultation with the Planning Authority has confirmed the site's suitability for residential development.

H05 Provision of private amenity space in residential development

All proposed homes have the benefit of either a private walled patio space, or private balcony, all a minimum of 1.5m deep.

H013 Accessible housing and lifetime homes

The scheme is proposed with 4 no. dwellings designed to meet the requirements of Building Regulations wheelchair accessible standard M4(3). The wheelchair accessible homes have preferential location on the ground floor with direct access to external private amenity space. This represents 9.5% of the total number of homes provided by the development and 23.8% of the notional 40% Affordable Housing provision required by Planning Policy (40% of 42 units = 16.8 Units, 10% of which should be wheelchair accessible i.e., 2 no rounded up).

All remaining homes (38 no.) are designed to meet the requirements of Building Regulations M4(2) Accessible and Adaptable (Lifetime Homes equivalent).

Site topography allows the development to be supported by relatively level access from Victoria Road. 4 no. wheelchair accessible parking spaces are provided in close proximity to the wheelchair accessible homes.

The proposal is supported by the provision of 3 no. passenger lifts- facilitating a wider range of Mobility Ratings on upper floor levels. Internal flat layouts are developed fully in accordance with the requirements of M4(3) and M4(2).

HO20 Retention of community facilities

The redundant toilet block behind Portslade Town Hall has been closed for several years, and is now only used by arrangement, by Portslade Bowls Club. Public toilets are available within Portslade Town Hall. No community facilities are lost through development of the site and no changes are proposed to Portslade Town Hall.

HO21 Provision of community facilities in residential and mixed use schemes

The site is well served by provision of local community facilities, including Portslade Town Hall, immediately adjacent.

CP1 Housing Delivery

We are proposing 42 quality new homes for affordable council rent on a previously developed site, contributing to the creation of a mixed and sustainable community. The site is not within a Development Area, but lies within the built up area.

CP8 Sustainable Buildings

Refer Sustainability Checklist included within the Application submission.

Efficiency of the scheme has been assessed and the design incorporates measures to reduce CO2 emissions by delivering a 19% improvement against Building Regulations. The design also incorporates measures to reduce water consumption and measures to reduce surface water runoff. Rainwater will be harvested to maintain the living walls. Where possible materials are selected to minimise overall energy consumption and raw material waste.

From conception the layout and orientation has been carefully considered, and the design makes best use of daylight and sunlight. A simple form and repetitive floor plan makes best use of the site and resources. Building orientation and layout maximises the use of natural ventilation and large windows provide good levels of daylight to habitable rooms with shading provided to south and west facing elevations through the use of projecting balconies to avoid unwanted solar gain. None of the proposed homes have a single north aspect, and all 2 and 3 bedroom homes are double, or triple aspect.

Production of renewable energy

The development is likely to be heated, and hot water provided, by a ground source heat pump. We are also proposing photovoltaic panels at roof level. These will have no detrimental impact on the amenity of the occupiers. The requirements are established through technical assessment within the SAP Energy Report and specialist proposals are being developed in order to confirm and ensure that this is deliverable.

Minimisation and re-use of construction industry waste

The contractor will be required to provide a Construction Waste Management Plan with recycling to minimise landfill waste.

Waste management

The development proposal allows adequate recycling and waste facilities. BHCC CityClean have been involved in during design development stage in order to give advice on capacity and locations of the waste stores. Refuse and recycling facilities are enclosed in hard surfaced, screened and landscaped areas close to the communal entrances of both buildings. Waste collection will be by communal street bins- in accordance with CityClean's current strategy within the Bates Estate. The recycling 'drop site' at the front of the site on Victoria Road will be removed, as recommended by Cityclean.

7.0 Policy and Consultation

National, Regional and Local Planning Policy

Local (cont'd)

CP9 Sustainable transport

Refer to separate Transport Report submitted as part of the Application.

The site is located in a highly accessible and sustainable location. The close proximity of local public transport, good quality pedestrian and cycle infrastructure, will serve to encourage and facilitate sustainable travel choices by future residents.

Parking at the site is to be provided at a ratio of 0.6 spaces per dwelling. The development parking will include 4 disabled user bays allocated to the 4 wheelchair accessible flats, and one additional disabled bay for use by ambulant disabled users and visitors as is consistent with BHCC SPD 14. Within the proposed car park area are 7 spaces allocated for users of the town hall, including 2 disabled bays.

The development parking demand is expected to be fully accommodated within the proposed car park at the front of the development. Demand for parking at the town hall is minimal and it is not expected that the proposed car parking arrangements will cause displacement.

CP10 Biodiversity

Refer to Ecology Report submitted as part of the Application.

Bird and Insect boxes will be incorporated in the scheme as per the recommendations of the Ecology Report. Planting design and the living walls within the scheme will aim to improve bio-diversity in terms of attractiveness to insect and pollinators.

CP11 Managing Flood Risk

Refer to Flood Risk Assessment and Drainage Strategy submitted as part of the Application.

The site is not in an area of flood risk and all surface water generated within the site will be addressed and managed within the boundary of the site, ensuring that the development will not increase the risk of flooding, or surface water runoff.

CP12 Urban Design

Urban design issues including scale, mass and height of the proposal are addressed within the submitted Design & Access Statement.

Urban design methodologies have been carefully considered during the development of this scheme. We propose to enhance the setting of the town hall on the streetscape by allowing space around the building, with careful landscaping. The mass, height and location of the buildings have been executed to improve the quality, legibility and accessibility of both the public realm around the town hall, and the areas of open space, (cemetery and recreation ground) around the site.

The design seeks to provide a positive and confident contribution to Victoria Road, through the use of high quality materials and simple detailing, whilst remaining subordinate to the town hall as the historic and architectural focus of the street.

The proposed development does not have an impact on any strategic views.

CP12/13 Crime prevention through environmental design

The scheme has been designed in line with Secure by Design requirements in order to minimise opportunities for crime and will be developed further in consultation with local residents. The arrangement of the buildings allows no 'through route,' to minimise the opportunity for crime. Low level amenity lighting will further reduce this opportunity in the area.

The car parking area, bicycle stores and paths are all in visual connection with active rooms of the flats or the neighbourhood more generally. Visual connection from the street frontage or civic space is maintained towards common amenity spaces surrounding the building.

**BHCC Architecture
& Design.**

CP14 Housing Density

The Victoria Road site is proposed at a density of approx 87 units per hectare (42 units / site area 0.485 Ha). The development meets the requirements of the Affordable Housing Brief, and is served by public transport on Old Shoreham Road, and Boundary Road, including nearby Portslade Station for local and regional train services. Many walking and cycling routes are located close to the site. Local services are available on Boundary Road and Trafalgar Road, and amenities in the local area include shops, doctors surgeries, community centres and Portslade Library, located on Old Shoreham Road. The design of the scheme promotes the use of bicycles by providing secure bike stores adequate to the number of future residents, together with visitors cycle parking close to the scheme entrance.

The proposed density reflects the neighbourhood's positive characteristics, and will contribute towards creating a sustainable neighbourhood.

CP15 Heritage / HE10 Buildings of local interest

Refer to Heritage Statement and Desk based Assessment Report submitted as part of the Application.

Listed Buildings

There are no listed buildings on the site and the site is not located within a Conservation Area. However Portslade Town Hall is on a local list of heritage assets, as are the extra mural chapels within Portslade Cemetery, adjacent.

The scheme has been developed carefully, and guided by our desire to conserve and enhance the setting of the Portslade Town Hall, which will be vastly improved by the new landscaped areas, including a landscaped car parking area which is now set away, and remote from, the immediate building perimeter. The buildings are set well back from the front building line of the town hall, and sit as a development beyond the heritage asset.

Views to and from both the town hall and the closest extra mural chapel in the cemetery have also been subject to close attention as the scheme has developed.

Archaeology

The proposal site lies outside any Archeological Notification Area. A Desk Based Archeological Assessment has been carried out and report submitted in support of the Application.

CP16 Open Space

There is currently an area of Open Space adjacent to the vacant housing office, formerly used as a practice green for Portslade Bowls Club, and the bowling green at the rear of the site, also deemed to be Open Space. This development includes significant areas of good quality Open Space, varied in its nature, which will be maintained around the buildings. It also retains, (and creates) strong visual links between the existing Open Space of the cemetery, the proposed Open Space around the development and Victoria Road and the town hall. Strong visual links between the town hall and Victoria Recreation Ground are also maintained. Public access to and around the town hall will be optimised.

(The relocation of Portslade Bowls Club onto Victoria Recreation Ground - see application BH2019/01804 - will provide a significant and demonstrable long term enhancement to public open space in the area.)

CP19 Housing Mix

The unit mix for this development has been identified in order to meet the Affordable Housing Brief. Although the mix was questioned at Design Panel Review stage, both members and council officers were consulted on a deviation from the published mix, and agreed that this scheme should comply with the Affordable Housing Brief. The development contains 14 one bed / 2 person flats (33%), 18 two bed / 4 person flats (43%) and 10 three bed / 5 person flats. (24%) 4 of the one bed / 2 person flats are wheelchair accessible.

The size of all units meets the new national minimum standard requirements. (27th of March 2015)

7.0 Policy and Consultation

National, Regional and Local Planning Policy

Local (cont'd)

CP20 Affordable Housing

The scheme has been submitted to Housing Committee and approved as 100% Affordable Rent- in excess of the minimum affordable housing provision as set out in Planning Policy.

All homes will be built to comply with Part M(4) 2 of the building regulations. A further 4 homes will be built to the more onerous Part M(4) 3 standard, for wheelchair user dwellings.

QD5 Design - street frontages

The (north) Victoria Road facing elevation of the north building addresses the street positively with individual entrances to homes and Juliet balconies creating a lively, symmetrical elevation, characterised by its location adjacent to the town hall. No blank elevations are proposed.

QD15 Landscape design

Refer to Landscape Plan and Strategy document submitted with the Application.

The landscape design for this development has been given significant consideration, and indeed structures the place. The landscape design has been carried by a qualified landscape designer, who has adhered to our brief to create distinct character areas on the site, which vary between public, civic, private and communal.

The landscape design includes suitable open space provision, high quality planting and surfacing materials, and effective use has been made of existing landscape features on the site, including the mature trees and hedgerow which line the boundary between the site and the cemetery.

QD16 Trees and hedgerows

Refer to Arboriculture Report submitted with the Application.

This report identifies existing trees for retention and those removed for arboricultural management reasons or to facilitate development. The setting of retained trees including ground scape immediately surrounding them will be enhanced by the development and they will continue to provide a focal point in the development of soft landscape and public realm designs.

QD18 Species Protection

Refer to Preliminary Ecological Appraisal and associated reports submitted with this Application.

A qualified Ecologist produced the PEA in October 2018, which identified nesting birds, and the possibility of roosting bats, which was subsequently ruled out by further survey work. It also identified a minor potential for reptiles within a compost heap and brash pile. Measures will be taken to avoid any harmful impact of the development on such species, should they be found.

QD25 External lighting.

Proposals for external lighting will work in harmony with existing and surrounding lighting and create a balance between light and shadow which avoids both over-lighting and under-lighting.

QD27 Protection of amenity

The design has been carefully considered to protect the amenity of surrounding dwellings and to cause no material nuisance or loss of amenity. It is located a sufficient distance from the adjacent dwellings so as not to cause major shading loss of light or privacy to private areas and not to be overbearing on the adjacent dwellings or gardens. The mature trees which line the rear of the gardens of homes along Victoria Road, and the boundary between the site and the cemetery, prevent any oblique overlooking.

The proposed residential use creates no detrimental impact or risk to human health.

SU3 Water resources and their quality

Refer to Flood Risk Assessment and Drainage Strategy submitted with this Application.

The site is located within EA Flood Zone 1 with an elevation of 13 - 15m AOD across the site. The overall aquifer underlying the site has been categorised as being a 'Major Aquifer - High,' with regards to Ground Vulnerability Zones, but is not shown to be within an EA designated Ground Water Source Protection Zone. Rainwater runoff from roof areas and pedestrian access is considered to be at very low risk of containing contaminants and does not require any pollution control to be implemented prior to discharge, outside of the removal of gross solids and sediments only. Existing ground condition assessments have shown that on-site contamination risks are considered low with no identification of historic site use or elevated levels of contamination identified that would lead to concern. Design of piled foundations and drainage systems will never-the-less be considered and carried out accordingly in order to prevent the transfer of contaminants or pollutants through to the watercourse.

SU5 Surface water and foul sewage disposal infrastructure

Refer to Flood Risk Assessment and Drainage Strategy submitted with this Application.

The development will be connected to the existing foul water sewer close by. The proposed surface water drainage strategy is submitted within the Planning Application.

SU8 Unstable land

The development is not on unstable land.

SU9 Pollution and noise control

The development is residential and does not introduce causes of pollution or that are a noise nuisance.

SU10 Noise nuisance

Refer to Noise Assessment submitted with this application.

Residential development will not create a noise nuisance on neighbouring properties and is a similar use and nature of the surrounding area. Recommendations in terms of façade and ventilation design will be implemented in order to protect the amenity of building occupiers from potential noise nuisance generated by the railway line.

SU11 Polluted lands and buildings

Refer to Desktop Site Investigation report submitted with this Application.

The development is on a brownfield site.

SU12 Hazardous substances

The proposal does not involve the storage or use of hazardous substances being wholly residential.

7.0 Policy and Consultation

Consultation - Building Users, Local Residents and Councillors

Consultation

Following our earliest feasibility study for housing in this location, the proposal to build on the full site to include the bowling green was born out of early consultation with Portslade Bowls Club. By building a new fit-for-purpose Sports Pavilion with bowling green on the recreation ground, (see pages 12 and 13) we have been able to release a much larger and more coherent site for much needed affordable housing within the City. (See planning application reference, BH2019/01804 for details of all consultations undertaken for the wider project)

From an early stage in the process, Portslade Bowls Club have been engaged, as have the local ward councillors.

We have also engaged with Friends of Victoria Park, a local residents group, and with nearby business Endeavour Holdings who occupy the commercial premises adjacent to the east and south of the proposed housing site. All consultees are in support of both the housing scheme, and the improvements to the recreation ground.

On Thursday 4th July, 2019, we held a public consultation between 3pm and 7.30pm at Portslade Town Hall. Letters were sent to local residents, businesses and ward councillors, and staff and users of Portslade Town Hall were also encouraged to attend, to view the proposed plans, speak to the architect, council staff and the contractor. A steady flow of people attended the exhibition and we were able to speak to many local residents and interested parties. Residents were invited to complete a questionnaire, or to go online and give feedback following the session. Council officers made notes of individual points raised and added them to the exhibition boards on sticky notes as a 'live' capture of the discussions which took place.

The feedback from the consultation was positive, with many local residents interested and delighted by the building design. The proposal to regenerate both this site and the recreation ground with the wider improvements was very well received.

The main concerns expressed were in relation to car park controls, and traffic along Victoria Road in general. The proposed car parking provision has been carefully reviewed following the new management of the town hall parking areas earlier this year, which has resulted in a massive reduction in car park users. Please see the separate transport report for further details.

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Consultations

6th Jul 2017 - Initial Bowls Club Meeting

23rd Apr 2018 - Meeting with Friends of Victoria Rec

5th Apr 2019 - Meeting with Endeavour Holdings (commercial neighbour)

23rd May 2019 - Sports Pavilion Public Consultation @ Portslade Town Hall

4th July 2019 - Public Consultation @ Portslade Town Hall (pictured, left)

6.0 Summary



This application is being brought forward by Brighton and Hove City Council. It provides urgently required affordable rented homes to meet the city's housing need.

It makes good use of a redundant housing office site, with a well considered and positive scheme in a vibrant part of the city, close to amenities, transport links and plenty of open space. The development of sites such as this land adjacent Portslade Town Hall is essential if the council is to meet its targets for new homes within Brighton and Hove.

Consultation has been undertaken with Planning, other Council Departments and local residents prior to the application being lodged. The early scheme was subject to a Design South East Panel Review as part of the planning process, following which recommendations have been taken on board and significant modifications have been made to the design.

Proposals have been considered and approved by the council's Housing Committee.

The proposals are for the provision of 42 flats which include 4 wheelchair accessible homes. All flats above ground level are served by a lift. The mix of homes will accommodate a wide range of occupants, including those with mobility issues, creating a rich and varied community. The new flats may also provide opportunities for residents to 'down-size' and free up much needed family homes in the city.

This scheme is characterised by good design principles, with a site-specific scheme that provides affordable housing which is indistinguishable from private housing, and which will be a fully integrated part of the community.

The design respects the presence of Portslade Town Hall as a solid example of a building of its scale and period, which forms an important point of interest on the otherwise eroded streetscape. Improvements are being made in the pedestrian entrance to, and landscaped spaces around, the town hall. The scheme has been shaped to maintain key visual links between the town hall, street and cemetery, and the amenity, privacy and security of adjacent dwellings.

This high quality design incorporates measures to reduce CO2 emissions by delivering a 19% improvement against Building Regulations to deliver energy efficient and sustainable flats.

The proposal makes adequate provision for onsite parking and will not adversely impact traffic flows and parking on surrounding streets. It also makes provision for cycle usage.

This collaborative design sees a quality development set in a superb landscaped setting, with the creation of a place which will enhance the lives of those who will live there and maximise the integration with the existing place.

Taking this information into account we request that development control support this application and recommend approval to the Planning Committee.

