

1 Withyham Avenue

BH2021/01394



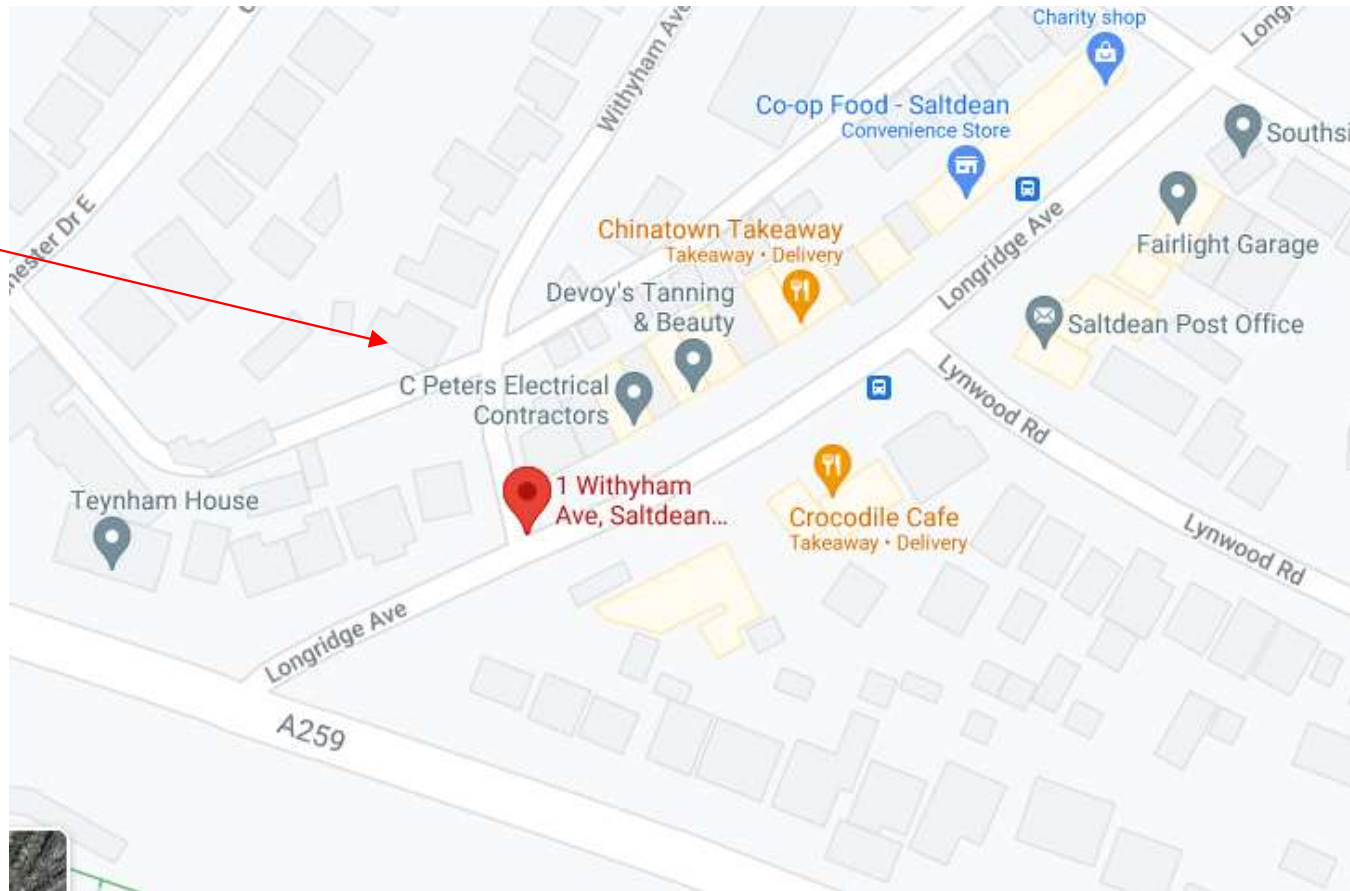
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Application Description

- Demolition of existing detached dwellinghouse and erection of part one, part two and part four-storey building comprising seven flats (C3) and undercroft parking area.
- Amended Scheme – Affordable Housing Contribution not viable
- Note: principle of development has already been agreed by Committee, subject to s106

Map of application site

Site



Existing Location Plan



Site Location Plan
Scale: 1:1250



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Proposed Location Plan



Aerial photo of site

Site



3D Aerial photo of site

Site



Front of property as existing



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Rear of property



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View from north of site looking south

Site



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Properties to rear of site



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Opposite site – rear of properties fronting Longridge Avenue



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View from junction with Longridge Avenue

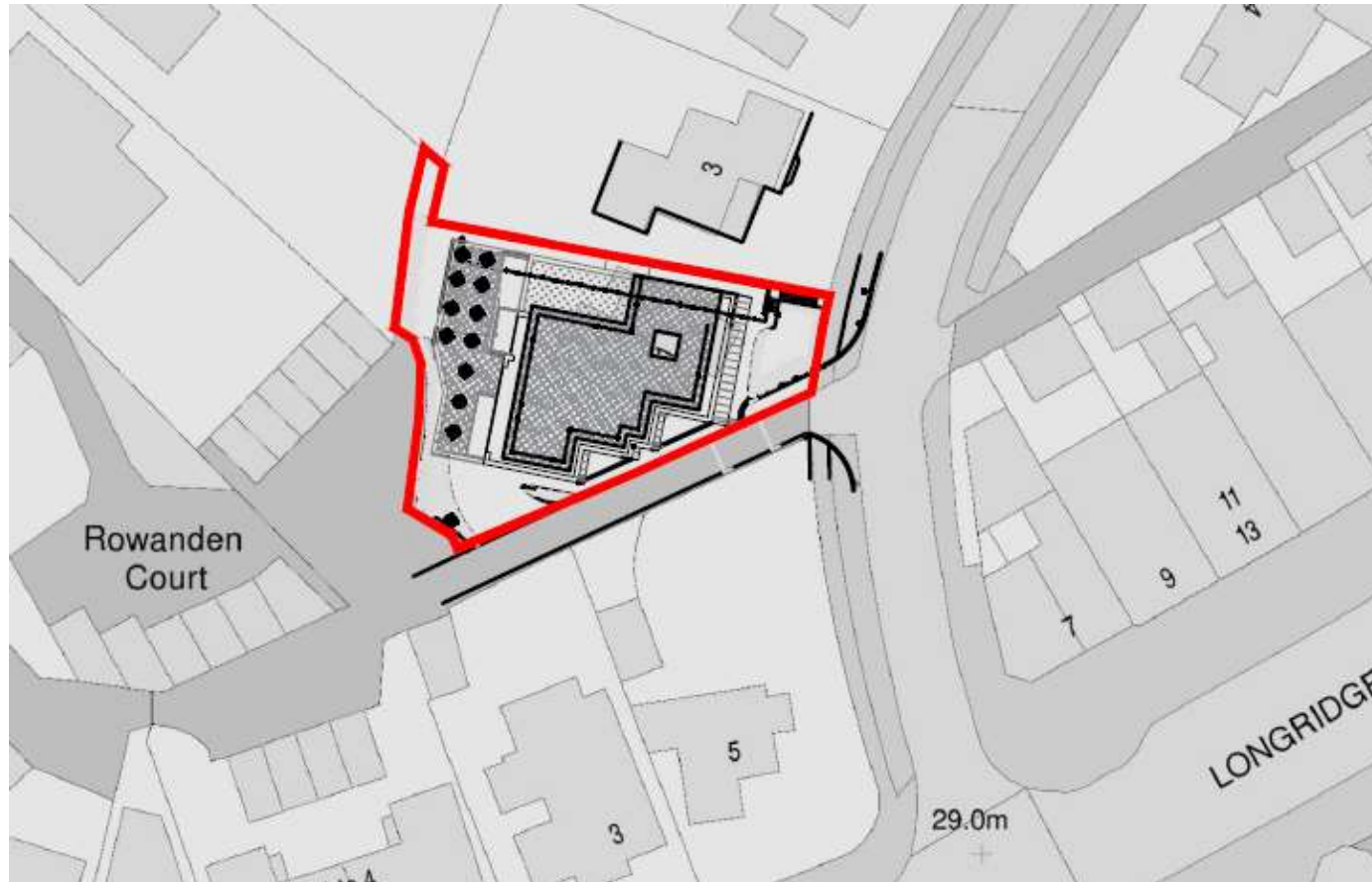


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Context with no. 3 Withyham Avenue (to north of site)



Proposed Block Plan



Proposed Front (east) Elevation



Proposed East Facing Front Elevation
Scale: 1:50

MATERIALS KEY

1. VM ZINC STANDING SEAM PANEL IN ANTHRA-ZINC
2. VM ZINC FASCIAS AND ZINC GUTTERING
3. ALUMINIUM COPING PROFILE
4. GREEN ROOF
5. BLACK POWDER COATED ALUMINIUM DOORS AND WINDOWS
6. 50 X 10mm BLACK STEEL BALUSTRADE
7. MYSTIQUE BRICK, AS USED ON CHELSEA ACADEMY, BY NR TAYLOR, FLUSH LIGHT COLOURED MORTAR.
8. WIENERBERGER, SMOOTH GREY AVENUE BRICK
9. CONTEMPORARY TIMBER DOORS
10. GLU-LAMINATED TIMBER FINS AND GLASS CANOPY
11. BLACK POWDER COATED ALUMINIUM LETTERING



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Proposed Rear (west) Elevation



MATERIALS KEY

1. VM ZINC STANDING SEAM PANEL IN ANTHRA-ZINC
2. VM ZINC FASCIA'S AND ZINC GUTTERING
3. ALUMINIUM COPING PROFILE
4. GREEN ROOF
5. BLACK POWDER COATED ALUMINIUM DOORS AND WINDOWS
6. 50 X 10mm BLACK STEEL BALUSTRADE
7. MYSTIQUE BRICK, AS USED ON CHELSEA ACADEMY, BY NR TAYLOR, FLUSH LIGHT COLOURED MORTAR.
8. WIENERBERGER, SMOOTH GREY AVENUE BRICK
9. CONTEMPORARY TIMBER DOORS
10. GLU-LAMINATED TIMBER FIN'S AND GLASS CANOPY
11. BLACK POWDER COATED ALUMINIUM LETTERING

Proposed West Facing Rear Elevation
Scale: 1:50

Proposed North Elevation



- MATERIALS KEY
1. VM ZINC STANDING SEAM PANEL IN ANTHRA-ZINC
 2. VM ZINC FASCIAS AND ZINC GUTTERING
 3. ALUMINIUM COPING PROFILE
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 8. WIENERBERGER, SMOOTH GREY AVENUE BRICK
 9. CONTEMPORARY TIMBER DOORS
 10. GLU-LAMINATED TIMBER FINS AND GLASS CANOPY
 11. BLACK POWDER COATED ALUMINIUM LETTERING

Proposed West Facing Rear Elevation
Scale: 1:50

Proposed South elevation

- MATERIALS KEY
1. VM ZINC STANDING SEAM PANEL IN ANTHRA-ZINC
 2. VM ZINC FASCIAS AND ZINC GUTTERING
 3. ALUMINIUM COPING PROFILE
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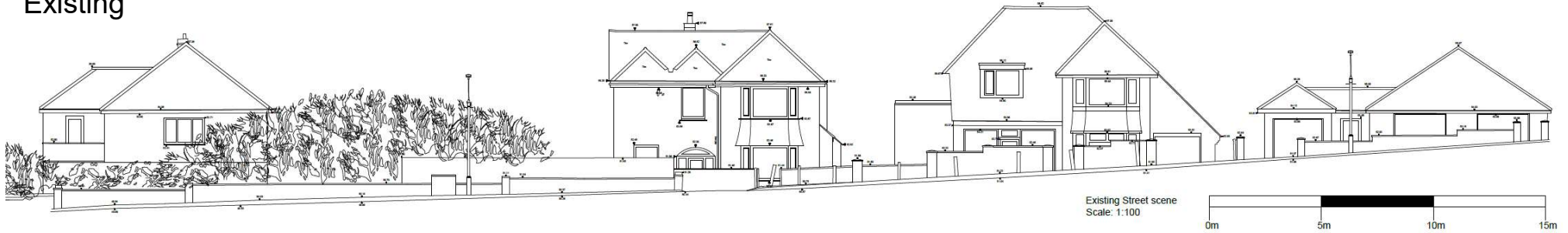
Proposed South Facing Gable Elevation



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Contextual Front Elevation

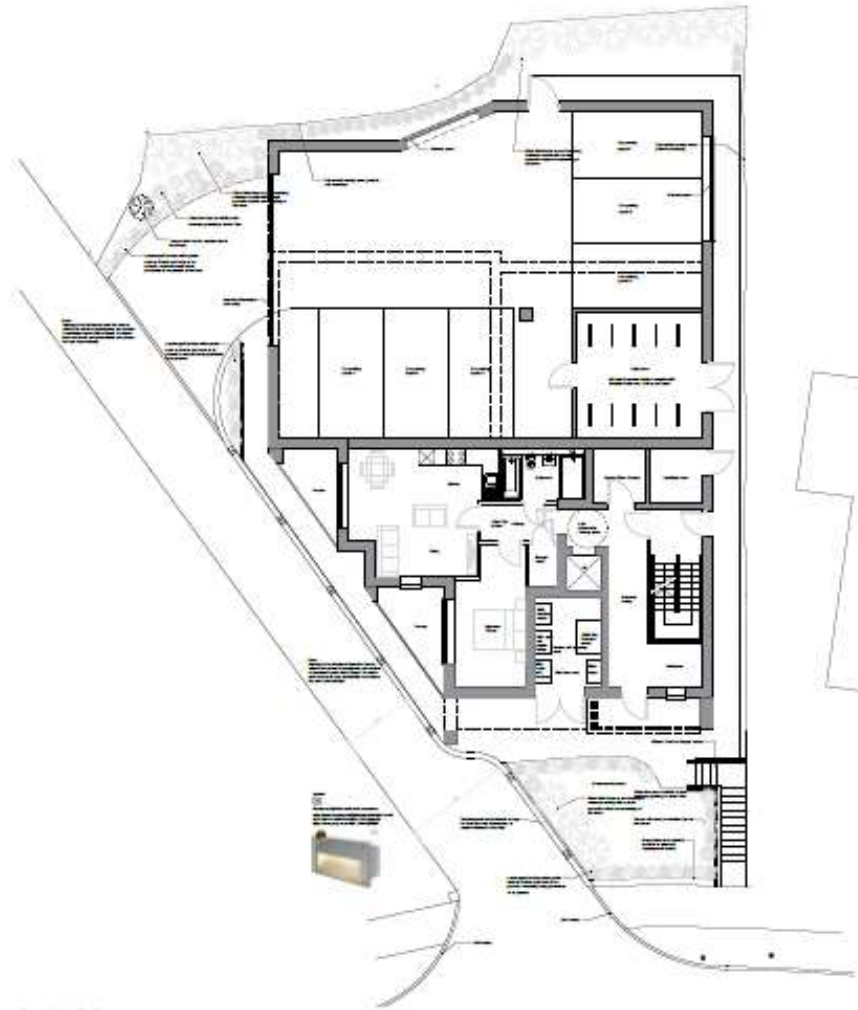
Existing



Proposed



Proposed Ground Floor Plan



Accommodation Schedule;

Ground Floor;

1 x 1 bed flat - 51.3sqm²

First Floor;

1 x 1 bed flat - 55.7sqm²

1 x 2 bed flat - 61sqm²

1 x 2 bed - 63.5sqm²

Second Floor;

1 x 1 bed flat - 55.7sqm²

1 x 3 bed flat - 86.4sqm²

Third Floor;

1 x 3 bed flat - 86sqm²



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Proposed 1st floor plan



Accommodation Schedule;

- Ground Floor;
1 x 1 bed flat - 51.3sqm²
- First Floor;
1 x 1 bed flat - 55.7sqm²
1 x 2 bed flat - 61sqm²
1 x 2 bed - 63.5sqm²
- Second Floor;
1 x 1 bed flat - 55.7sqm²
1 x 3 bed flat - 86.4sqm²
- Third Floor;
1 x 3 bed flat - 86sqm²



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Proposed 2nd floor plan



Proposed Ground Floor Plan
Scale: 1:50

Accommodation Schedule;

Ground Floor;

1 x 1 bed flat - 51.3sqm²

First Floor;

1 x 1 bed flat - 55.7sqm²

1 x 2 bed flat - 61sqm²

1 x 2 bed - 63.5sqm²

Second Floor;

1 x 1 bed flat - 55.7sqm²

1 x 3 bed flat - 86.4sqm²

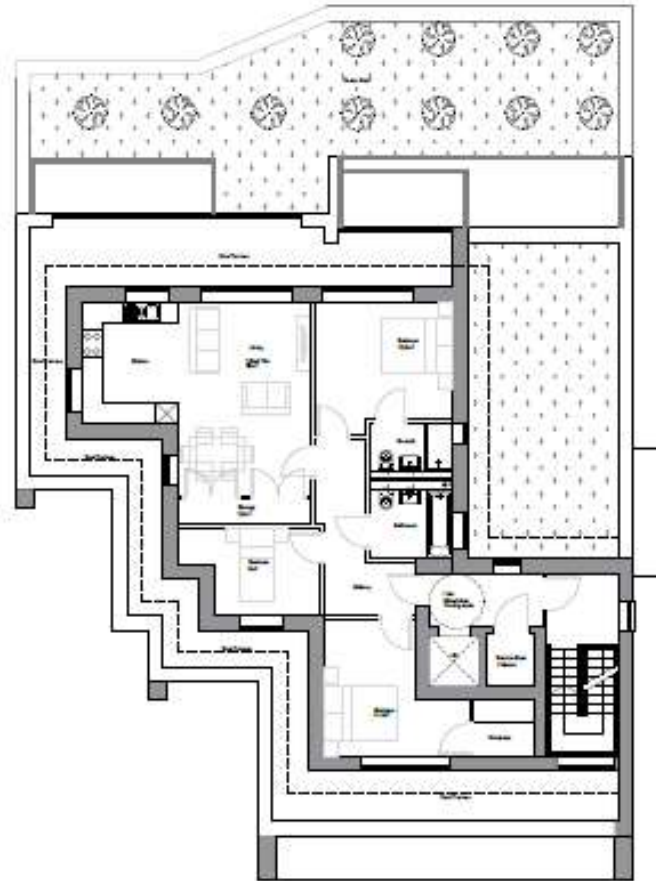
Third Floor;

1 x 3 bed flat - 86sqm²



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Proposed 3rd floor plan



Accommodation Schedule;

Ground Floor;

1 x 1 bed flat - 51.3sqm²

First Floor;

1 x 1 bed flat - 55.7sqm²

1 x 2 bed flat - 61sqm²

1 x 2 bed - 63.5sqm²

Second Floor;

1 x 1 bed flat - 55.7sqm²

1 x 3 bed flat - 86.4sqm²

Third Floor;

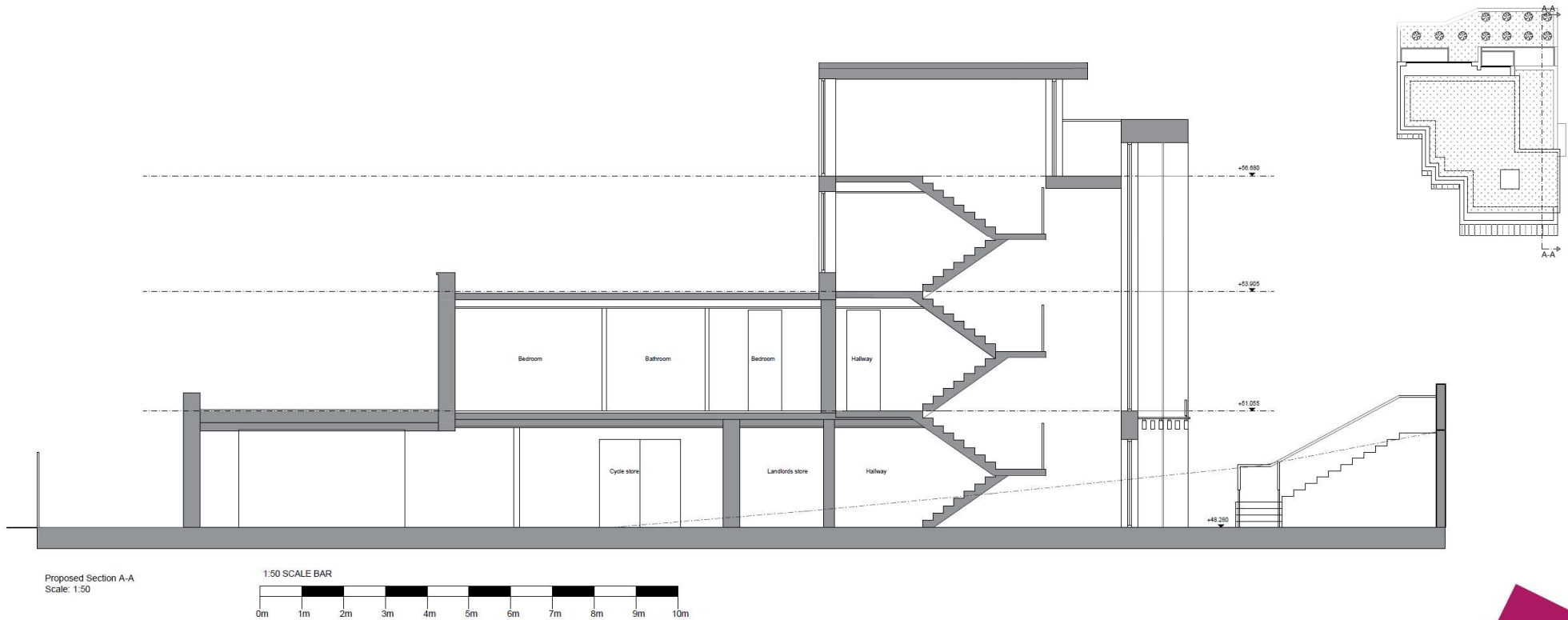
1 x 3 bed flat - 86sqm²



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Proposed Site Section(s)

25



300C

Proposed Brick (Mystique bricks (no 7 in material schedule)



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Proposed Visuals – view from front (south)



27

ID

Proposed Visuals: view from rear (west)



Proposed Visuals – view from front(east)



No. 3 Withyham Avenue

Proposed Visuals – rear elevation



Key Considerations in the Application

- Principle of proposal
- Design and Appearance - impact on character and appearance of the site and wider area
- Impact on neighbouring amenity
- Standard of accommodation
- Transport/highways impacts

S106 table

- The S106 legal agreement will include a Review Mechanism to reassess the viability of the scheme close to completion in order to, where possible, secure up to a policy compliant level of affordable housing via an off-site financial contribution.

Conclusion and Planning Balance

- Considered acceptable in principle
- Provision of additional residential units (6 net) – 3 x 1 bed, 2 x 2 bed and 2 x 3 bed
- Public benefit from CIL contribution (£90,104)
- Design, height scale and massing considered acceptable for site and wider area
- Good standard of accommodation proposed
- No significant adverse harm to neighbours – subject to conditions
- No transport/highway impacts – subject to conditions

Recommendation – Approval subject to completion of S106 agreement for affordable housing Review Mechanism

