

Palmer And Harvey House, 106-112 Davigdor Road

BH2021/02014



Brighton & Hove
City Council

Application Description

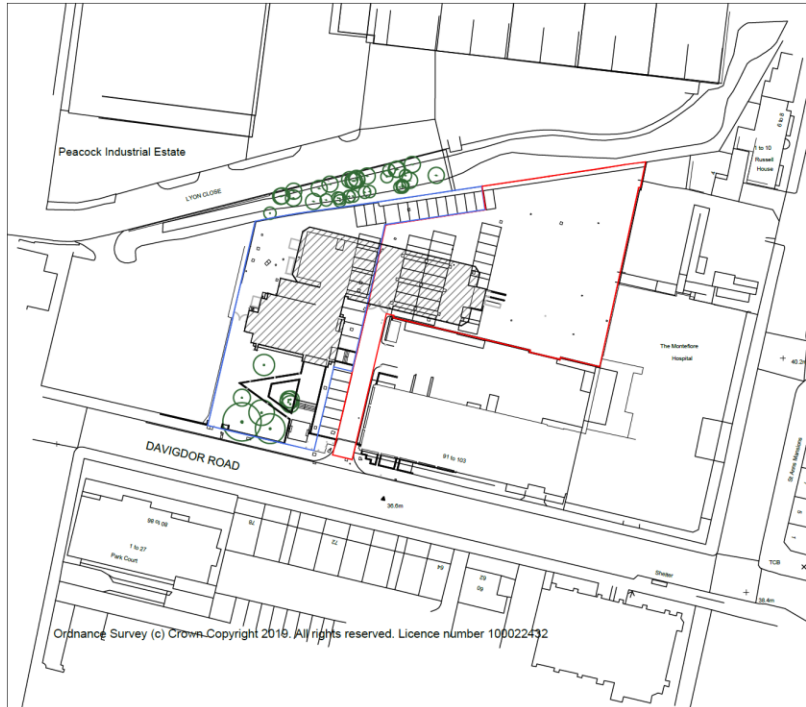
Erection of eight storey building on land to rear of P&H House comprising residential flats (C3) and commercial/office floorspace (Class E) at ground floor, with associated landscaping works. For information: proposal is for 39no flats.

Map of application site



Application Site

Existing Location Plan



1 SITE LOCATION PLAN
SCALE 1:1250 @ A1

1:1250 @ A1 / 1:2500 @ A3

metres 20 40 60 80 100



Aerial Context of Site

Peacock Industrial Estate

Land at Lyon Close

Montefiore Hospital

Artisan 121-123 Davigdor Road

113-119 Davigdor Road

Palmer and Harvey (P&H) House

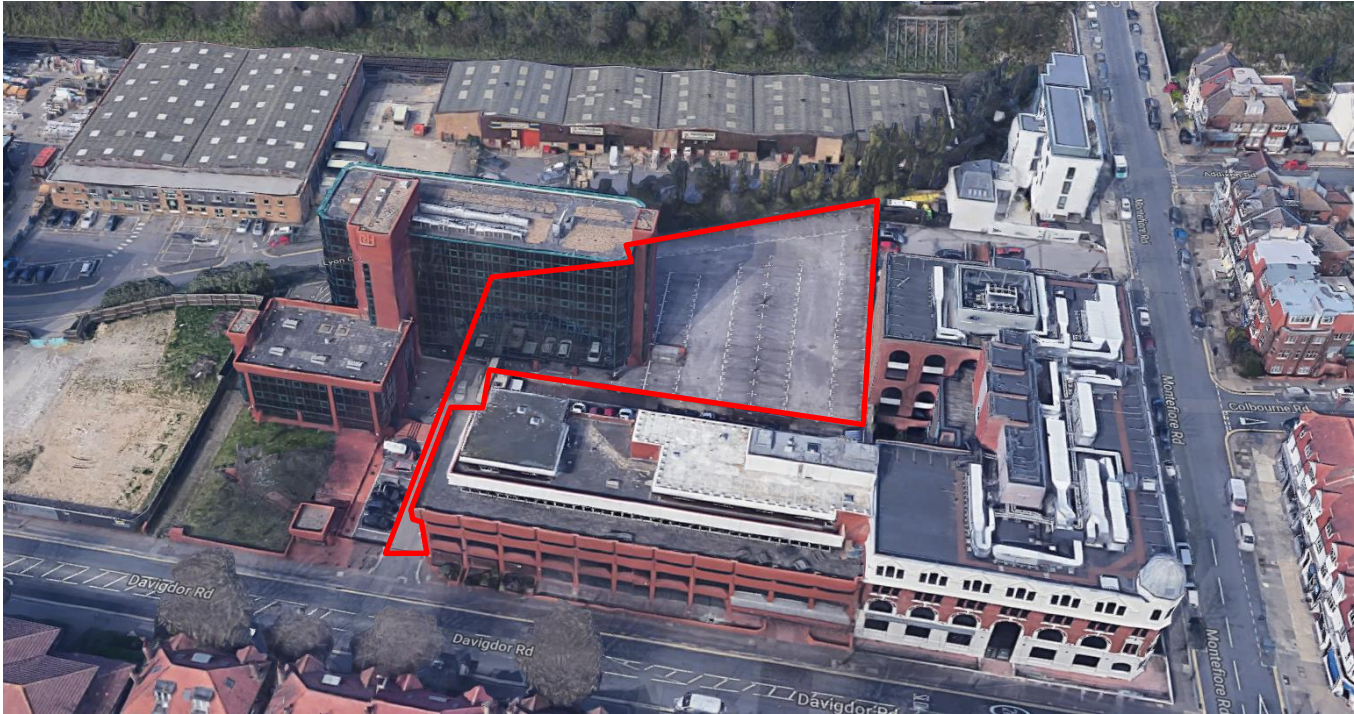
Preece House



Aerial photo(s) of site



3D Aerial photo of site



City Plan Part 2 – Policy SSA3: Land at Lyon Close, Hove



Allocated for comprehensive mixed use redevelopment to deliver more effective and coordinated use of the whole site. Development/ redevelopment across the allocated site will deliver the following:

- the retention/ replacement of a minimum of 5,700 sq m net B1a office floorspace through mixed use development
- a minimum of 300 residential units (Use class C3);
- expanded D1 health facilities (GP surgery) and/or community uses subject to demonstration of need and deliverability; and
- ancillary small scale retail uses



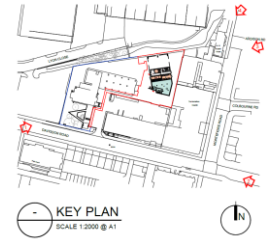
BH2020/00781 – Appeal Scheme

Erection of a new six storey building (plus 1.5 storey undercroft) comprising 43no flats (C3).

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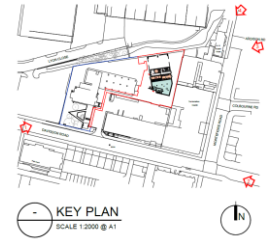


Street photo of site



1 VIEW LOOKING EAST ALONG DAVIDGODOR ROAD
SCALE NA

Street photo of site

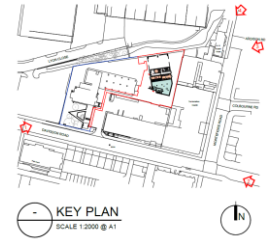


2 VIEW LOOKING WEST ALONG DAVIDGODOR ROAD
SCALE N/A

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Street photo of site



3 VIEW LOOKING SOUTH WEST FROM ADDISON ROAD
SCALE N/A



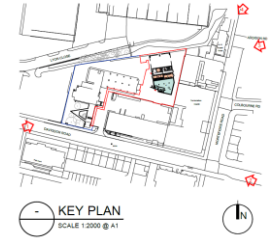
Brighton & Hove
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Street photo of site

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4 VIEW LOOKING SOUTH ALONG MONTEFIORE ROAD
SCALE N/A



Split of uses/Number of units

173sqm commercial space (Use Class E)

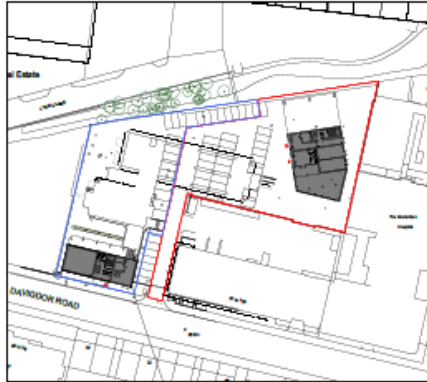
Provision of 39 residential units (Use Class C3)

- 16x 1-bed (2 person) units
- 23x 2-bed (3 person) units

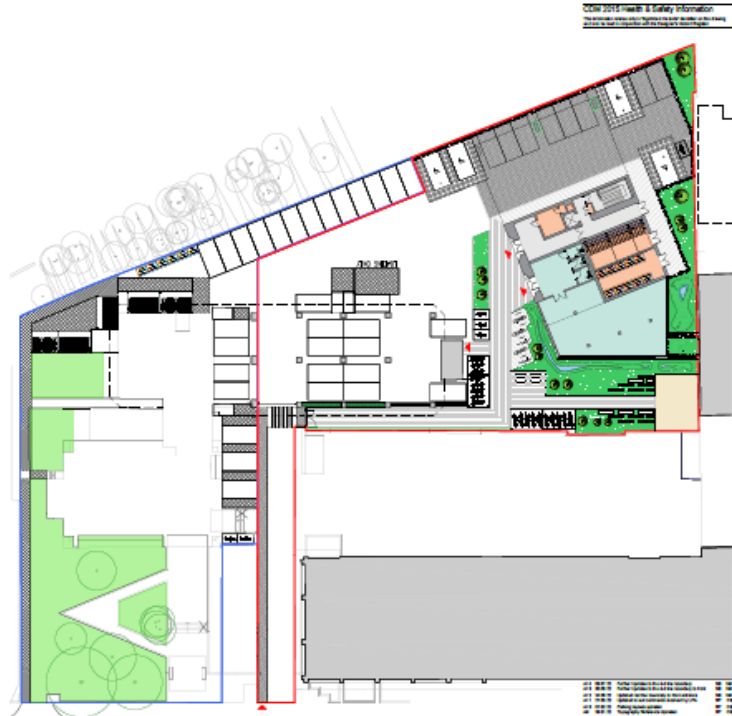
Proposed Block Plan



1 SITE LOCATION PLAN
1:250 @ A1 / 1:2500 @ A3



2 BLOCK PLAN
1:500 @ A1 / 1:1000 @ A3
OFFICE BUILDING
PLANNING REF. INDICATED



3 PROPOSED SITE PLAN
1:200 @ A1 / 1:400 @ A3

PROJECT: STONEGATE HOMES
SITE: P181 House, 106-112 Deviglor Road
APPLICATION 3 - RESIDENTIAL

DATE: 2021
SCALE VARIES

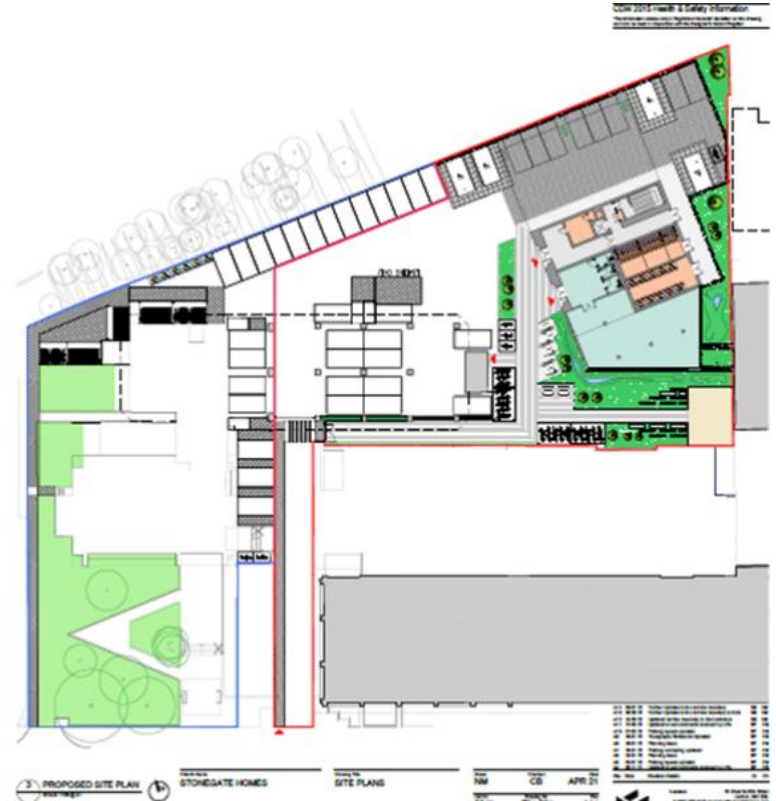
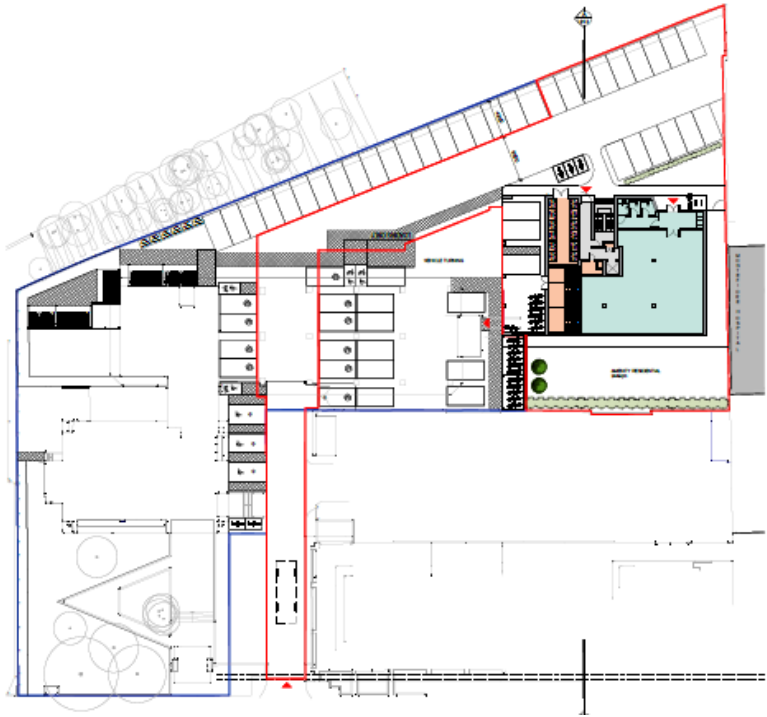
APPROVAL
APR 21

1	Site Plan	1:200	A1
2	Block Plan	1:500	A1
3	Site Location Plan	1:250	A1
4	Site Plan	1:200	A3
5	Block Plan	1:500	A3
6	Site Location Plan	1:250	A3

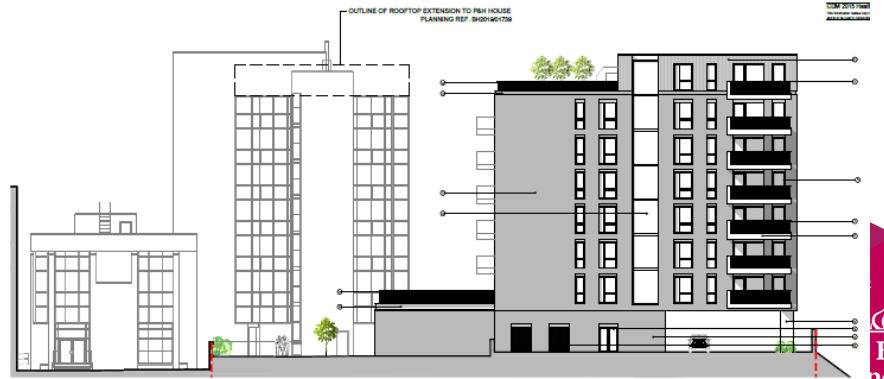
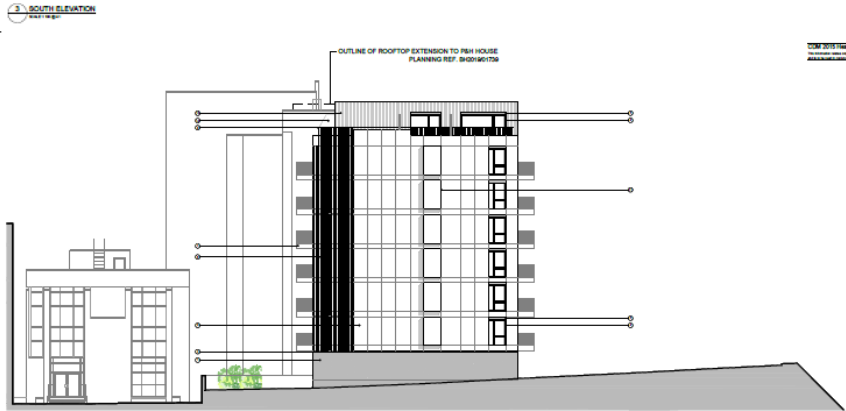


Originally Submitted vs Amendments

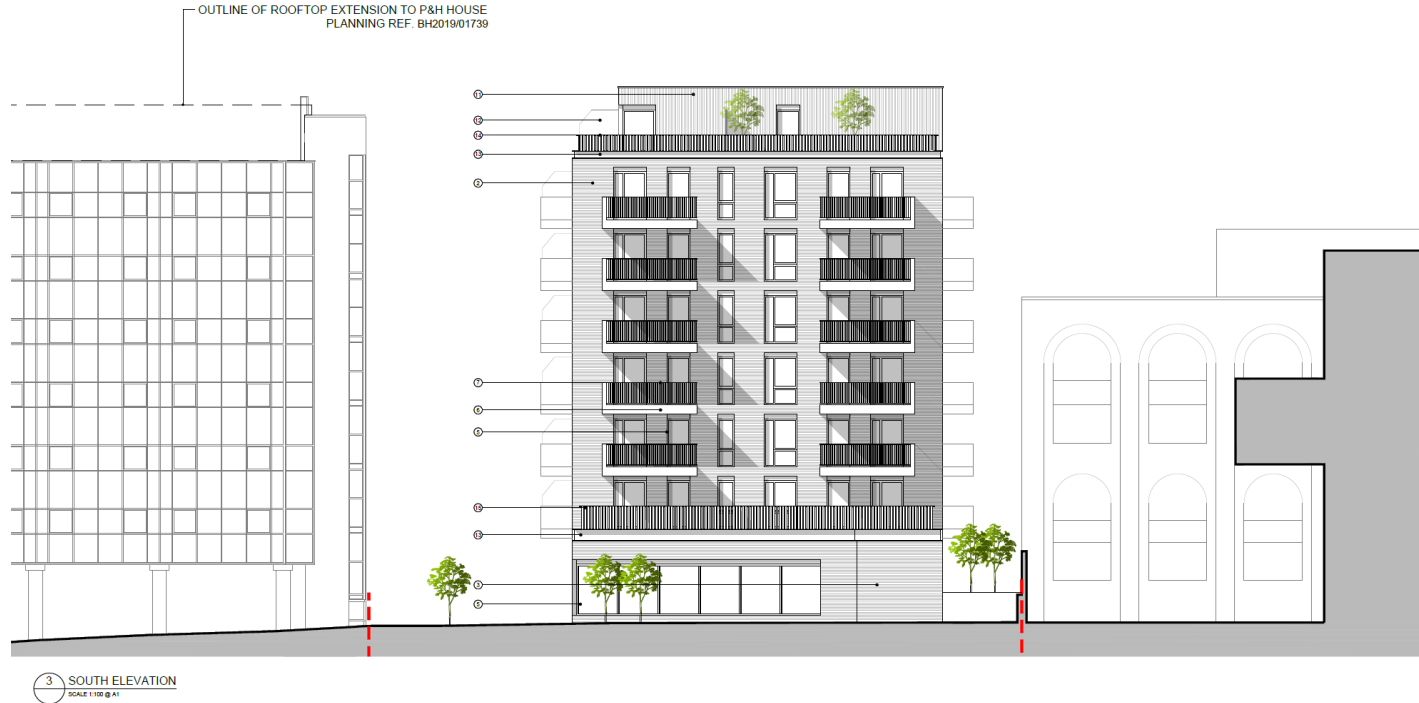
16



Originally Submitted vs Amendments



Proposed Front (South) Elevation



6941-(PL) 010 REV A5

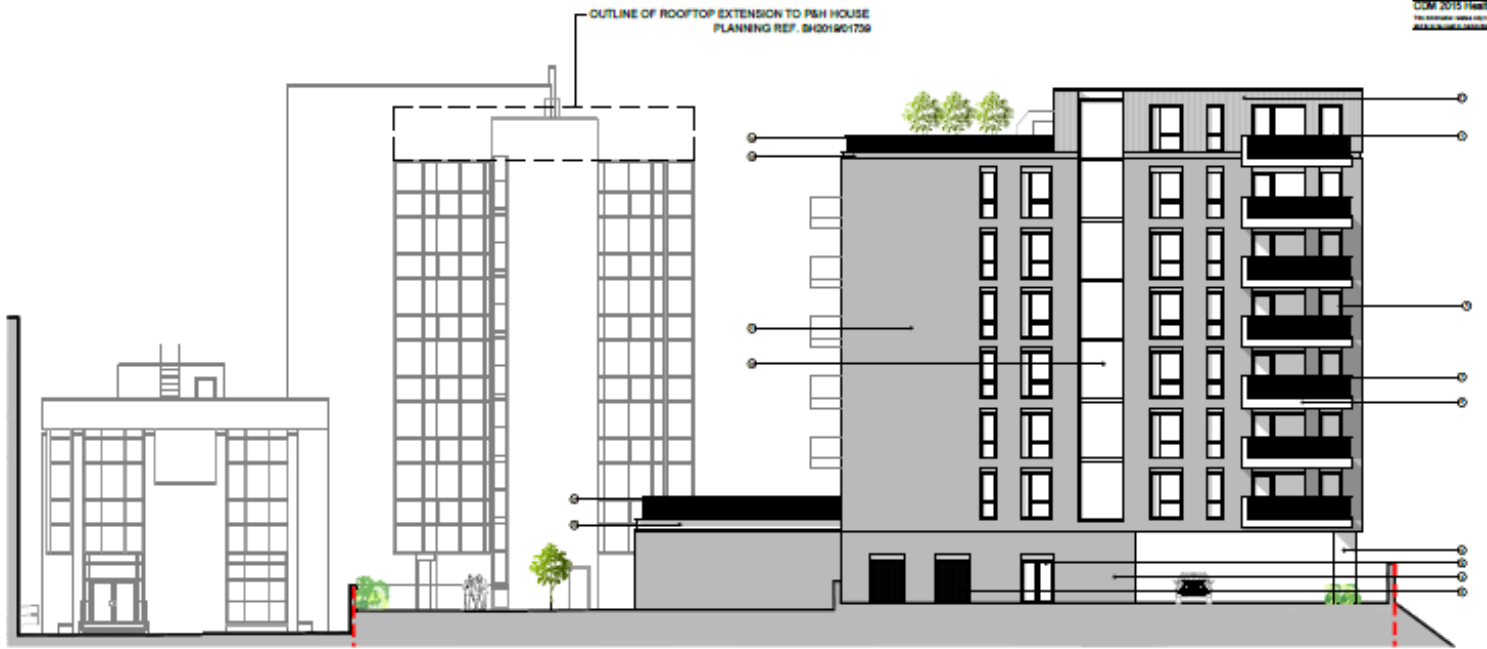
Proposed Rear (North) Elevation



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Proposed Side (East) Elevation

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DATE: 2015/11/04
THE ARCHITECT: [unreadable]
[unreadable]

2 EAST ELEVATION
[unreadable]

01. 01.01.01.01
02. 01.01.01.02
03. 01.01.01.03
04. 01.01.01.04
05. 01.01.01.05



Proposed Side (West) Elevation

COM 2015 Health & Safety Information
 This document is for information only and does not constitute an offer of any financial product or service.

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WEST ELEVATION
 04/17/2015

NO.	DESCRIPTION	DATE	BY
001	ISSUE FOR PERMITTING	04/17/2015	...
002	ISSUE FOR PERMITTING	04/17/2015	...
003	ISSUE FOR PERMITTING	04/17/2015	...
004	ISSUE FOR PERMITTING	04/17/2015	...
005	ISSUE FOR PERMITTING	04/17/2015	...
006	ISSUE FOR PERMITTING	04/17/2015	...
007	ISSUE FOR PERMITTING	04/17/2015	...
008	ISSUE FOR PERMITTING	04/17/2015	...
009	ISSUE FOR PERMITTING	04/17/2015	...
010	ISSUE FOR PERMITTING	04/17/2015	...



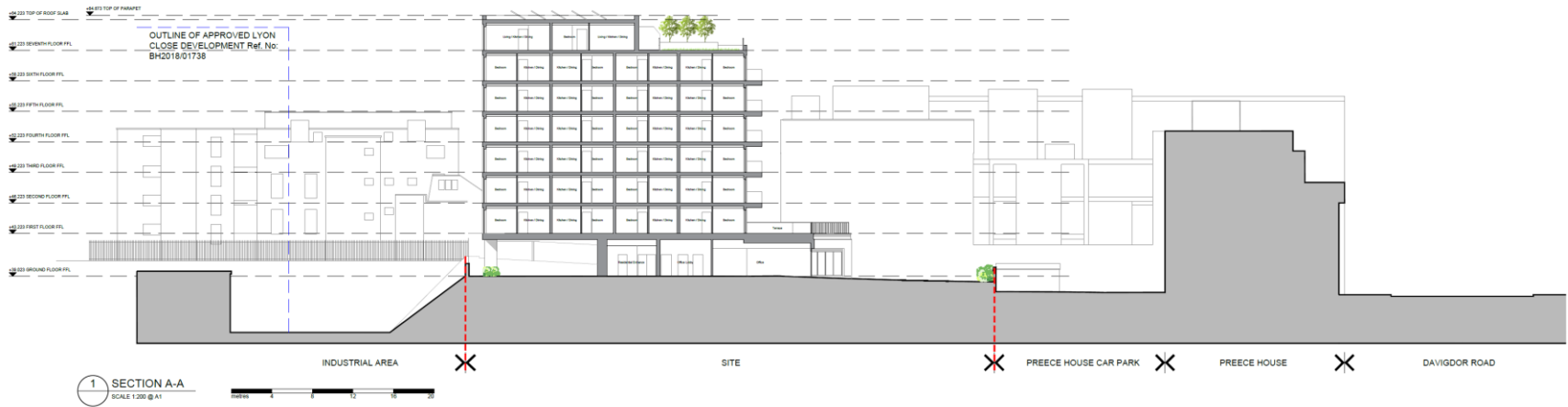
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Proposed Contextual Elevations



Proposed Site Section(s)

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3D Visual of North/East Elevation



Proposed Ground & First Floor



Proposed 6th & 7th Floor Plan



Key Considerations in the Application

The main considerations in the determination of this application relate to:

- Principle of residential/commercial development of the site
- The proposed residential units and affordable housing contribution
- Impact of the design on the street scene and wider views
- Neighbouring amenity
- Transport impacts including parking demand
- Landscaping
- Ecology/biodiversity
- Sustainability

S106 table

S106 Heads of Terms

Affordable Housing

- On-site provision of 7 Affordable Rent Units and 3 Shared Ownership Units or as a commuted sum in lieu of onsite provision.
- A Review Mechanism to reassess the viability of the scheme close to completion in order to, where possible, secure up to policy compliant level of affordable housing via an off-site financial contribution

Travel Plan

- A Travel Plan covering a minimum 5 year period. To promote safe, active and sustainable travel choices by its future occupiers and visitors.

Employment and Training

- Submission of developer contributions of £11,700 to be submitted prior to site commencement.
- Employment and Training Strategies for the provision of local employment opportunities with 20% of any new roles created from the demolition and construction phases of development, at least one month before the intended date of formal commencement of the development.



Conclusion and Planning Balance

- Suitable scale and design for site and townscape, would make more efficient and effective use of the site, suitable mix of office space/housing, including affordable housing, without significant impact on neighbouring amenity.
- Revised layout orients the building more successfully. Given the presence of the consented and potential future taller buildings on surrounding sites, tall building considered acceptable.
- Housing mix skewed towards smaller units - is justified on basis of site location and constraints, and would provide adequate living conditions for future occupiers, with all units having balcony or roof terrace, and direct access to shared amenity spaces.
-
- No car parking on site but excellent access to public transport, cycle parking provision, and Travel Plan securing measures to reduce reliance on the private car.
- Other factors including impacts relating to ecology, sustainability, landscaping, flood risk, land contamination, and air quality have been assessed and have been considered acceptable.

Recommend: Approval, subject to conditions and completion of a s106 legal agreement.



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City Council

Rear Elevation Preece House



Rear Elevation Hospital & Context



Rear of Site/Lyon Close

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