

27 35 - 36 Egremont Place

BH2022/02167

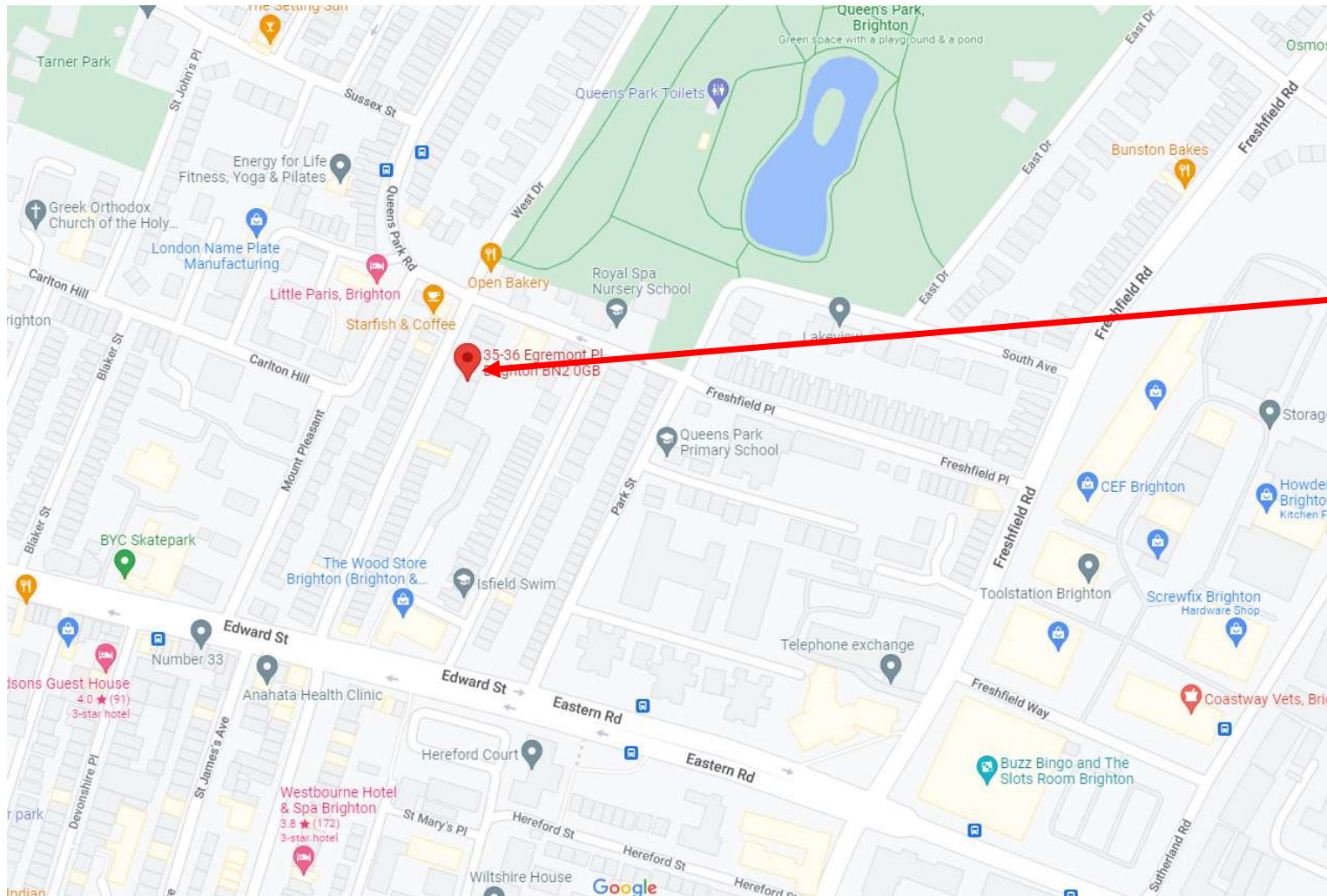


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Application Description

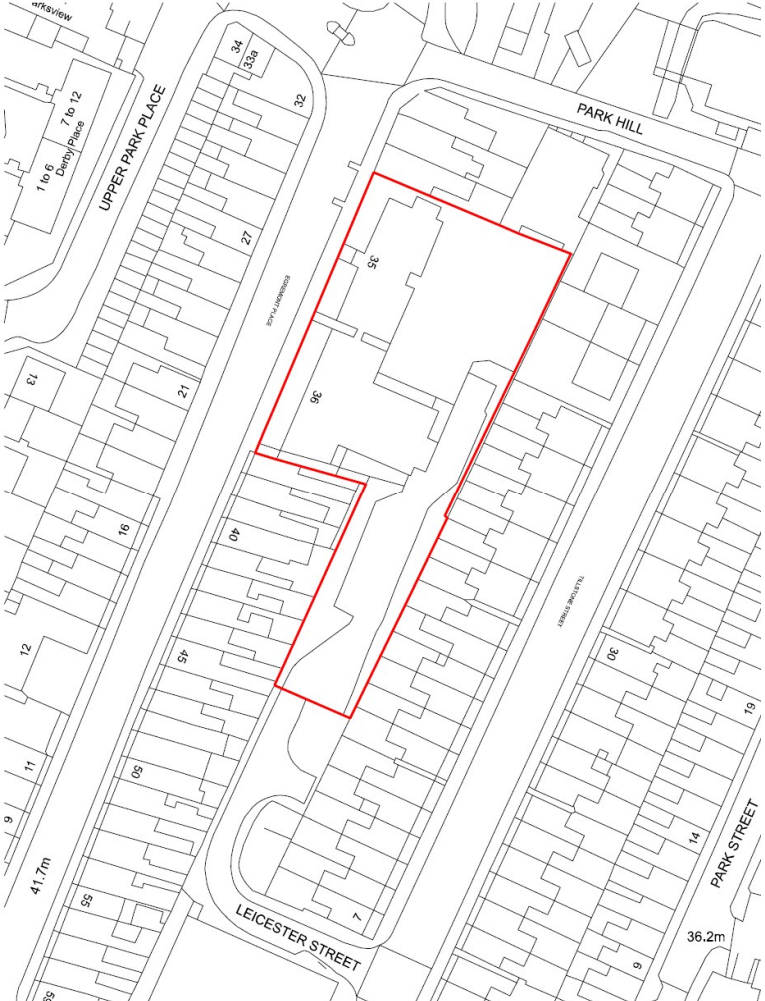
- Part demolition and part retention of the existing care home buildings (C2) to provide 25 dwellings (C3) in a mix of houses and flats with associated parking and landscaping.

Map of application site



Site

Location Plan



Aerial photo(s) of site



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3D Aerial photo of site



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Street photo(s) of site



Street photo of site



Existing & Proposed Block Plan



Proposed Site Layout Plan



Proposed Landscaping



LEGEND

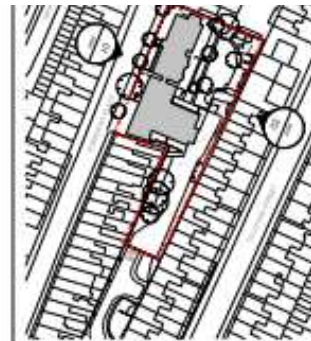
	Site Boundary
	Existing trees to be retained
	Proposed buffer planting of native trees
	Proposed hedge planting
	Proposed decorative shrub planting to gardens and key areas.
	Proposed decking features in key areas
	Proposed green roofs to apartment blocks and bike storages
	Proposed permeable block paving to driveway and feature areas in contrasting colours
	Proposed gravel path
	Proposed seating in communal garden
	Proposed bike storage in the gardens of the houses
	Proposed location of art/ water feature

Split of uses/Number of units

- A mix of residential units is proposed comprising 21 flats (84%) (5 studios, 2 x 1-bed, 9 x 2-bed and 5 x 3-bed) and 4 houses (16%) (3, 4 and 5 bed).
- Affordable units mix: 2 x studio, 2 x 1-bed, 2 x 2- bed and 4 x 3-bed units



Existing Front & Rear Elevations



NOTE: This drawing has been prepared from information supplied by others and is for information purposes only.

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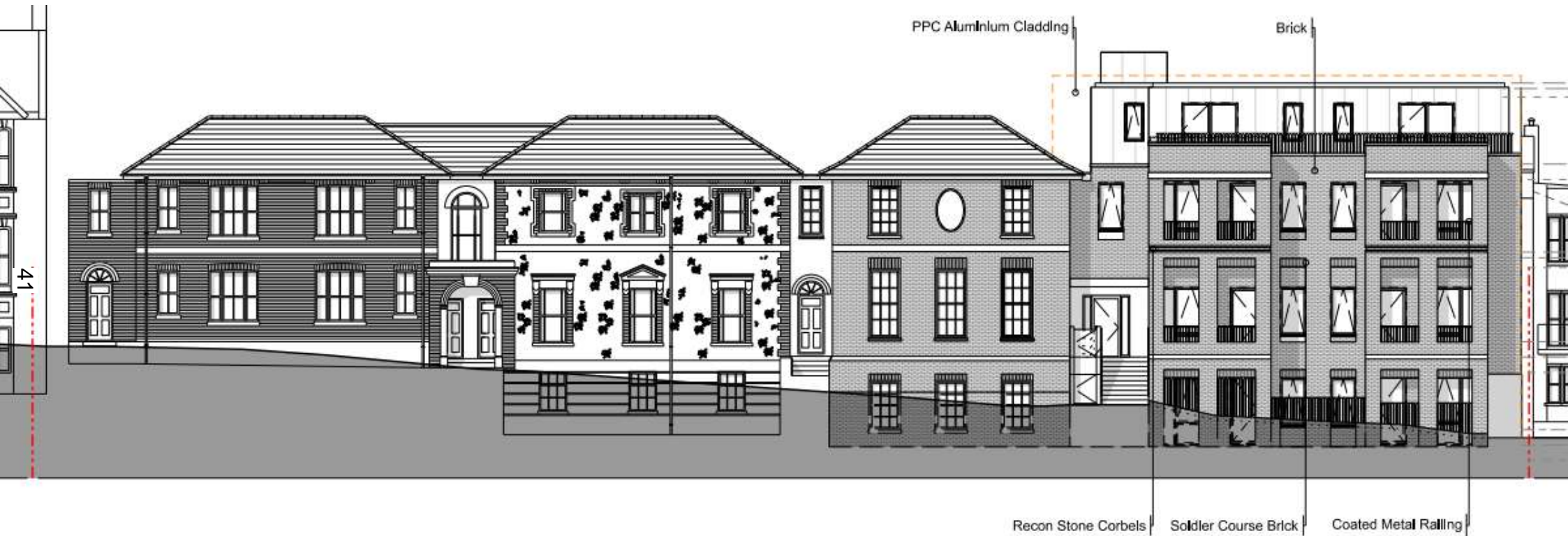


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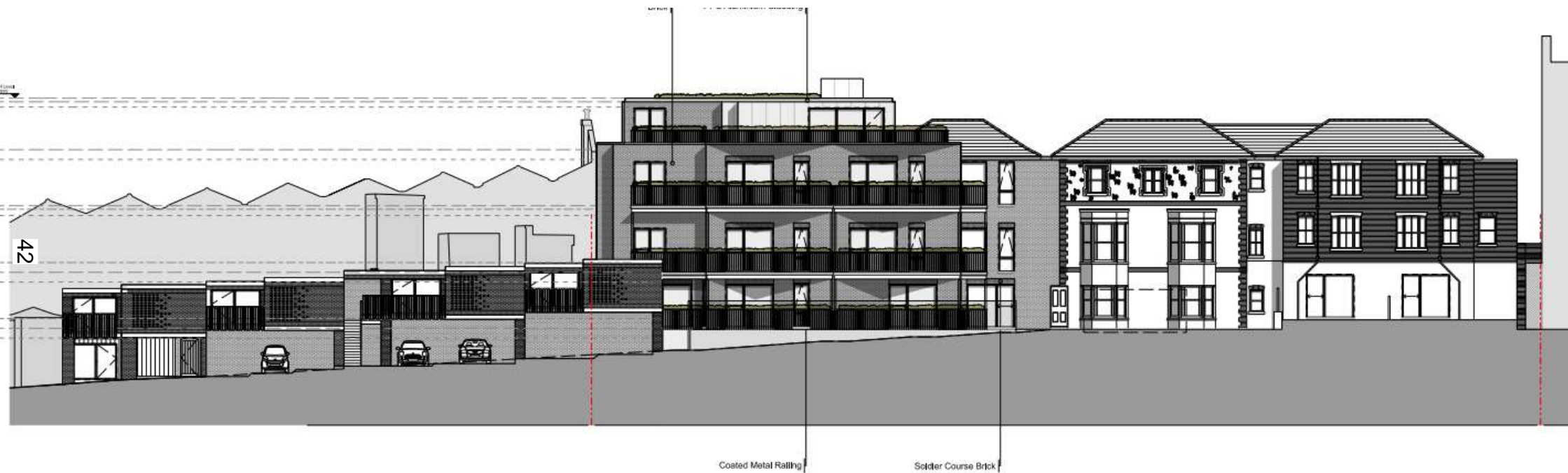
Proposed Demolition (in red)



Proposed Front Elevations



Proposed Rear Elevations



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Proposed Contextual Elevations



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Looking East Elevation



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S106 table

Affordable Housing

- On-site provision of 10 Affordable Rent Units (40%) or as a commuted sum in lieu of onsite provision.

Travel Plan

- Including car-club membership and reduced bus travel tickets.

Employment Strategy

- Employment contribution of £9,300
- Employment and Training Strategy.

Key Considerations in the Application

- Loss of the care home
- Proposed housing mix
- Standard of accommodation
- Impact on the Conservation Area
- Impact on nearby residents
- Sustainability/Ecology

Conclusion and Planning Balance

- The loss of the care home use is acceptable in policy terms;
- The proposed housing is acceptable in terms of amenity and standard of accommodation;
- Design and appearance acceptable and would not harm the Queen's Park Conservation Area;
- Impact on highway network acceptable – 32 cycle spaces and 7 car parks;
- Sustainable energy to be used via air source heat pumps and solar panels;
- The loss of existing trees is regrettable but replacement planting would off-set this along with other ecological measures.

Recommend: Approval