

# **PLANNING COMMITTEE ADDENDUM 1 Meeting House Presentation**

**2.00PM, WEDNESDAY, 13 JANUARY 2021**

**VIRTUAL**

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# ADDENDUM

ITEM		Page
A	BH2020/01742 - The Meeting House, Park Close, Brighton - Full Planning	1 - 24



1

# The Meeting House, Park Close

**BH2020/01742**



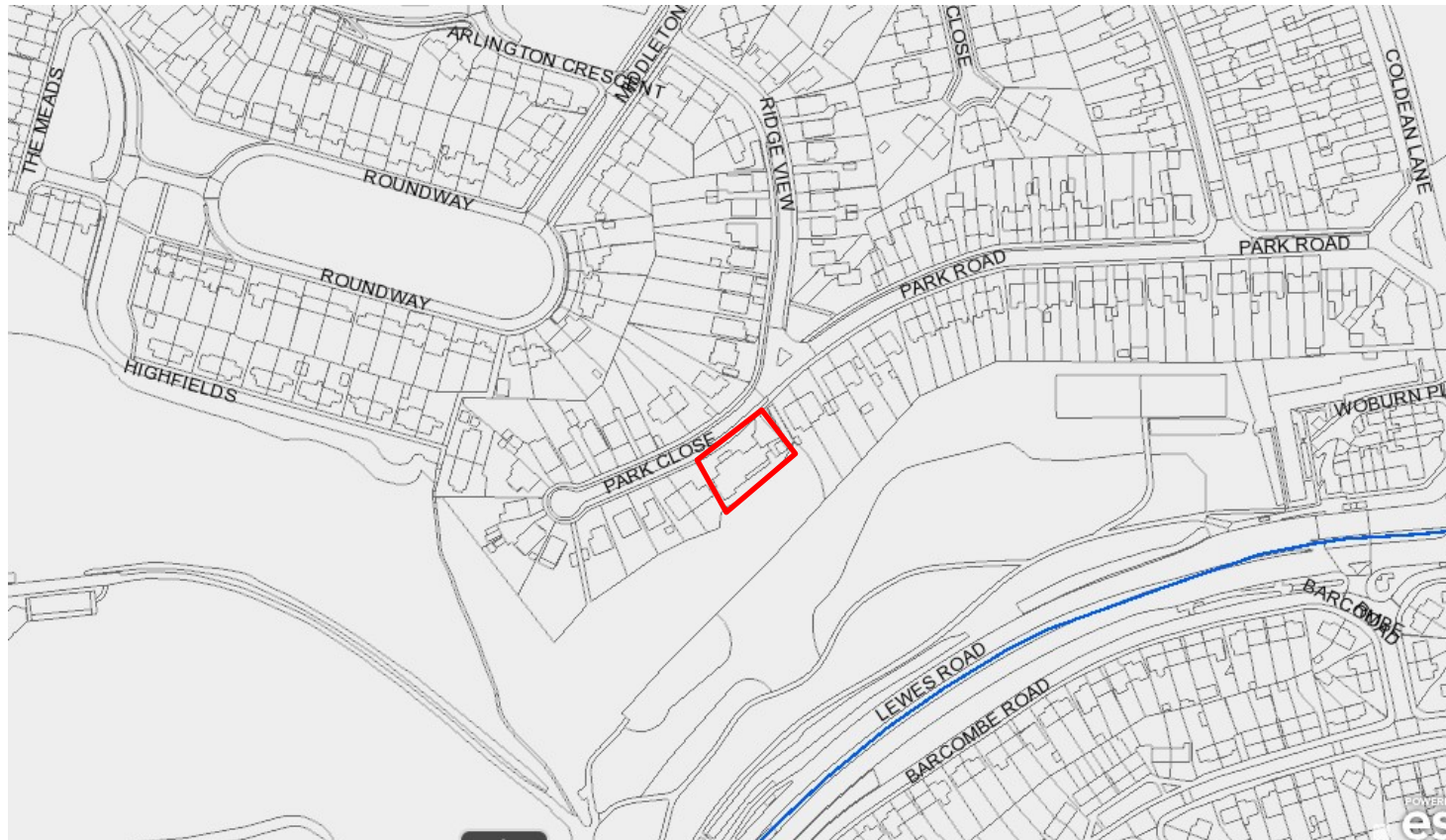
**Brighton & Hove  
City Council**

# Application Description

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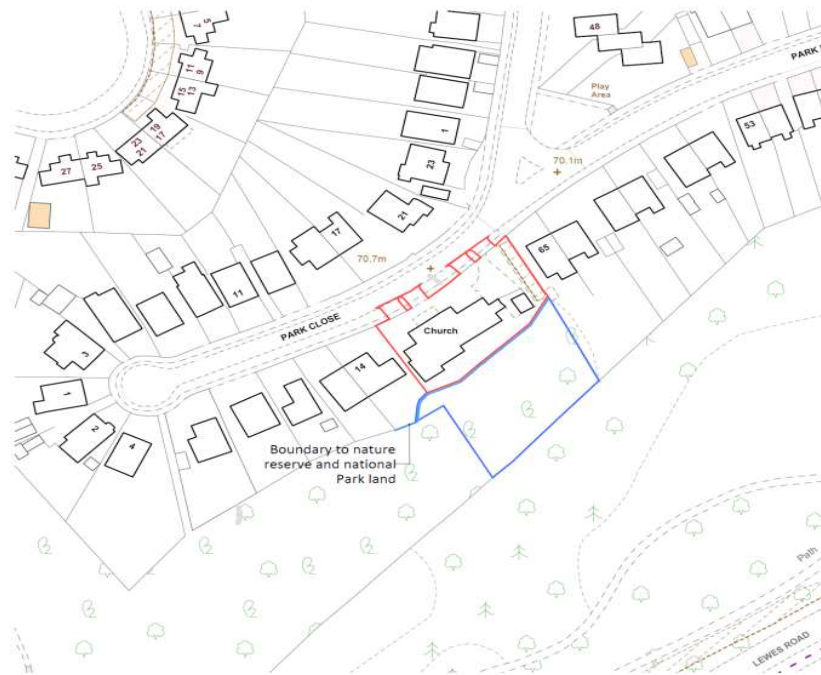
- Demolition of existing dwelling;
- Erection of two buildings providing:
  - 12 flats
  - Parking
  - Cycle storage
  - Landscaping

# Map of application site



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# Existing Location Plan



01 Existing Location Plan  
1:1250

0m 12 25 37.5 75m  
1:1250



0313-P-01 - A





# Proposed Block Plan



02 Proposed Block Plan  
1:500

0m 5 10 15 30m  
1:500



0313-P-01 - A



# Aerial view of site



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# 3D Aerial view of site

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# 3D Aerial views of site

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8



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# 3D Aerial views of site

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# Streetview



# Adjacent properties

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No. 65 Park Close to east



No. 14 Park Close to west

# Number of units

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12 units (6 in each building):

- LGF: 4x one-bed unit
- GF: 4x two-bed unit
- FF: 4x two-bed unit



# Proposed site plan



# Proposed Front Elevation



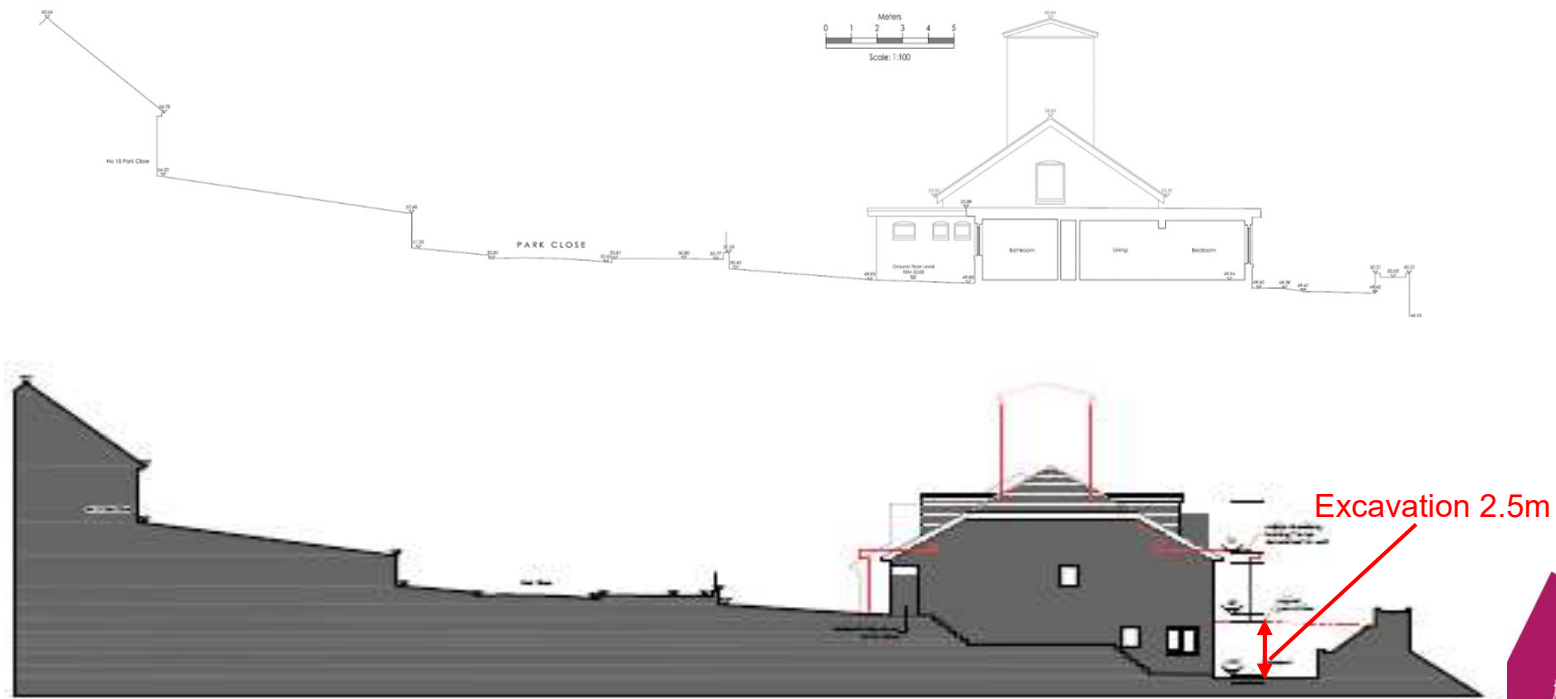
0313-P-05 - B

# Proposed Rear Elevation



0313-P-06 - B

# Existing / Proposed Site Section



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# Proposed Visual - Streetscene



# Proposed Visual - Streetscene

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# Proposed Visual – Streetscene



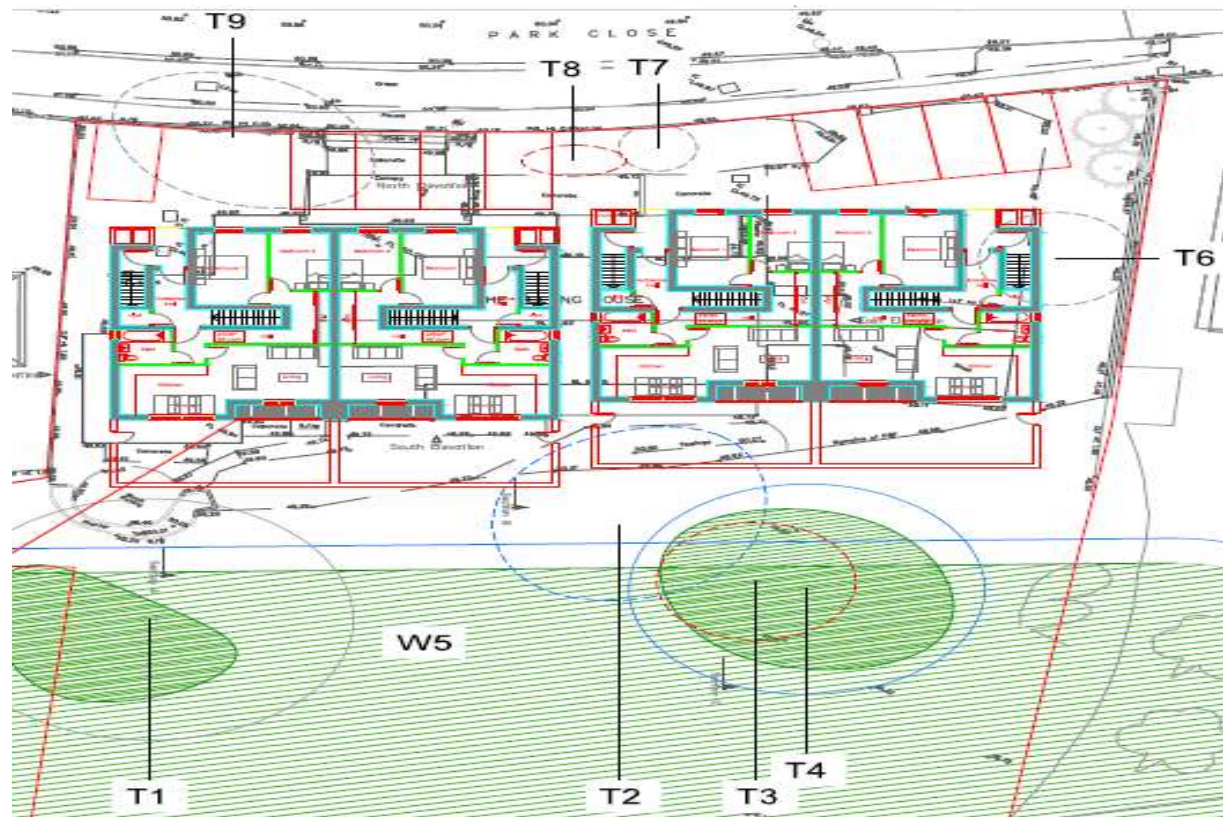
# Proposed Visual - Rear

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# Tree Plan - 6 to be removed



# Key Considerations

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- Housing Provision
- Design and Appearance
- Standard of Accommodation
- Affordable Housing
- Neighbour Amenity
- Transport
- Trees, Ecology

# CIL/ S106

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- CIL £74,700
- Affordable Housing – Review Mechanism to reassess the viability of the scheme close to completion
- £3,100 Local Employment Scheme,
- Construction Training and Employment Strategy

# Conclusion

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- Would provide twelve dwellings of good size and standard
- Scale and design in context with site and surroundings
- No loss of amenity for neighbouring residents
- No significant highways impact
- Trees/ ecology protection and mitigation
- Affordable Housing Contribution - DVS Unviable - Review Mechanism to reassess the viability of the scheme close to completion



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