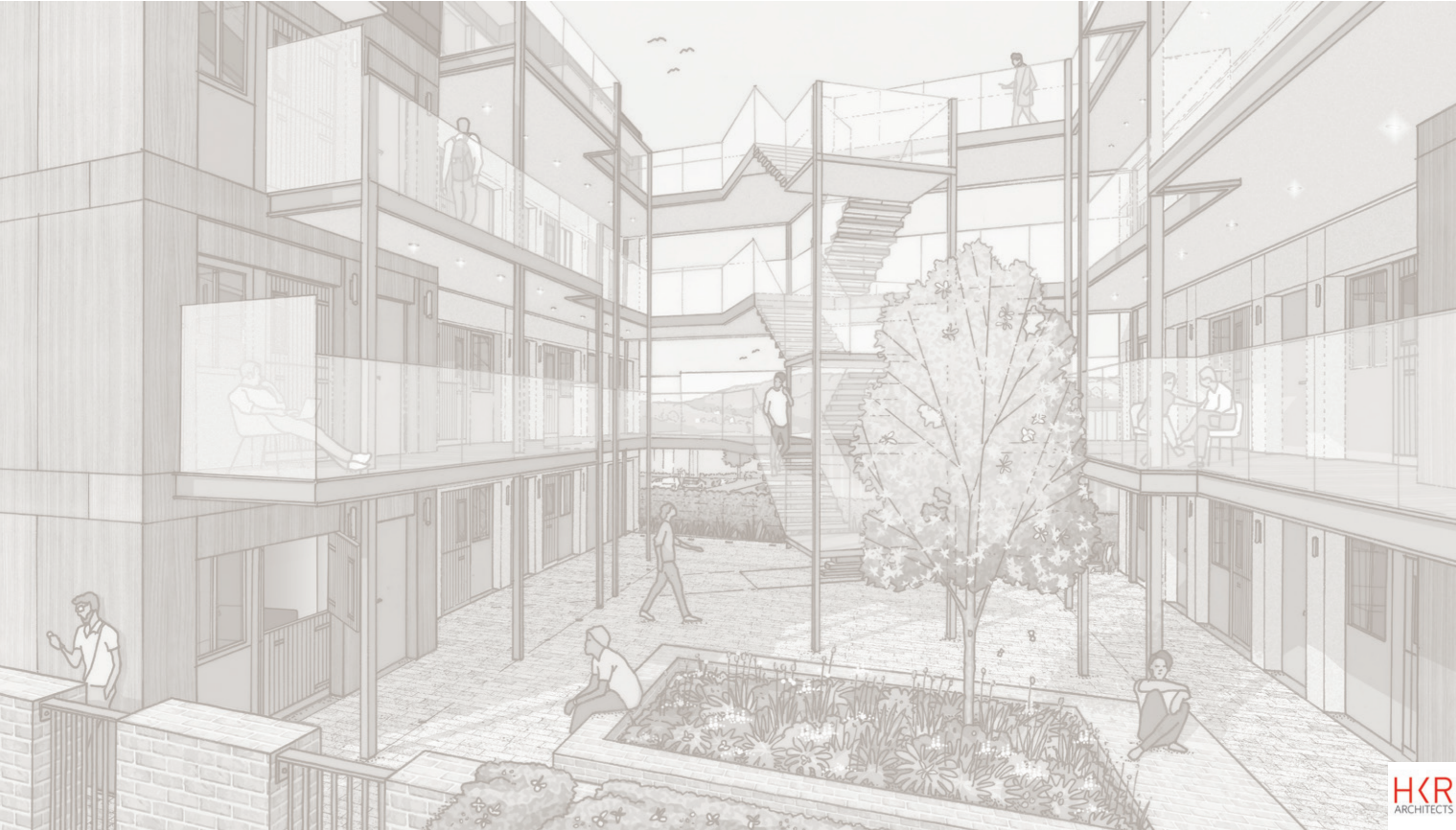


# Eastergate Road, Brighton

**Design & Access Statement**

July 2019





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# 1.0 Project Details & Location

## 1.1 Application Details

### Project Name

Erection of 30 transitional housing studio apartments

### Address

Land at Eastergate Road  
Moulsecoomb  
Brighton

### Applicant

YMCA DownLink Group  
Reed House  
47 Church Road  
Hove  
BN3 2BE



## 1.2 Executive Summary

### Introduction

This Design and Access Statement document has been prepared by HKR Architects to accompany a detailed planning application for the redevelopment of land at Eastergate Road, East Moulsecoob .

The application is submitted on behalf of YMCA Downlink Group

### The Opportunity

Currently the site on Eastergate Road is under-used and overgrown and the existing garages and storage containers on site have fallen into disrepair and are an eyesore.

This redundant brown field site lends itself to residential redevelopment and has been identified as suitable for self contained, move on housing.

### The Proposal

The proposals within this document seek to deliver a new three/ four storey building for self-contained move on residential accommodation with associated amenity at lower ground floor.

The existing garages and shipping containers on site will be replaced with modern, flexible commercial facilities at ground with small basement ancillary space. Active frontage will enhance the immediate environs and vibrancy of the street, connecting with the row of retail units along Moulsecoomb Way.

The proposals deliver YMCA residential supported accommodation apartments with associated outdoor amenity and cycle storage. Thirty dwellings are spread over ground to third floor, accessed by external galleries and developed in line with City Policy. All units are designed to meet Part M of the Building Regulations.

## 1.3 Core Professional Team

### Architect

HKR Architects  
Caroline House  
55-57 High Holborn  
London WC1V 6DX



### Planning

DMH Stallard  
Griffin House  
135 High Street  
Crawley  
RH10 1DQ



### Project Manager & Modular Consultant

Modular Building Consultants  
The Old Tannery  
Hensington Road  
Woodstock  
Oxfordshire  
OX20 1JL



### Mechanical & Electrical Engineer

Chapman BDSP  
40 Gracechurch Street  
London  
EC3V 0BT

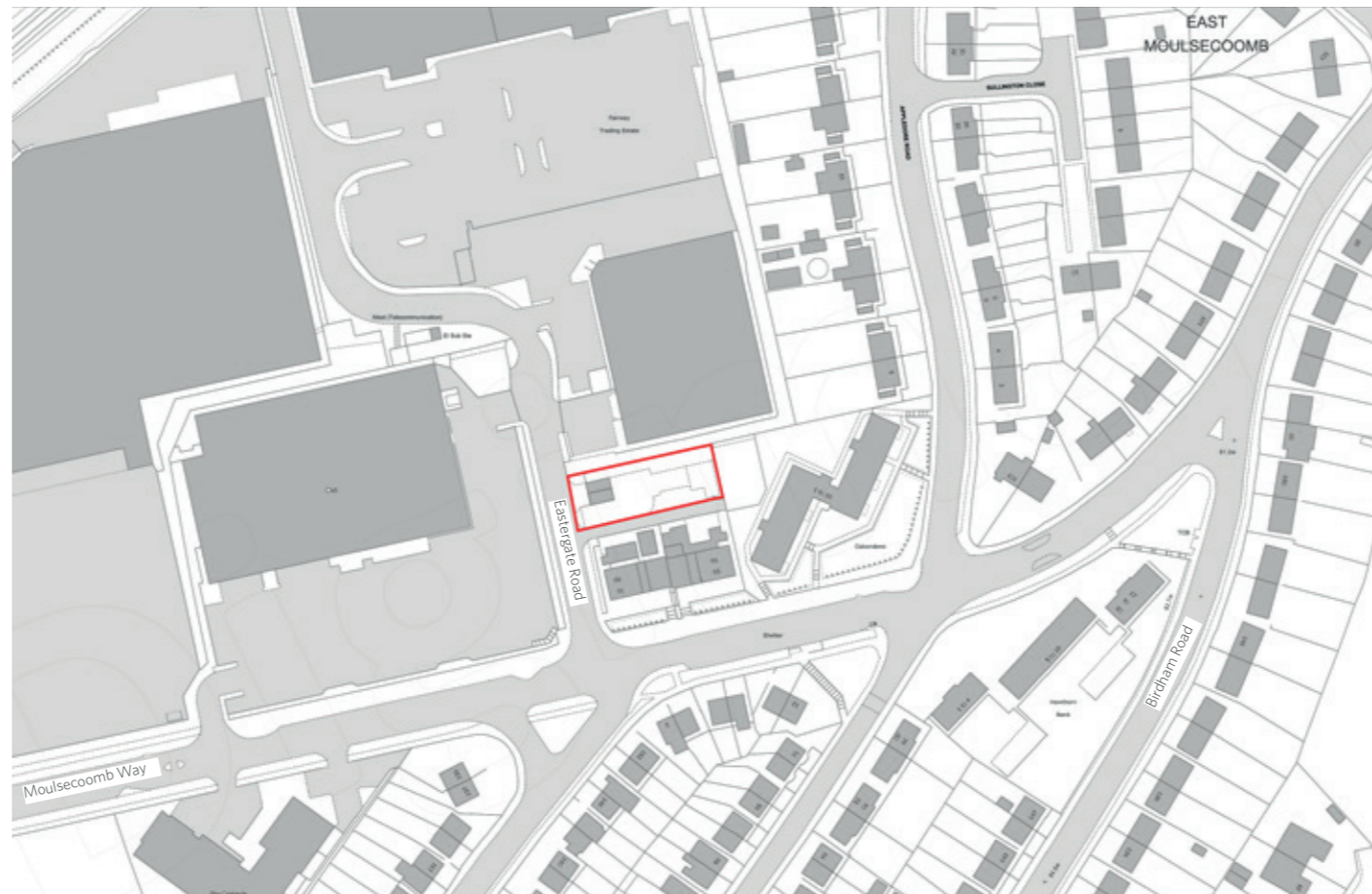


### 1.1 Site Location

The site is located on Eastergate Road, East Moulsecob to the north of Brighton. Eastergate Road is accessed via Moulsecob Way which heads east from the A270 Lewes Road.



Brighton Location



Site Location Plan



## 2.0 Planning Context

### 2.1 Policy Considerations

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning application should be determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 The development plan for this application is considered to be formed of the Brighton & Hove City Plan Part 1 2016 (BHCP) and the “saved” policies of the Brighton & Hove Local Plan 2005 (BHLP). National guidance in the form of the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) are also material planning considerations.

### 2.2 Planning History

We have conducted a desktop search of the planning history records held by the Council for the site and the surrounding area. There is no relevant planning history related to the application site.

### 2.3 The Brighton and Hove City Plan

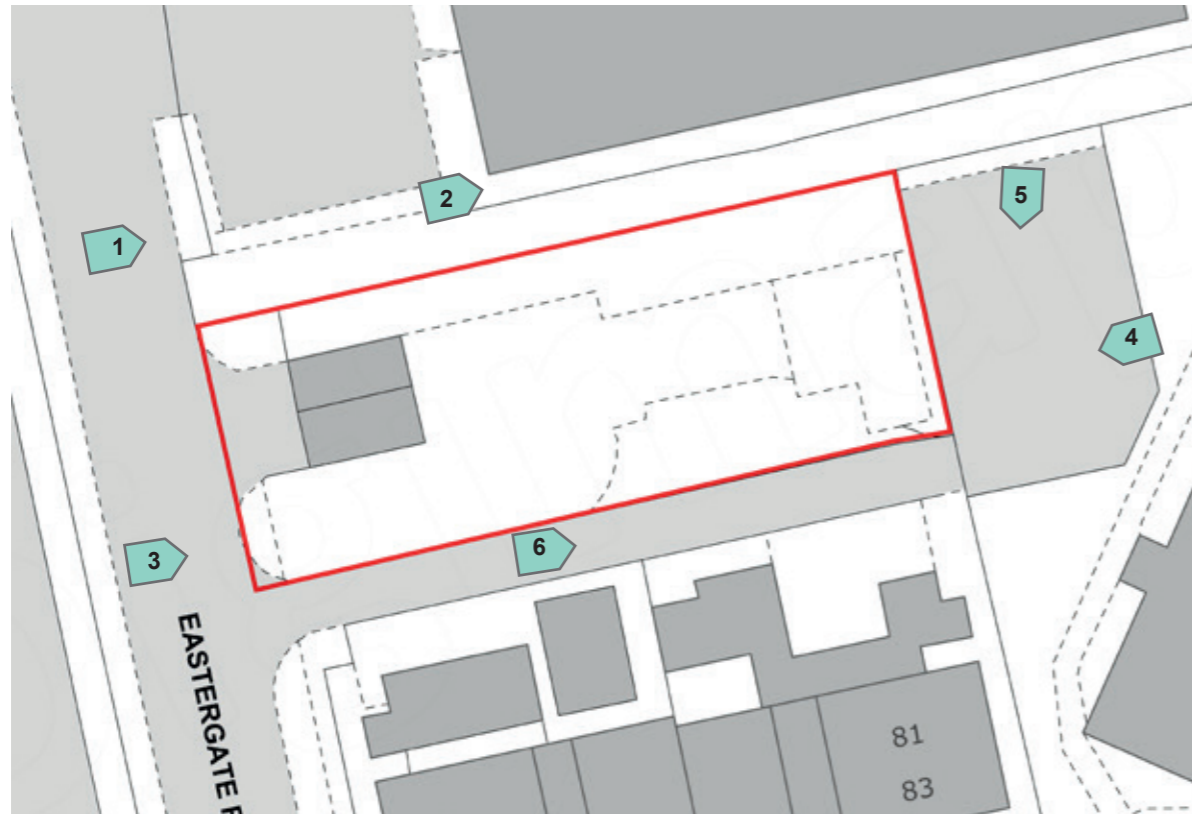
Please refer to the planning report prepared in support of this planning application by DMH Stallard

### 2.4 The NPPF

Please refer to the planning report prepared in support of this planning application by DMH Stallard

# 3.0 Contextual Analysis

## 3.1 Site Photos



Site Photo location plan



View 1



View 2



View 3



View 4



View 5



View 6

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3.2 Surrounding Buildings

The site sits on the boundary between residential and light industrial neighbourhoods. There is a stark difference between the building types, architectural styles and materiality.

To the south and east of the site all buildings are residential in use with the majority of buildings being two storey, post war semi detached houses with brick construction and tiled roofs. It should however be noted that "no" two storey semi-detached houses neighbour the site and immediately to the south are a line of shops with residential above.

There are two exceptions to the two storey norm, these are the three storey apartments directly behind the site on the north side of Moulsecroomb Way. These are built in a much lighter brick and have metal standing seam roofing. There are also three storey, brick built, senior assisted living buildings further to the south west on the south side Moulsecroomb Way.

To the west and north all buildings are large plan steel framed, aluminium clad light industrial and warehouse buildings at the equivalent of three residential floors in height.



Retail units with residential apartments above along Moulsecroomb Way



Rear of retail units with residential apartments above along Moulsecroomb Way



The Orchards, 3 storey senior assisted living, Moulsecroomb Way.



Semi Detached houses along Moulsecroomb Way.



Oakendene, 3 storey residential blocks to the east on Moulsecroomb Way.



Semi Detached houses along Moulsecroomb Way.



Large industrial unit to the west off Moulsecroomb Way.



Large industrial unit to the north off Eastergate Road



Semi Detached houses along Appledore Road.



### 3.3 Building Heights and Uses

Buildings in the area tend to be low rise with a maximum height equivalent to four residential floors.

The site is positioned between big box industrial buildings to the north and west and smaller scale residential buildings to the east and south.

The neighbouring residential buildings are the largest in the area.

654



Building Heights

- 1 storey
- 2 storey
- 3 storey or equivalent
- 4 storey or equivalent



Building Uses

- Residential
- Light industrial / warehousing
- Retail / warehousing



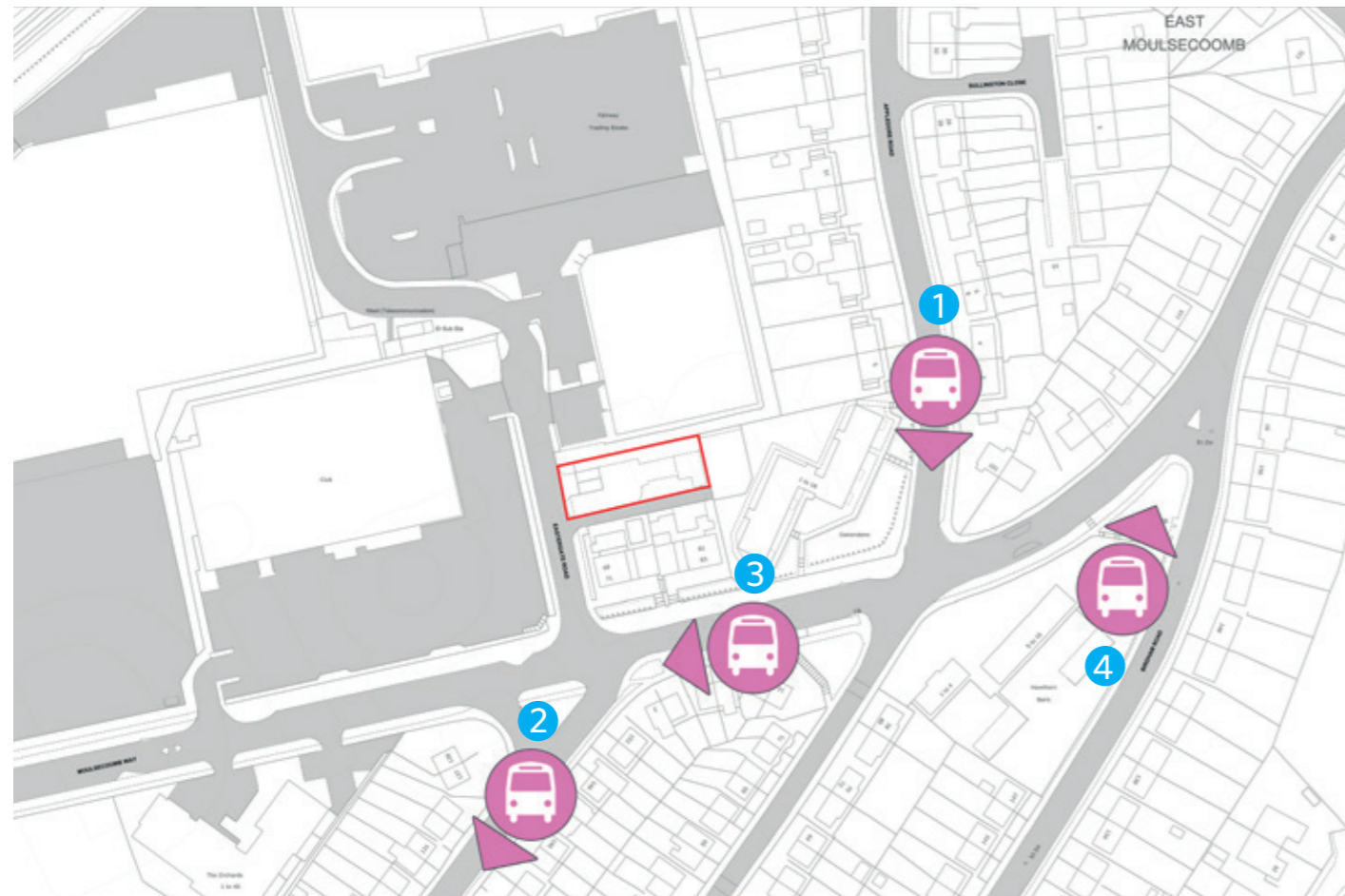


3.4 Public Transport

Bus

There are two local bus routes serving the site, the 49 and 70 services run by Brighton and Hove Bus Company. The 49 service connects Moulsecombe to the City centre, Hove and Portslade. The 70 links Moulsecombe with BACA, Sussex University and Falmer Station.

There are four bus stops within a five minute walk of the site.



Buses Access Plan

- 1. Appledore Road, no 49 south bound
- 2. Goodwood Way, no 49 west bound
- 3. The Orchards, no 49 south west bound
- 4. Hawthorn Bank, no 49 and 70 north bound

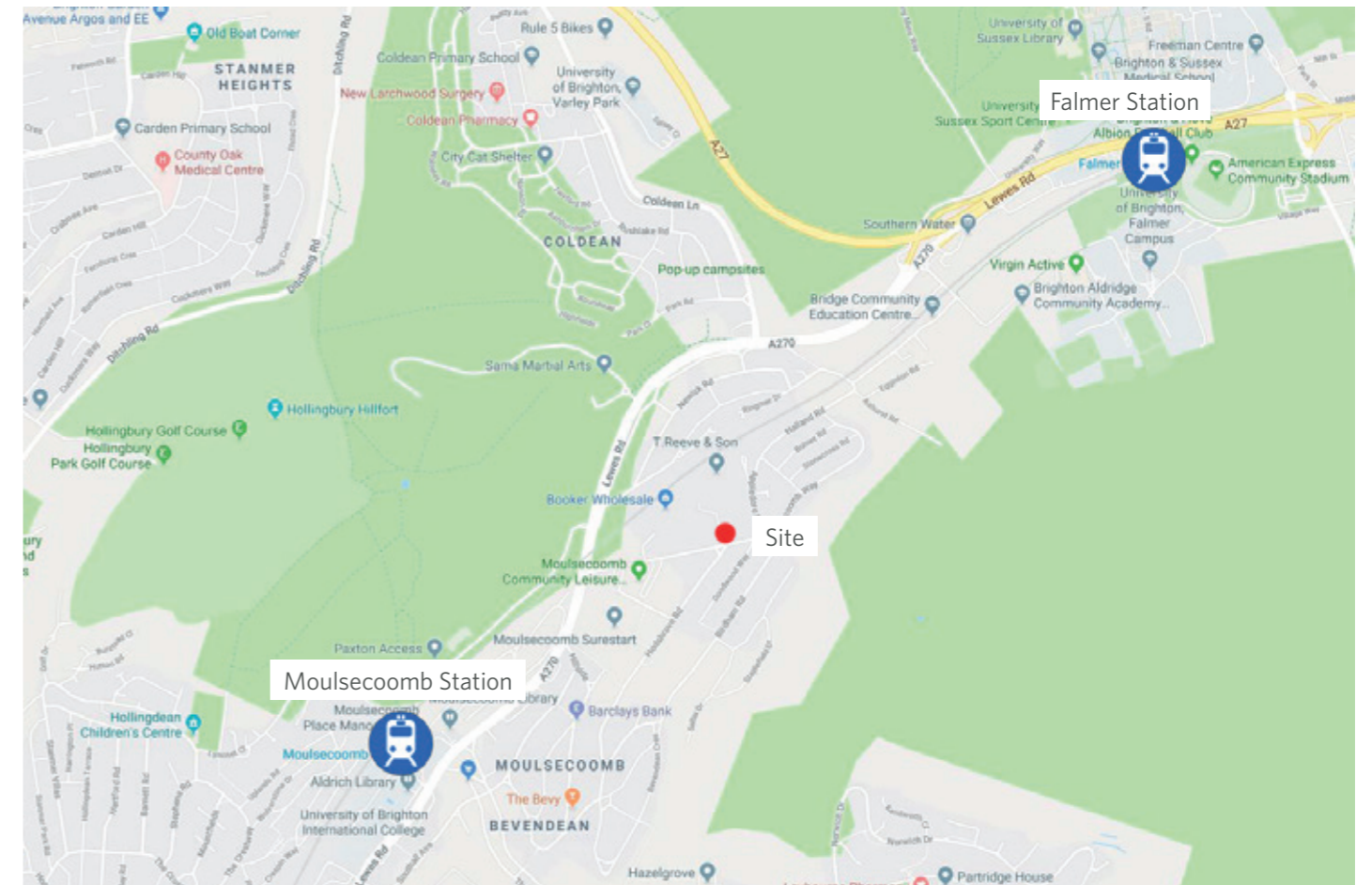


Train

The site is 19 minute walk from Moulsecombe station and 29 minute walk from Falmer Station. Both stations are on the Brighton, Lewes, Hastings and Seaford line, with regular services run by Southern Railway.

Cycle Hire

There is a BTN BikeShare hub at the bottom of Moulsecombe Way, linked into the city's network of cycle lanes. This scheme offers relevant transport opportunity for YMCA Downlink residents.





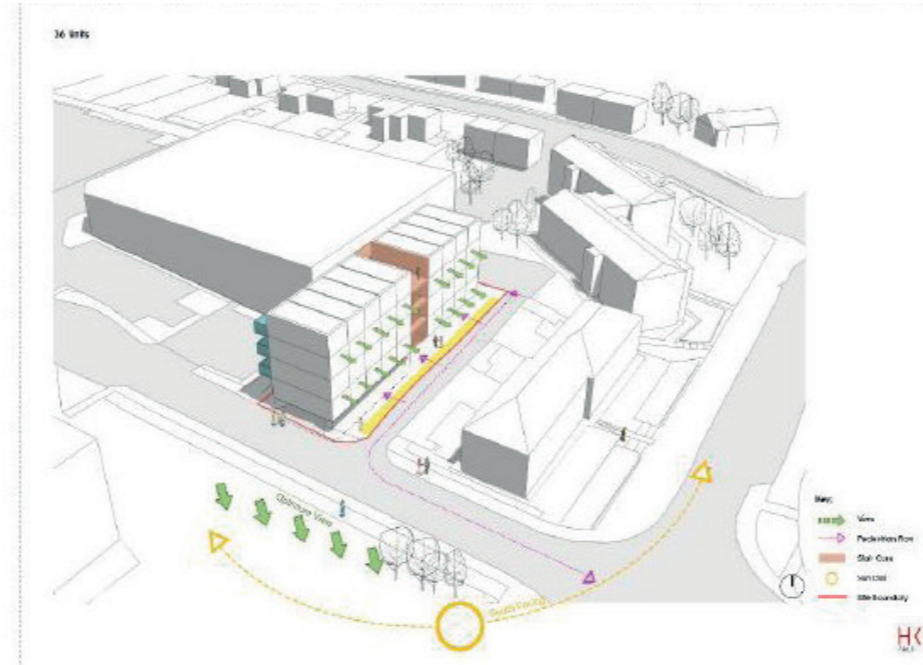
# 4.0 Design Development

## 4.1 First Pre-App

Five massing options were developed to explore differing configurations of stackable units on the available site area.

Efficiency, relation to neighbouring buildings, optimisation of views out, circulation, orientation and overlooking were all considered and each configuration assessed for its suitability.

Option 4 proved to be most responsive and efficient for the site.



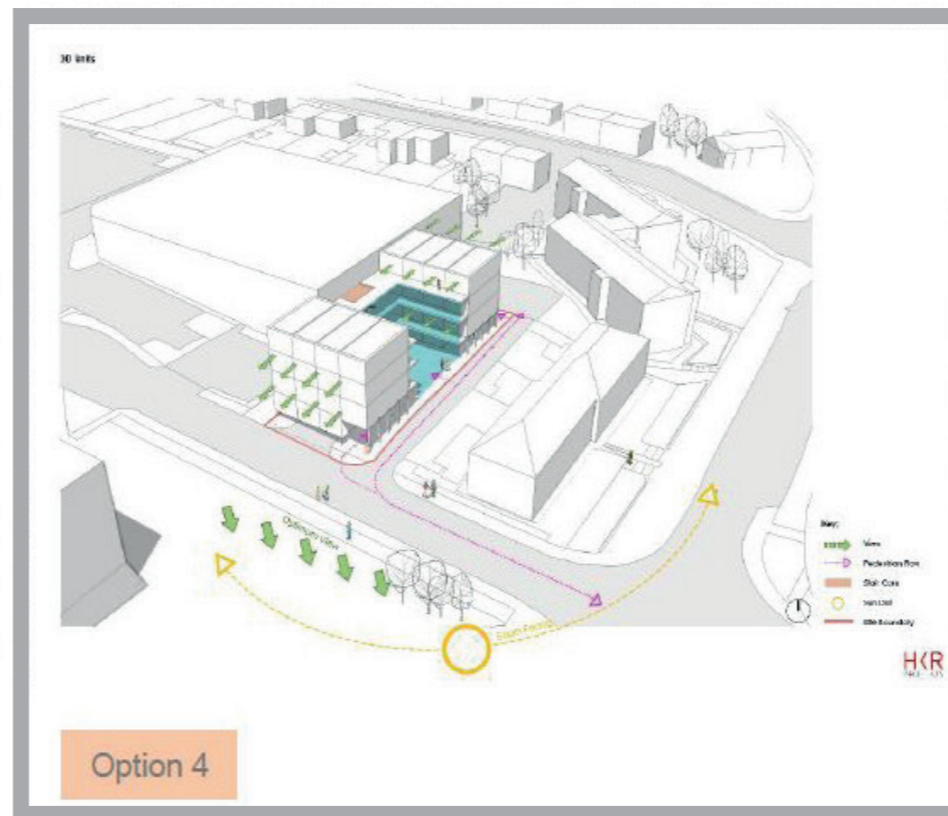
Option 1



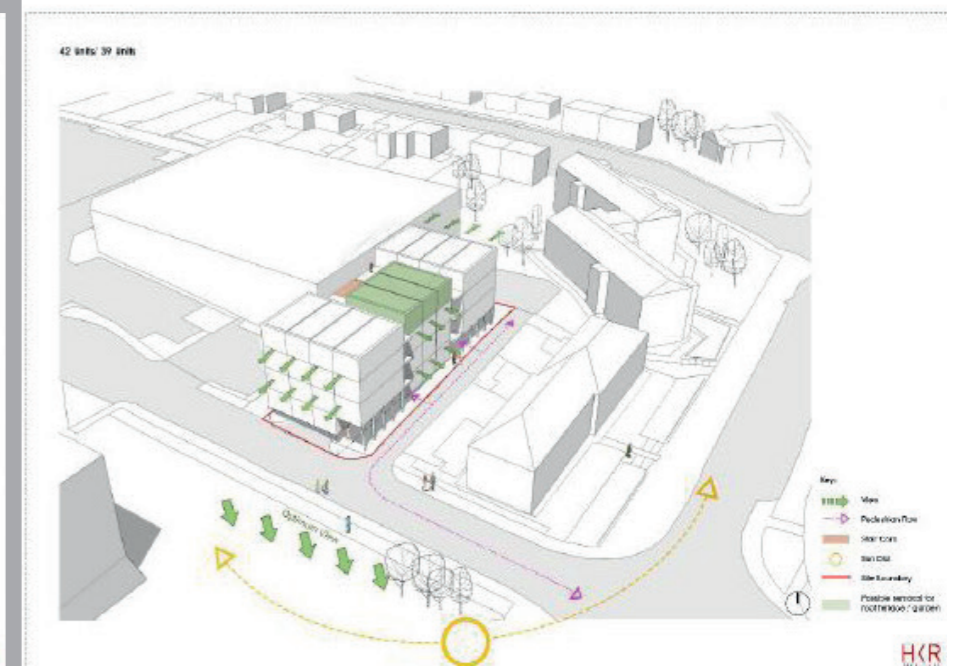
Option 2



Option 3



Option 4



Option 5



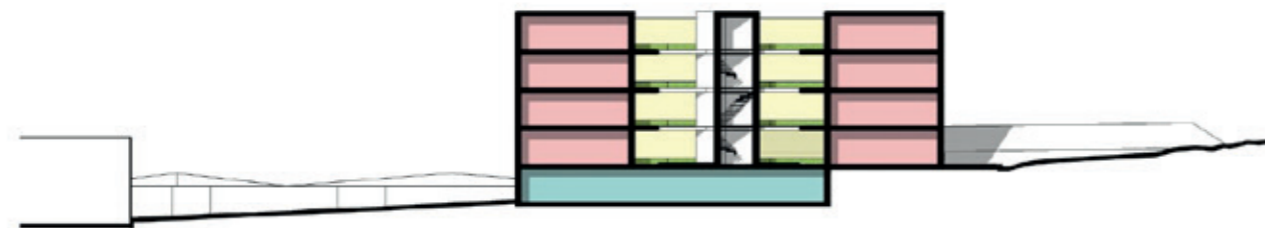
656



**Option 4** was developed in three dimensions. Parts of the building were designated for different uses, residential, circulation, amenity and commercial.

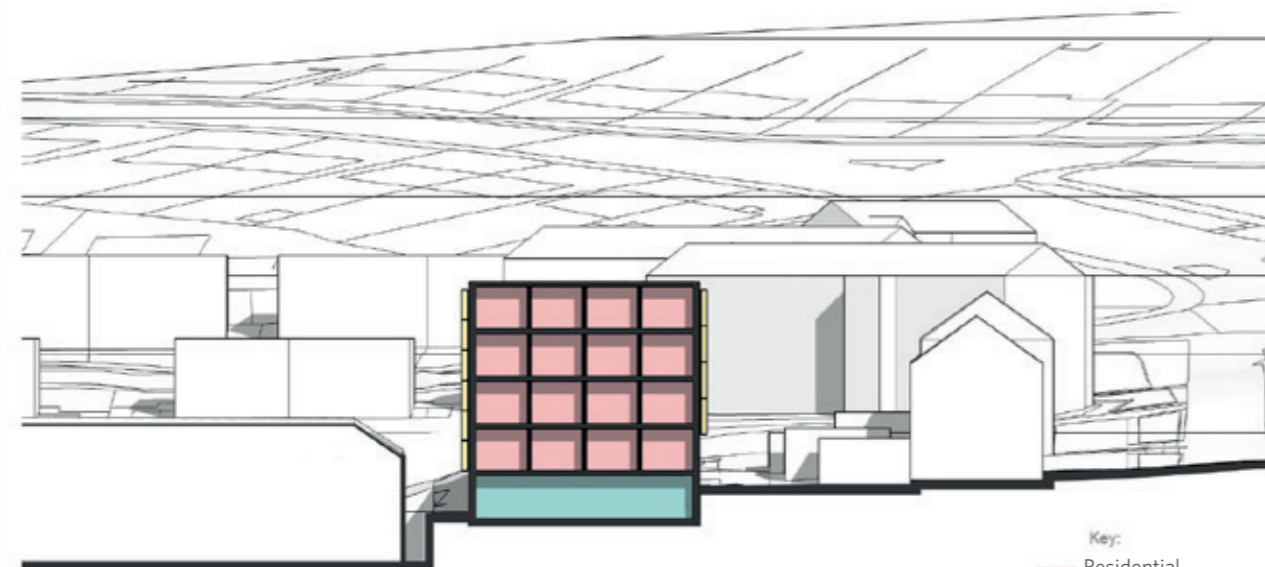
The sloping topography of the site dictated the section and proportion of the building. Five storeys could be achieved due to the drop in level from south to north and east to west.

Softening and buffering devices were explored to reduce the building's impact on surrounding properties and mitigate overlooking.



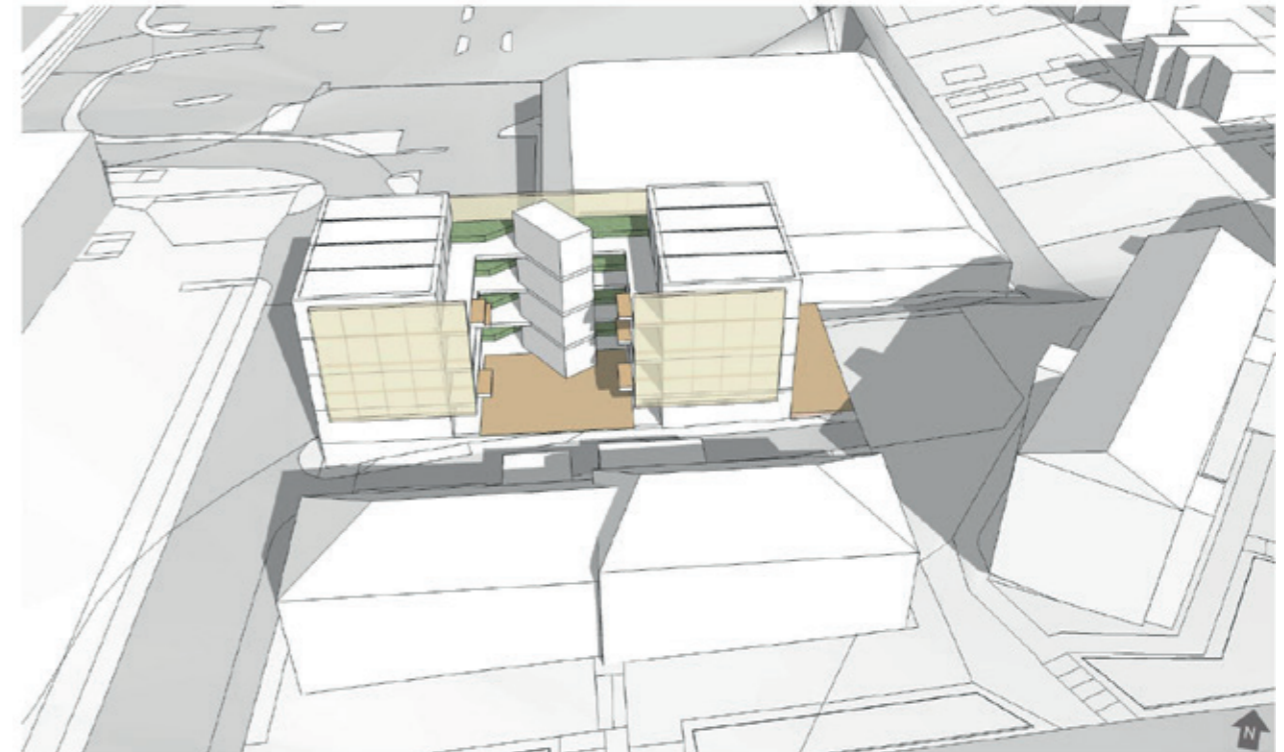
West East Section

Key:  
■ Residential  
■ Residential Amenity



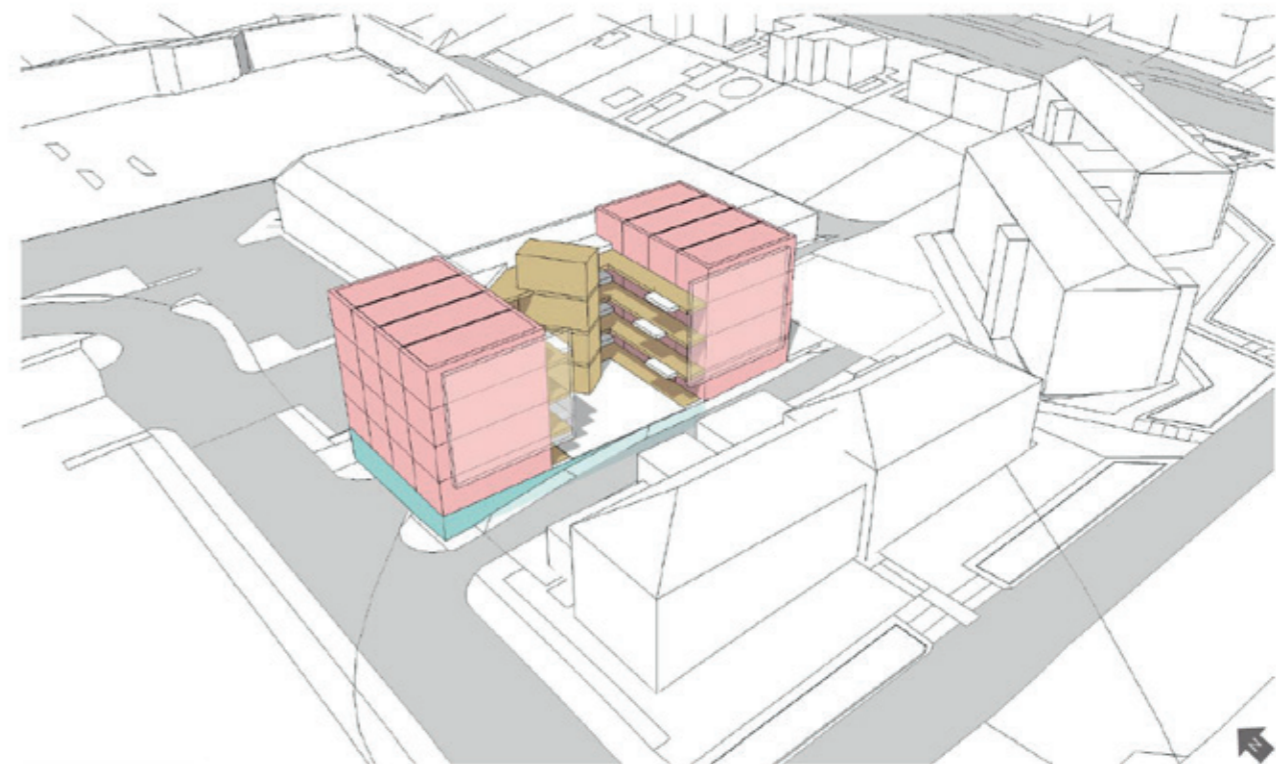
North South Section

Key:  
■ Residential  
■ Residential Amenity



Designated amenity spaces and softening devices

Key:  
■ External Amenity Space  
■ Planter  
■ Screening



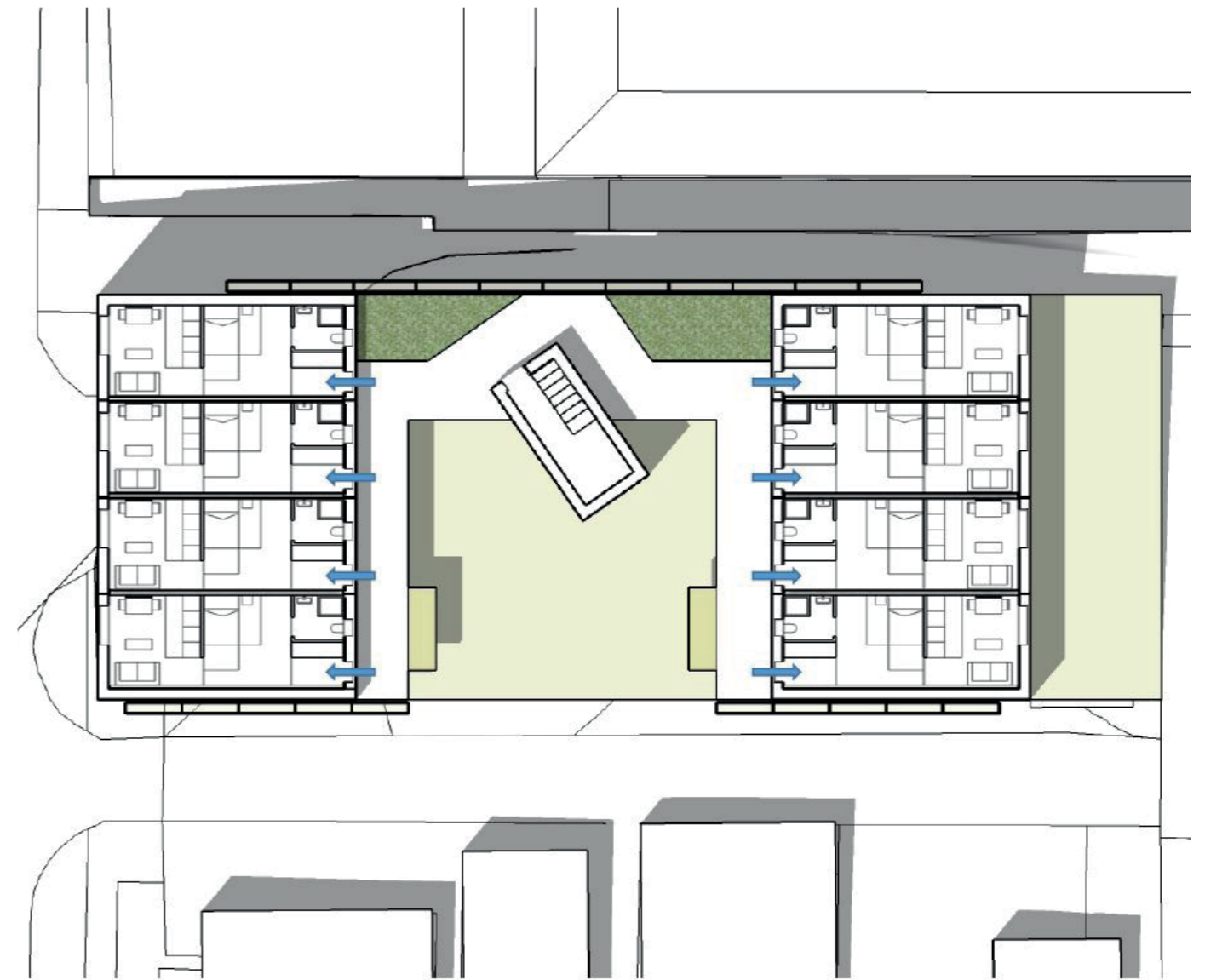
Building zones by use

Key:  
■ Residential  
■ Residential Amenity  
■ Residential Circulation



Typical unit plans were developed with potential user groups and client body, currently residing in supported accommodation, to establish preferences on layout and functionality

Typical floor layouts comprising of the individual flats were then modelled and tested





**Outcome of Pre-App Meeting:**

The first pre-application meeting was held on the 23rd April during which HKR presented a 32 unit scheme to the Planning Officer.

Discussions centred around the following topics:

- Density of development
- Bulk of building
- Size of units
- Design of the Eastergate Road Frontage

Concern was expressed over the overall massing of the scheme and the overly complicated design of the Eastergate Road elevation. It was agreed that further development work would be carried out to reduce the massing and improve the main facade of the building along Eastergate Road.



4.2 Second Pre-App

Following the first pre-app feedback, the scheme was developed further to take on the planning officer's comments and concerns.

Key changes (as indicated in the diagram):

1. Massing reduced by removing top eastern unit of each block.
2. Stagger in massing of building to break up massing and introduce articulation to building.
3. Introduction of flank windows
4. Development of facade detail and suggested material pallet.
5. Entrance feature introduced to emphasise entrance on Eastergate Road.

**Total Number of Units: 30**

27 no. Part M4 (1) units at 28 sqm each

3 no. Wheelchair units Part M4 (3) at 32 sqm each

**Total NIA: Circa 1,120sqm**

Residential Units: Circa 852 sqm

Residential Amenity and Ancillary: 267 sqm

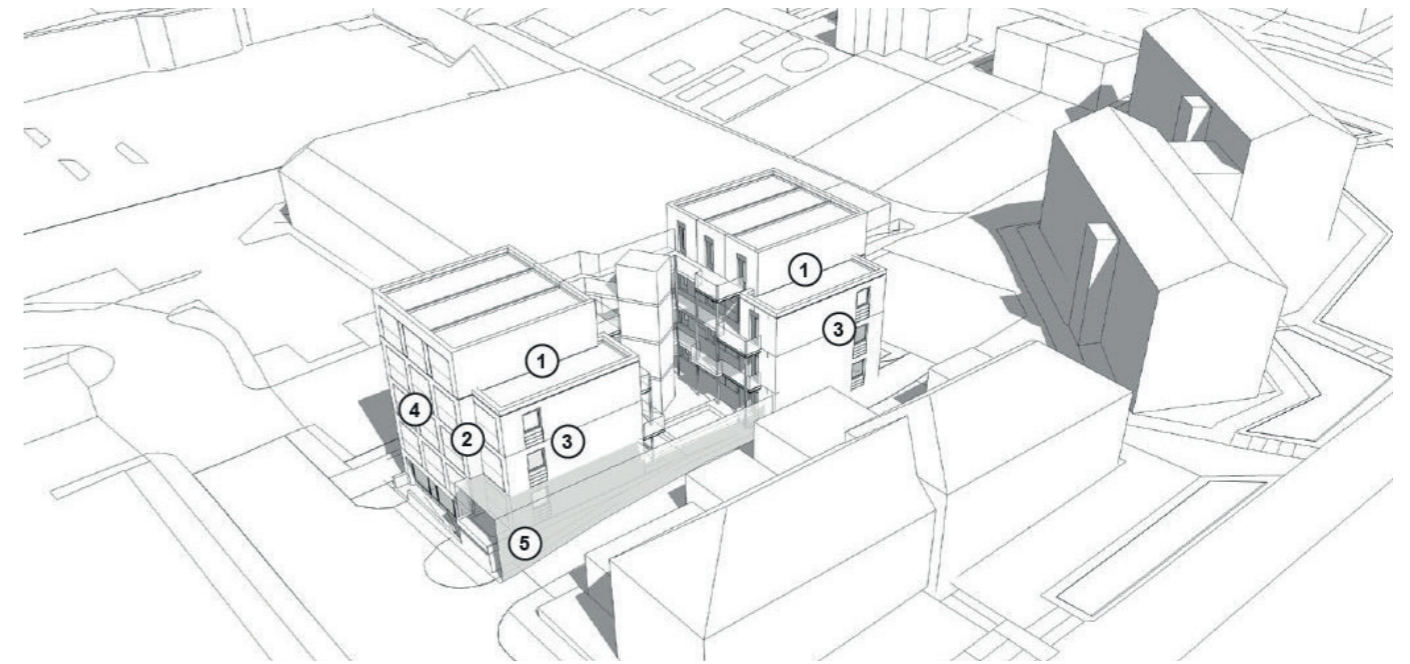
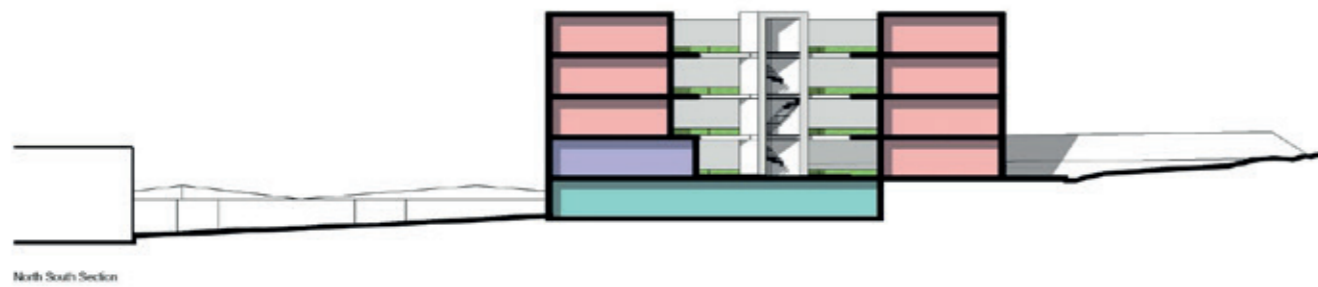


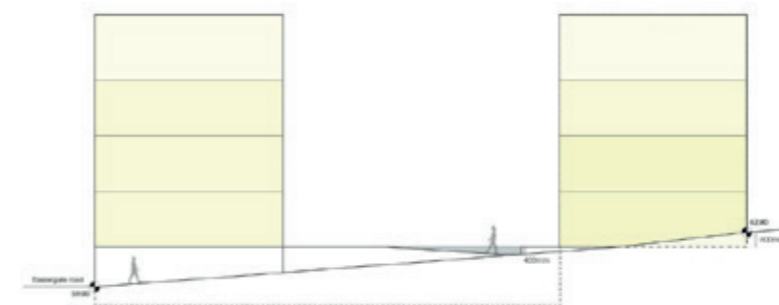
Diagram showing key changes made to the scheme



North South Section

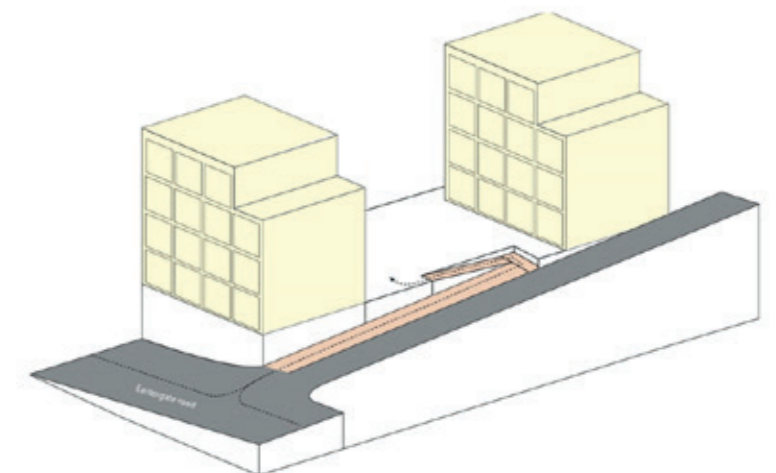


Proposed contextual sections



The Scheme has been carefully positioned vertically on site in order to deal with the site topology as best as possible.

1. If the building was positioned any lower, it would not have been possible to provide the residential amenity and ancillary space.
2. If the building had been positioned any higher, the residential access ramp would have been unworkably long, taking up much of the central communal amenity space.

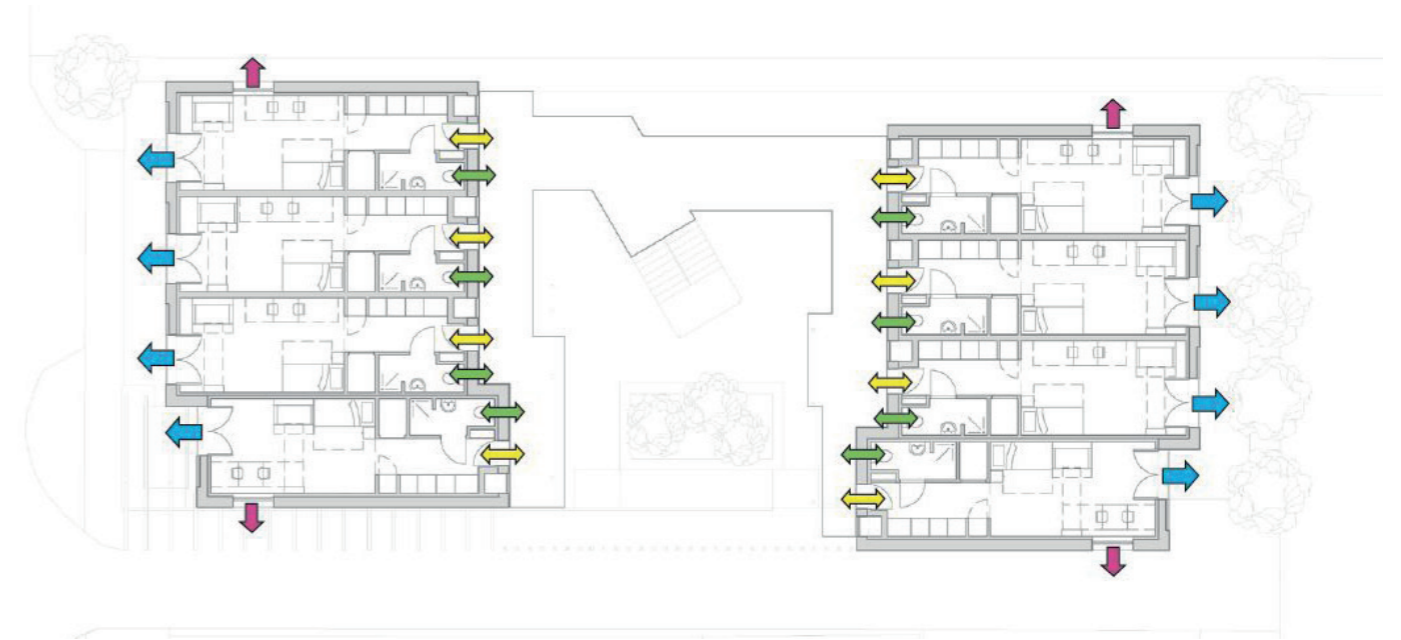


Topography and Access



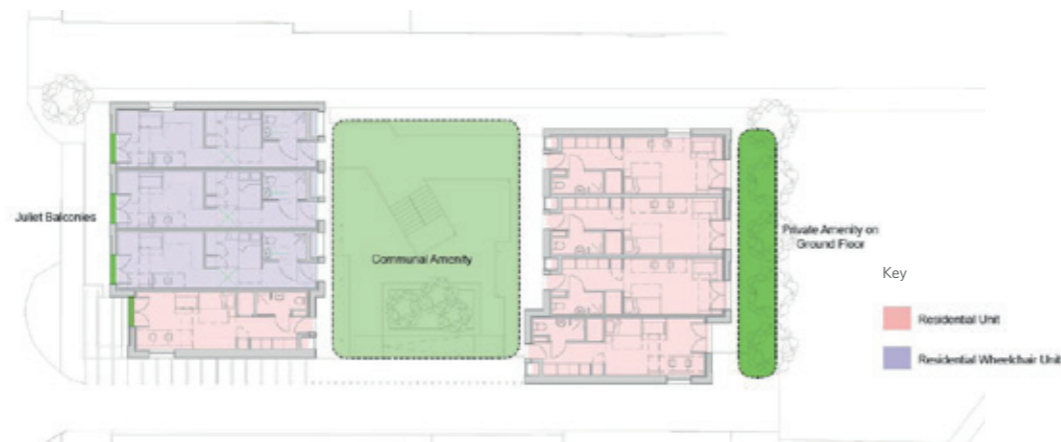


Example of unit layout diagrams



Aspect and ventilation diagram

- Key
- Daylight and main view out
  - Daylight and second view out
  - Daylight and ventilation
  - Daylight and unit entrance



Ground floor layout



Typical floor layout



Example of similar design walkways to promote and facilitate social interaction



Key Views to the proposal.

3D Views - From Oakendene Estate

HR ARCHITECTS YMCA



View 1

View 2



Key view location plan.

3D Views - From Surrounding Roads



View 3

View 4

18





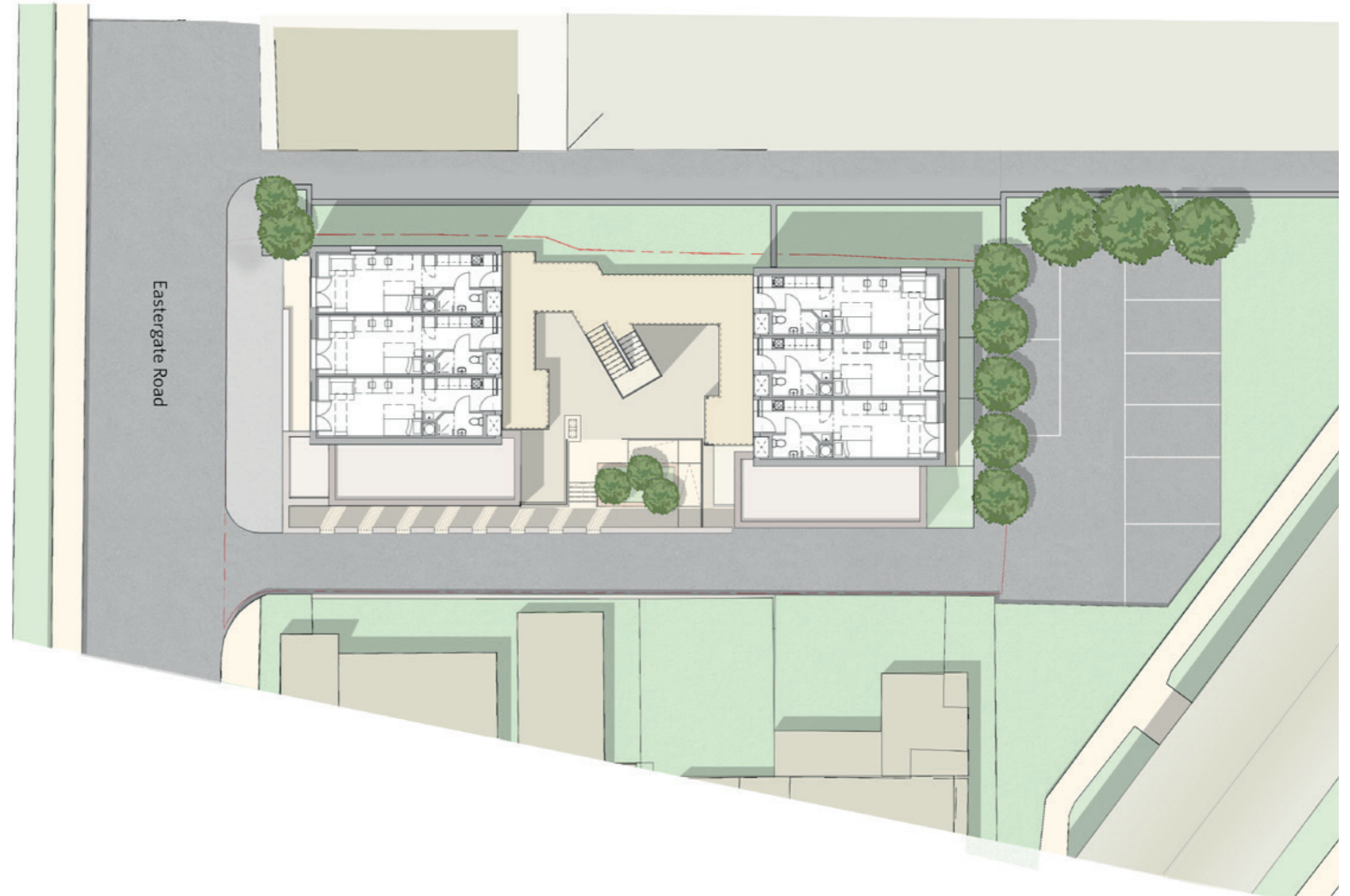
**Outcomes of the Second Pre-App Review:**

The Principle Planning Officer issued Pre-application advice on 11th June 2019:

- Removal of two units is a positive step and the staggering of the reduced 3 storey elements
- The development is still seen to be excessive and would appear to be an over-development of the site.
- The small size of units would not be considered acceptable for permanent housing designed to be occupied for up to 2 years.
- Concern over location of bin store on prominent corner
- Concern over appearance of pergola after a while due to weathering and poor maintenance.
- Removal of the south facing screens is welcomed as it improves outlook for adjoining neighbours and daylighting within the proposal.
- The top floor could be integrated a little better to unify the scheme and avoid the appearance of an unsympathetic addition.
- Privacy and daylight issues could be caused by 12 m distance between facing flats, gallery access and stair core.
- Concern over daylight and sunlight
- Concern over privacy to the rear of dwellings on Moulsecomb Way due to introduction of east facing windows
- The proposed materiality is considered to be acceptable for the location

# 5.0 The Proposal

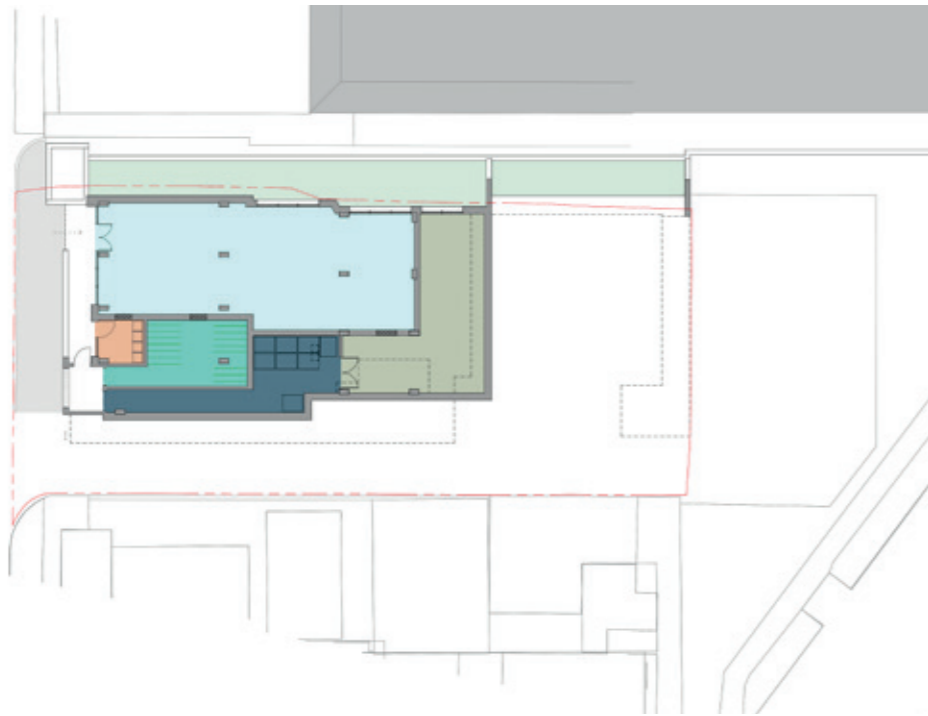
## 5.1 Site Plan



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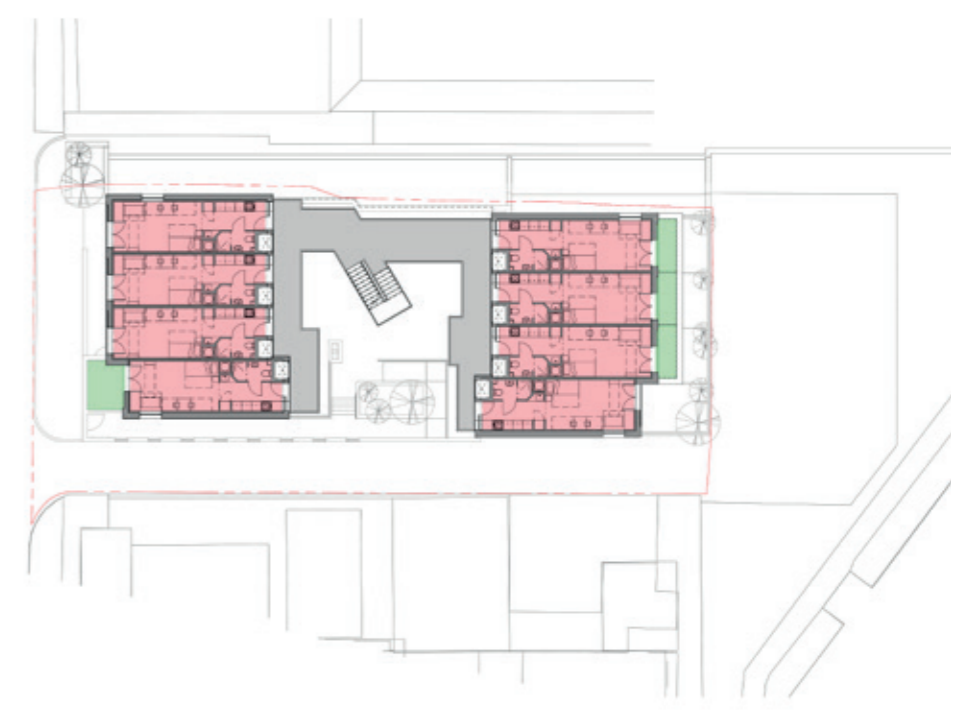
5.2 Floor Plans



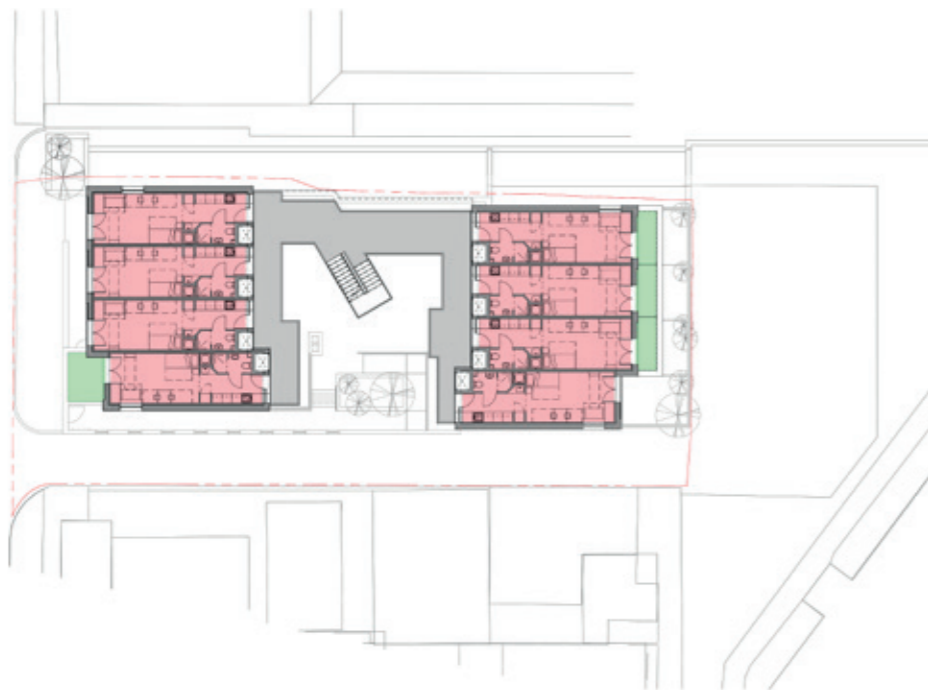
Lower Ground Floor



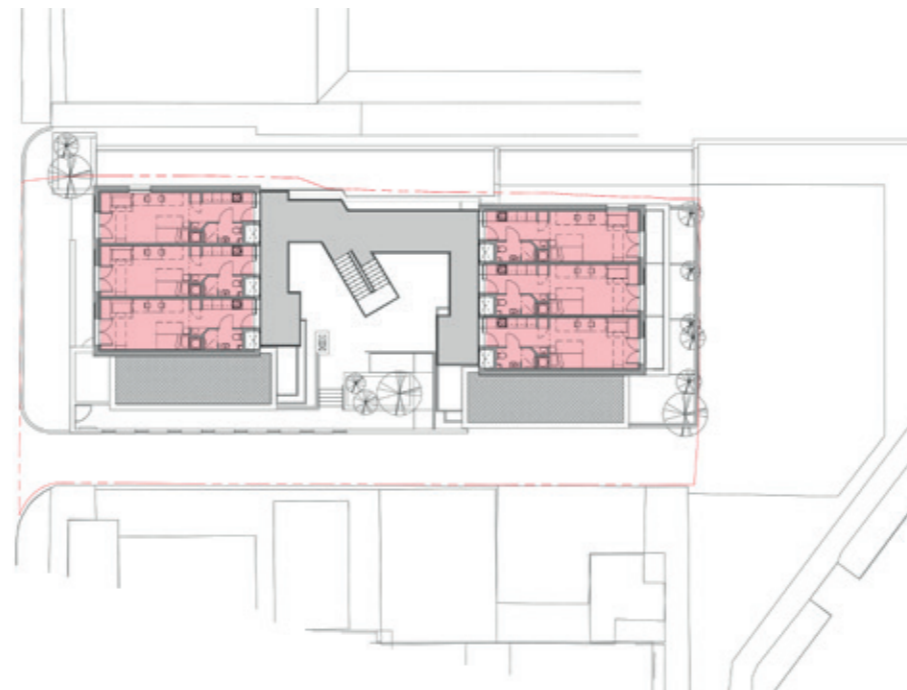
Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan

- Key
- Communal facility
  - Cycle Store
  - Plant
  - Bin Store
  - Laundry
  - 1 bed studio apartment
  - 1 bed disabled access studio apartment
  - Garden



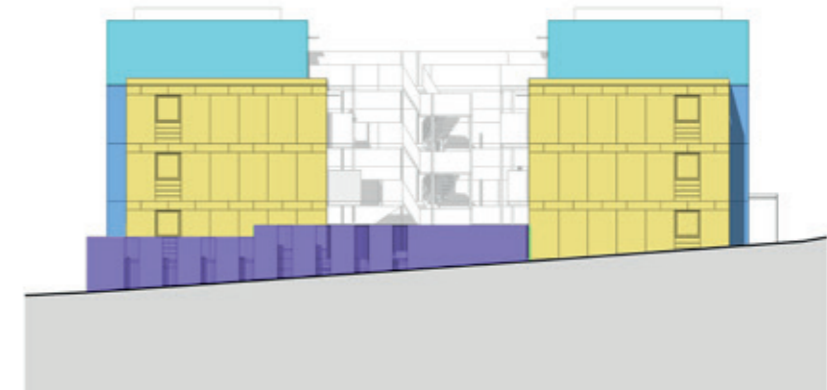
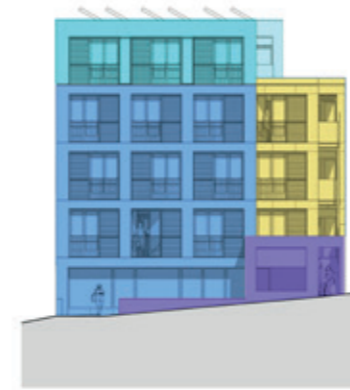
### 5.3 Facades

The design of the façades follows principles of hierarchy of scale and breakdown of mass. Effectively what could have been two large masses on a podium, has been broken down into a collection of smaller elements with different characteristics.

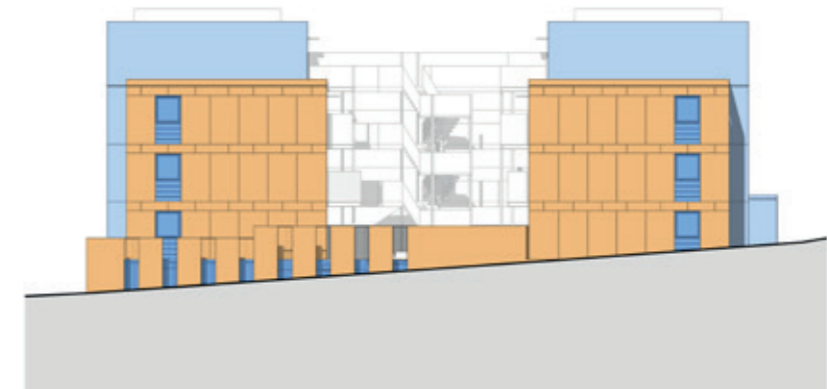
This creates a softened stepping in height and allows the building to sit comfortably on the sloping site and with the low to medium rise brick residential context to the east and south.

As demonstrated in the West and South elevation diagrams opposite:

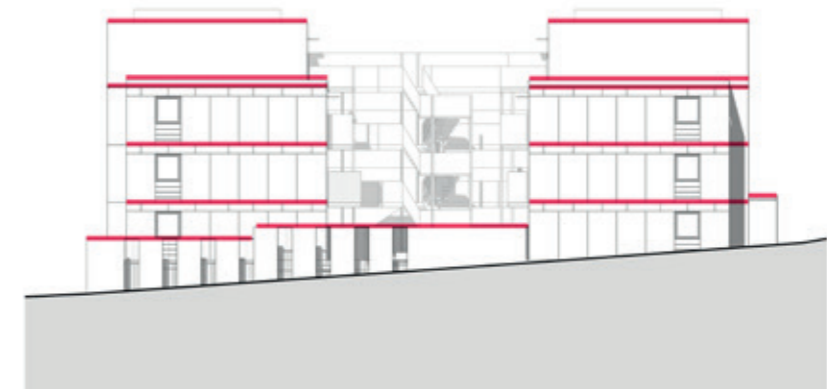
- The building is notionally divided into separate zones or elements, each with different characteristics. The buildings can be seen to have recognisably residential scale and zones, such as a head (roof) body and base.
- Progressive elements are shown in orange and recessive elements in blue. The visual mass of the building is given a layered and stepped appearance, softening its impact and creating visual interest and play of light and shade across the building.
- Roof, parapet and balustrade levels are manipulated to vary the verticality, and horizontality of the façades.
- A restricted set of windows, doors and balconies are used within a regular gridded facade. Repeating configurations of these are used to reinforce verticality, horizontality and order across the façades. Irregular configurations are used within the grids to create variety where needed.
- Four main cladding materials are used across the building. A punched external buff brick skin bookends and protects the scheme to the west and east. Engineered timber boxes are subservient to this and the protected central courtyard zone clad in cementitious panel. The top floor is treated as a mansard roof and clad in standing seam metal. Each part appears individual and distinctly different, but part of the overall language. The materials palette works with the façade articulation and levels of transparency to accentuate the way light and shade acts on the building. This in turn helps to break down the mass to a more domestic scale.



Elemental breakdown



Progressive and recessive elements



Rooflines and horizontal accent



Materials



667



West Elevation



East Elevation



South Elevation



North Elevation



699



5.4 Materials

699

Material Key

- ① Light buff multi facing brick
- ② Engineered timber cladding
- ③ Textured GRC cladding panel
- ④ Standing seam metal cladding
- ⑤ Cementitious cladding panel
- ⑥ Bronze powder coat to metalwork and window frames
- ⑦ Treated timber screening







Key

- ① Light buff multi facing brick
- ② Engineered timber cladding
- ③ Textured GRC cladding panel
- ④ Standing seam metal cladding
- ⑤ Cementitious cladding panel
- ⑥ Bronze powder coat to metalwork and window frames



Light buff multi facing brick

1



Engineered timber cladding

2



Textured GRC cladding panel

3



Standing seam metal cladding

4



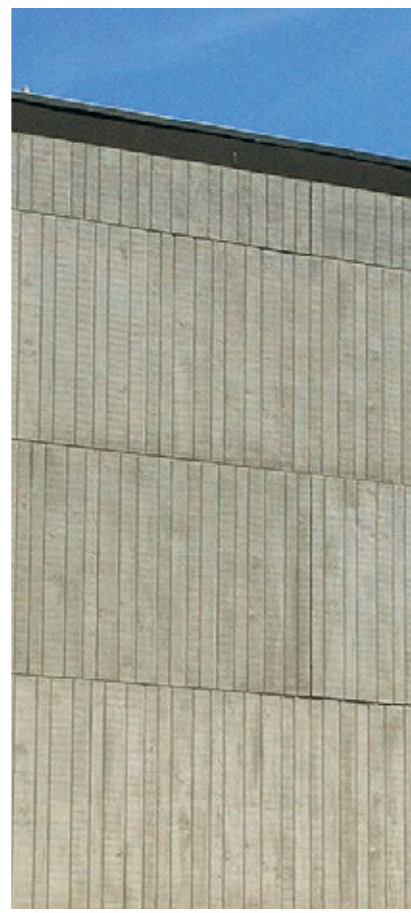
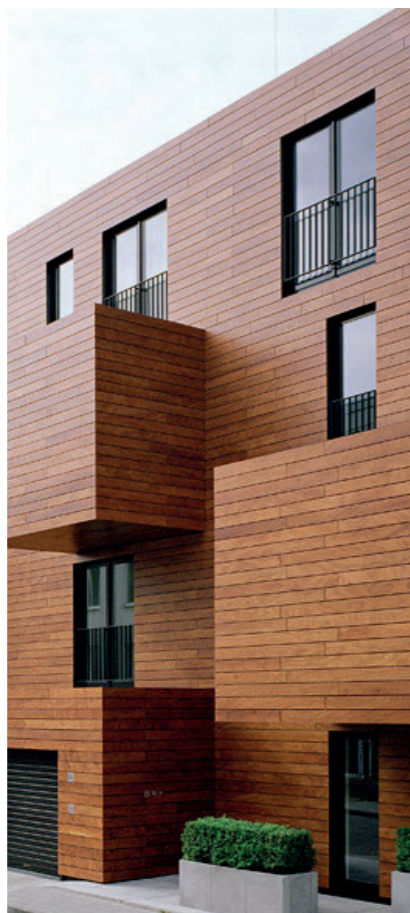
Cementitious cladding panel

5



Bronze powder coat to metalwork and window frames

6



Material Precedent and Sample Palette

