

1

The Meeting House, Park Close

BH2020/01742

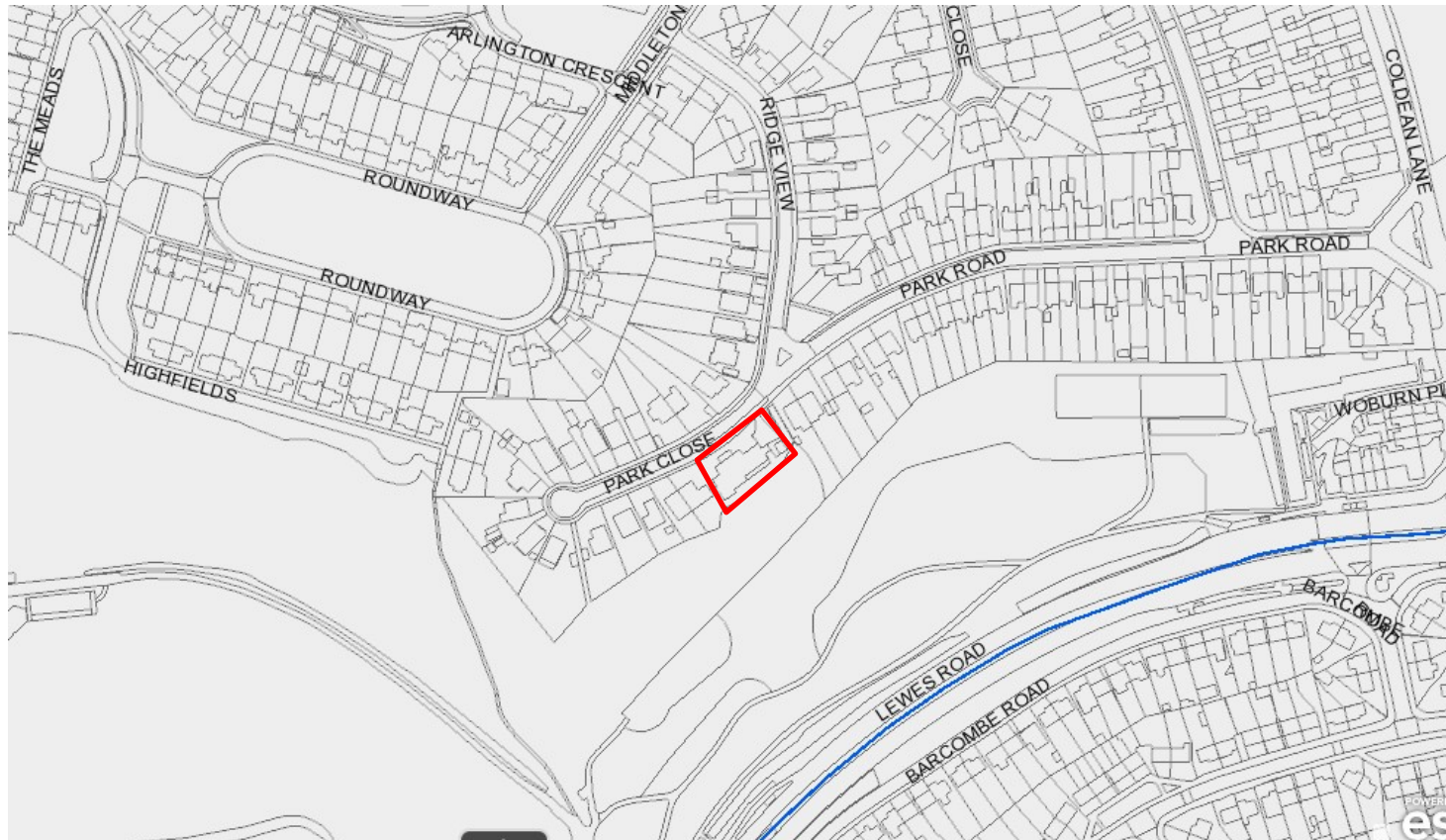


**Brighton & Hove
City Council**

Application Description

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

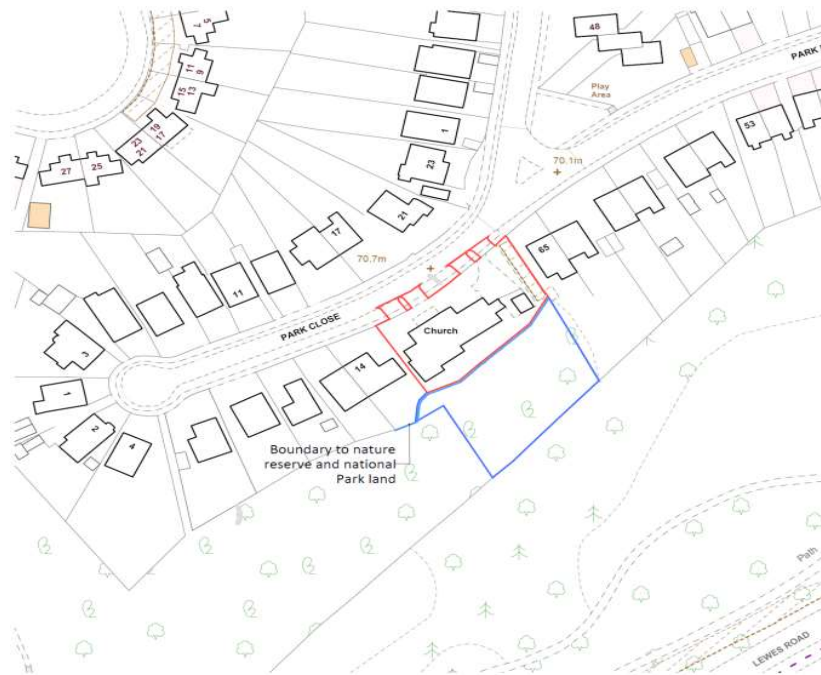
Map of application site



Brighton & Hove
City Council

POWERED
esri

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



Brighton & Hove
City Council

3D Aerial view of site



Brighton & Hove
City Council

3D Aerial views of site

8



Brighton & Hove
City Council

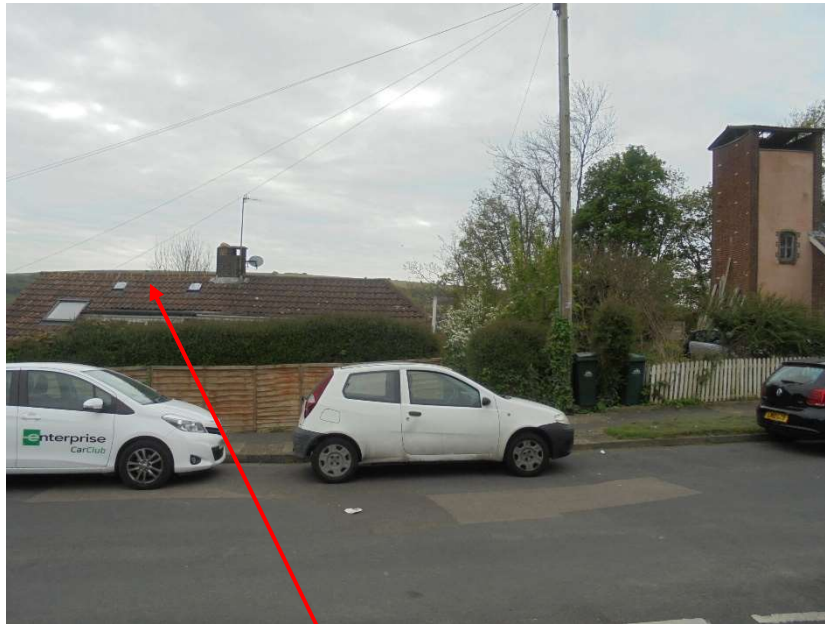
3D Aerial views of site



Streetview



Adjacent properties



No. 65 Park Close to east



No. 14 Park Close to west

Number of units

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



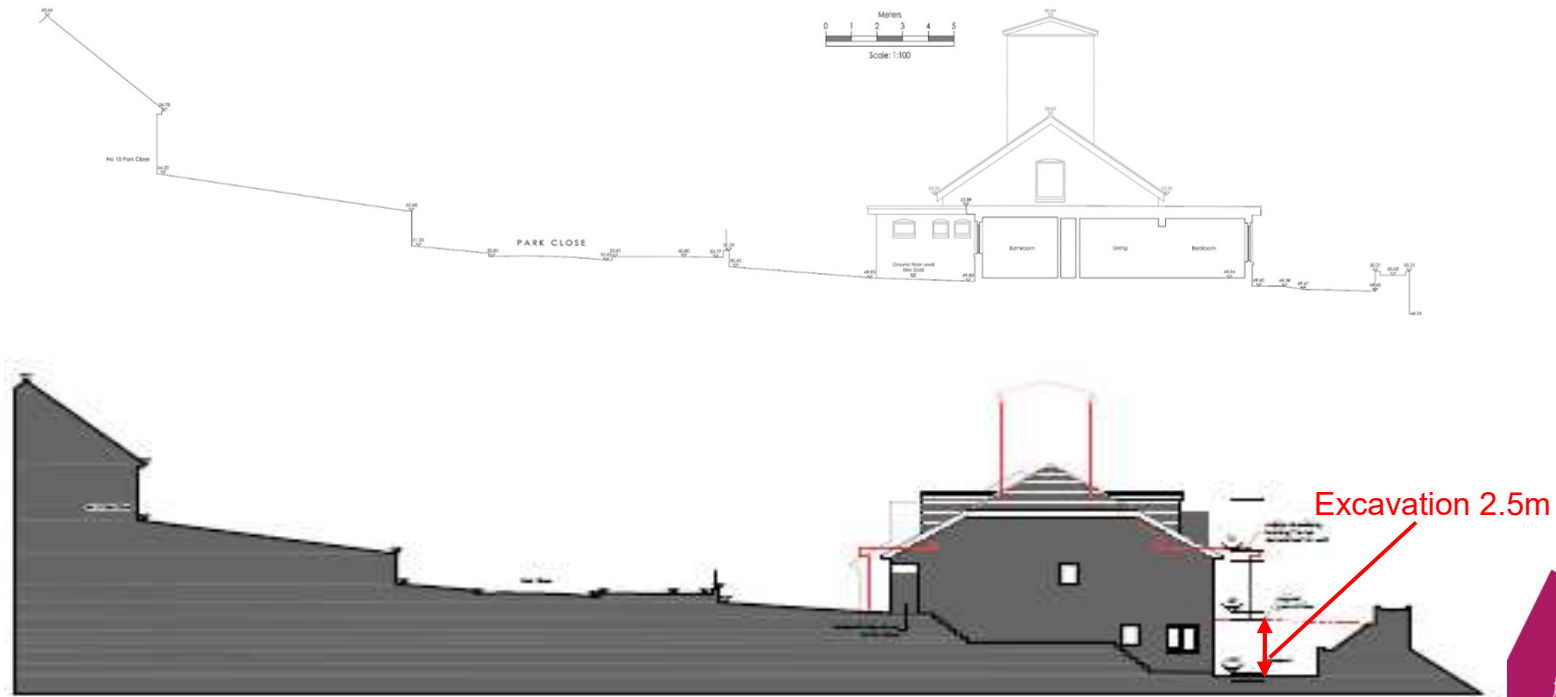
0313-P-05 - B

Proposed Rear Elevation



0313-P-06 - B

Existing / Proposed Site Section



Brighton & Hove
City Council

Proposed Visual - Streetscene



Proposed Visual - Streetscene



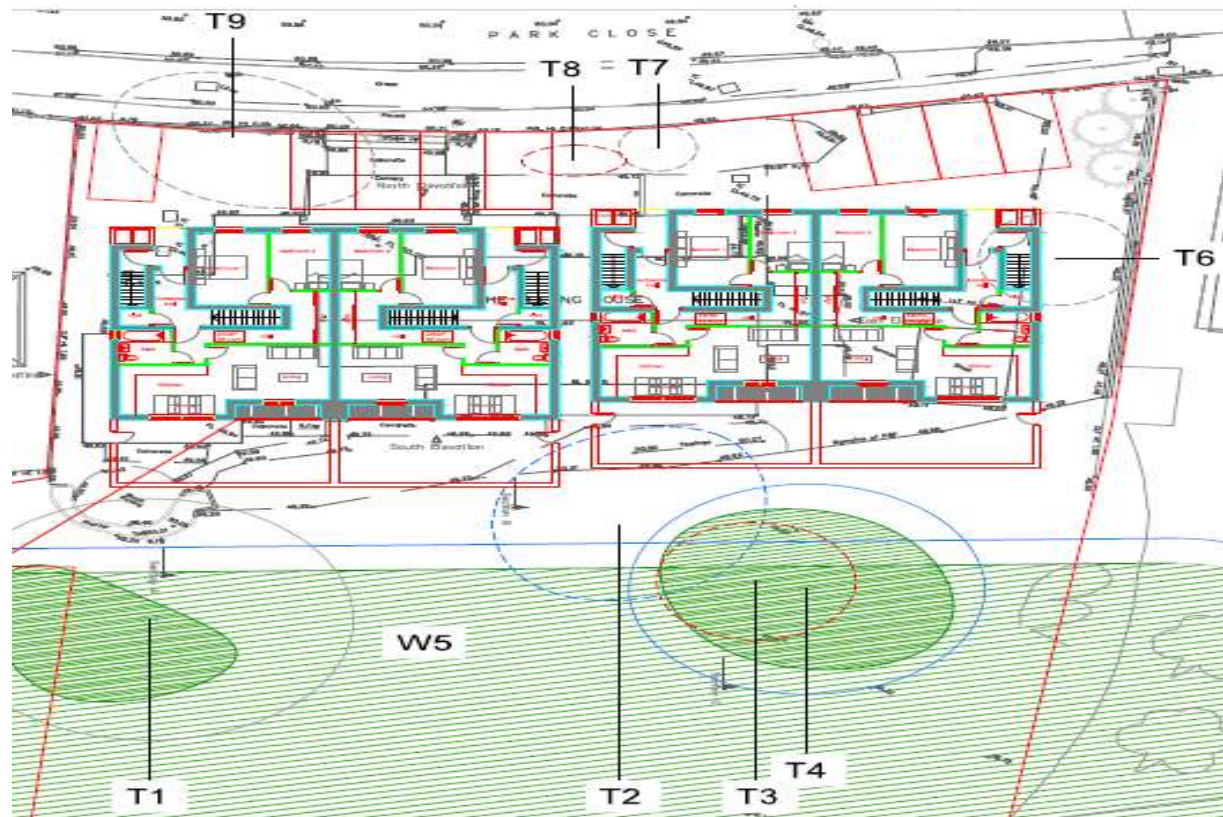
Proposed Visual – Streetscene



Proposed Visual - Rear



Tree Plan - 6 to be removed



Key Considerations

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

CIL/ S106

- 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

- 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



Brighton & Hove
City Council