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Site Of Sackville Hotel, 189 Kingsway

BH2017/01108



Brighton & Hove
City Council

Application Description

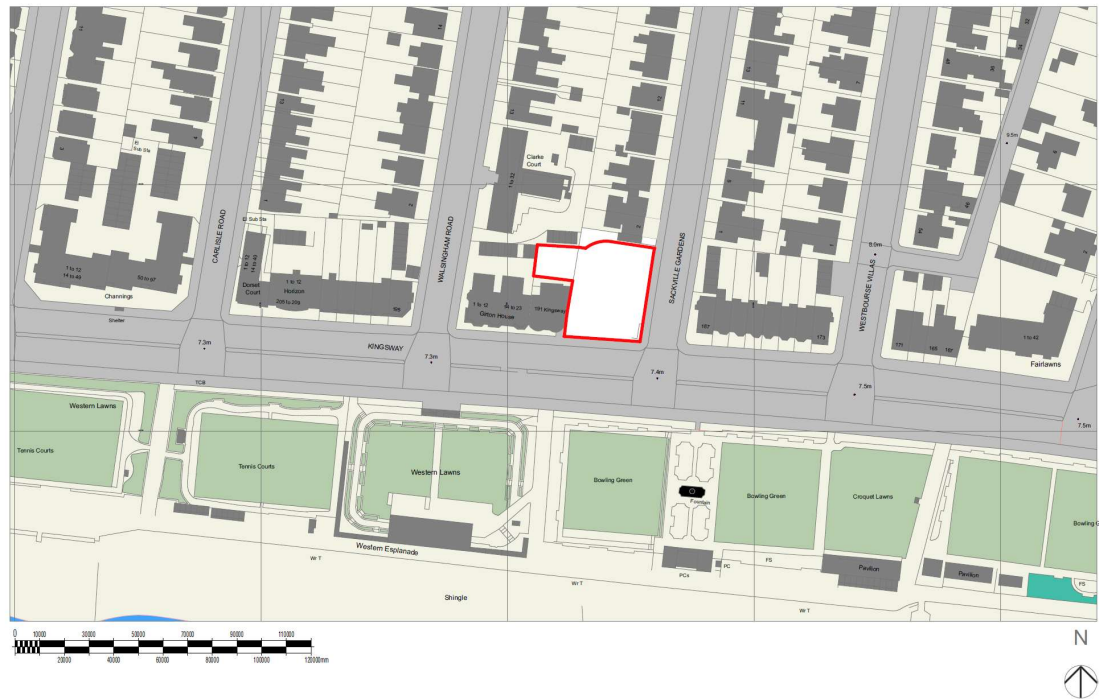
A Deed of Variation to allow the provision of 7 Shared Ownership Housing and/or Shared Equity Housing units in lieu of 3 Affordable Rent and 4 Shared Ownership units, and to amend the definition of Registered Provider (RP).

Map of application site



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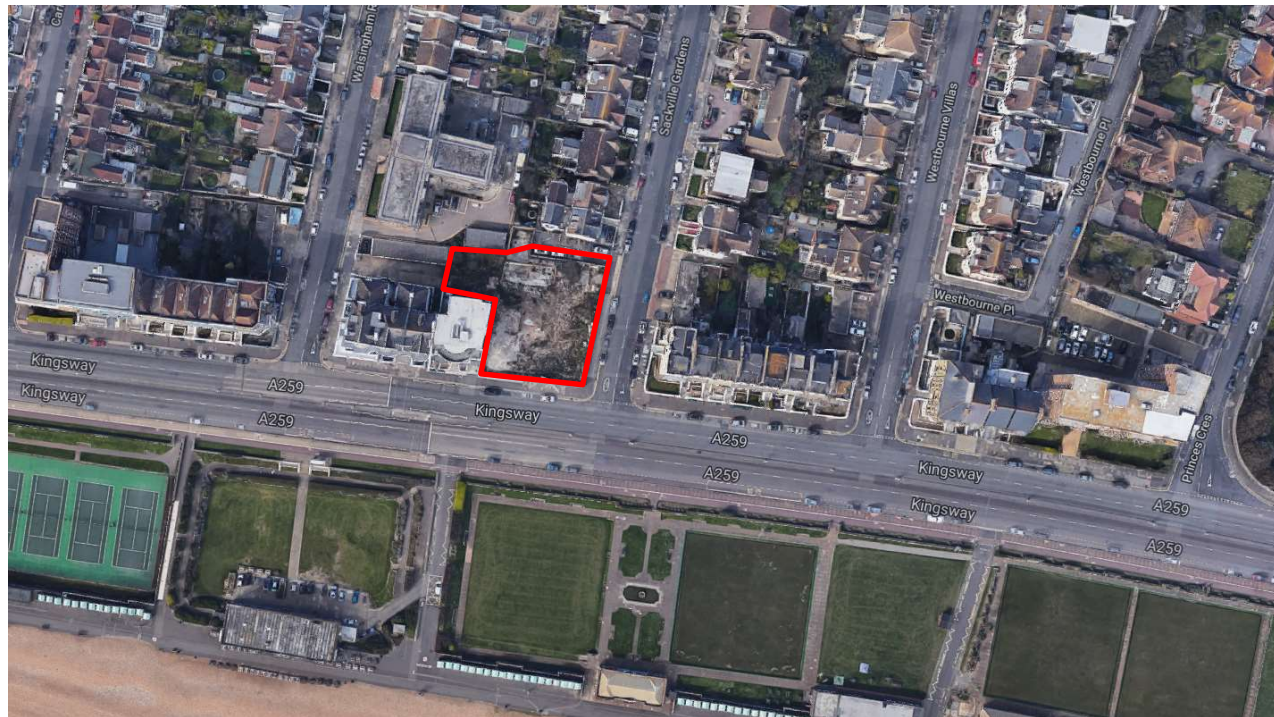
Existing Location Plan



13.099.001



Aerial photo(s) of site



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3D Aerial photo of site



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Proposed Front Elevation



13.099.110 A

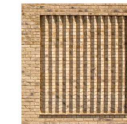
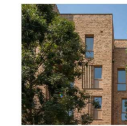
Proposed Rear Elevation



Location key

Materials Key

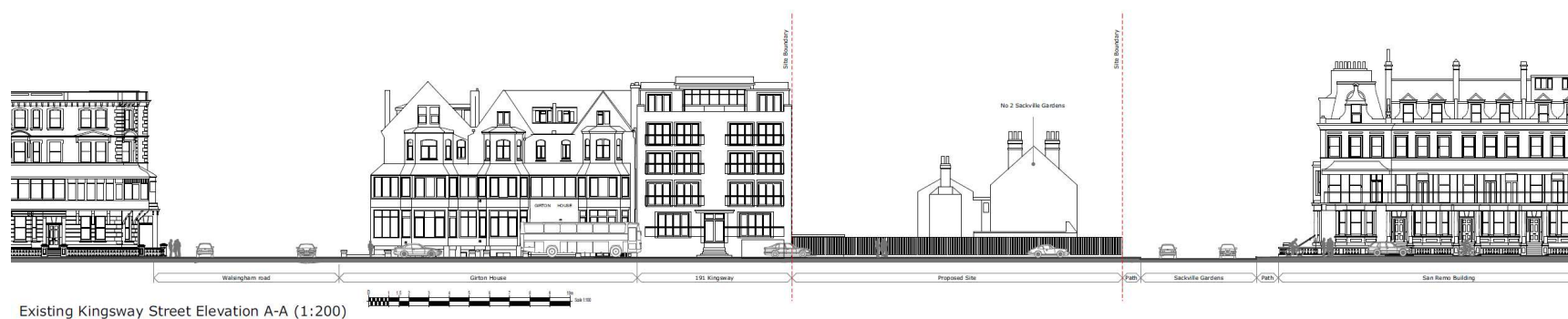
- 1 Gault facing brick (or similar)
- 2 Zinc Cladding (grey or similar)
- 3 Bronze cladding (or similar)
- 4 Opaque glazed balcony glass (or simi
- 5 Dark grey window frames
- 6 Grilles - colour to match facing brick
- 7 Feature brick banding
- 8 Obscure Glazing



07. Sections of sawtooth brickwork animate the façade with corners and shadows.



Contextual Front Elevation



Existing Kingsway Street Elevation A-A (1:200)

13.099.011

Planning Policy

- City Plan Part One Policy CP20 indicates that the Council will only accept not providing affordable housing on-site in exceptional circumstances.



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Reasons Given by RPs for Lack of Interest in Properties

Hyde Housing	They sold the site to the developer
Orbit	Do not operate in Brighton & Hove
Southern Housing Group	Too small
Moat	Too small (minimum 20 units)
Clarion	Too small (minimum 50 units)
Guinness	Too small
Sage Housing	Too small
Optivo	Only interested in offering for the whole site or just the private units
St Arthurs Homes	The number of shared ownership units was too small

Conclusion

- Council officers are satisfied that neither Registered Providers nor B&H Housing are able to take on the affordable units and, as such, it is considered that the payment of a commuted sum, derived in accordance with the Developer Contributions Technical Guidance, is acceptable in this instance.