

**64-68 Palmeira Avenue; 72-73
Cromwell Road**

BH2020/01403

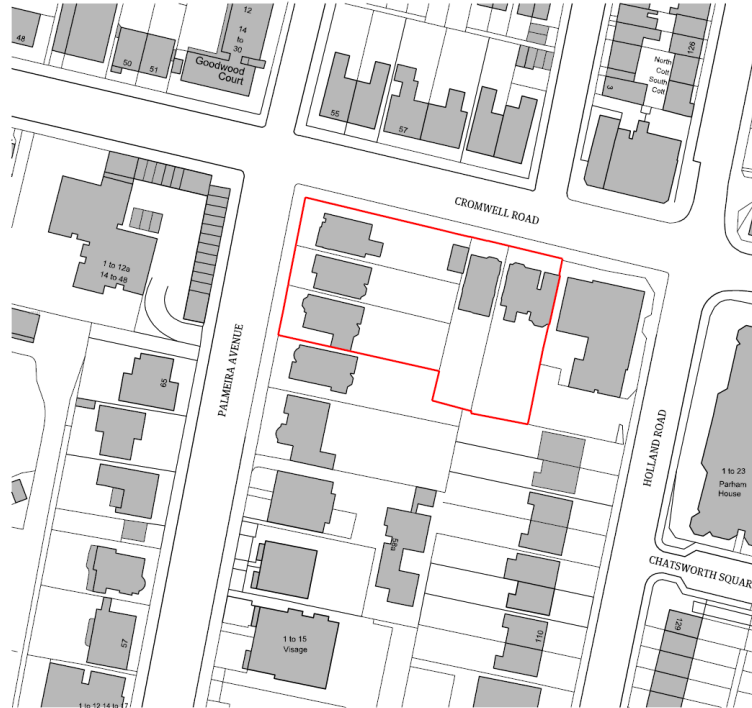


**Brighton & Hove
City Council**

Application Description

- Redevelopment of land on the corner of Palmeira Avenue & Cromwell Road for the erection of 94 flats (C3) with basement parking, landscaping & associated works. (Revised design including additional balconies, revised elevational materials & design, revised layout to ground & lower ground floor residential units & supporting information). Refused September 2020.
- Appeal Lodged. Hearing 14th December

Existing Location Plan



01 Site Location Plan
1:1250@A3

0 12.5 25 37.5 m

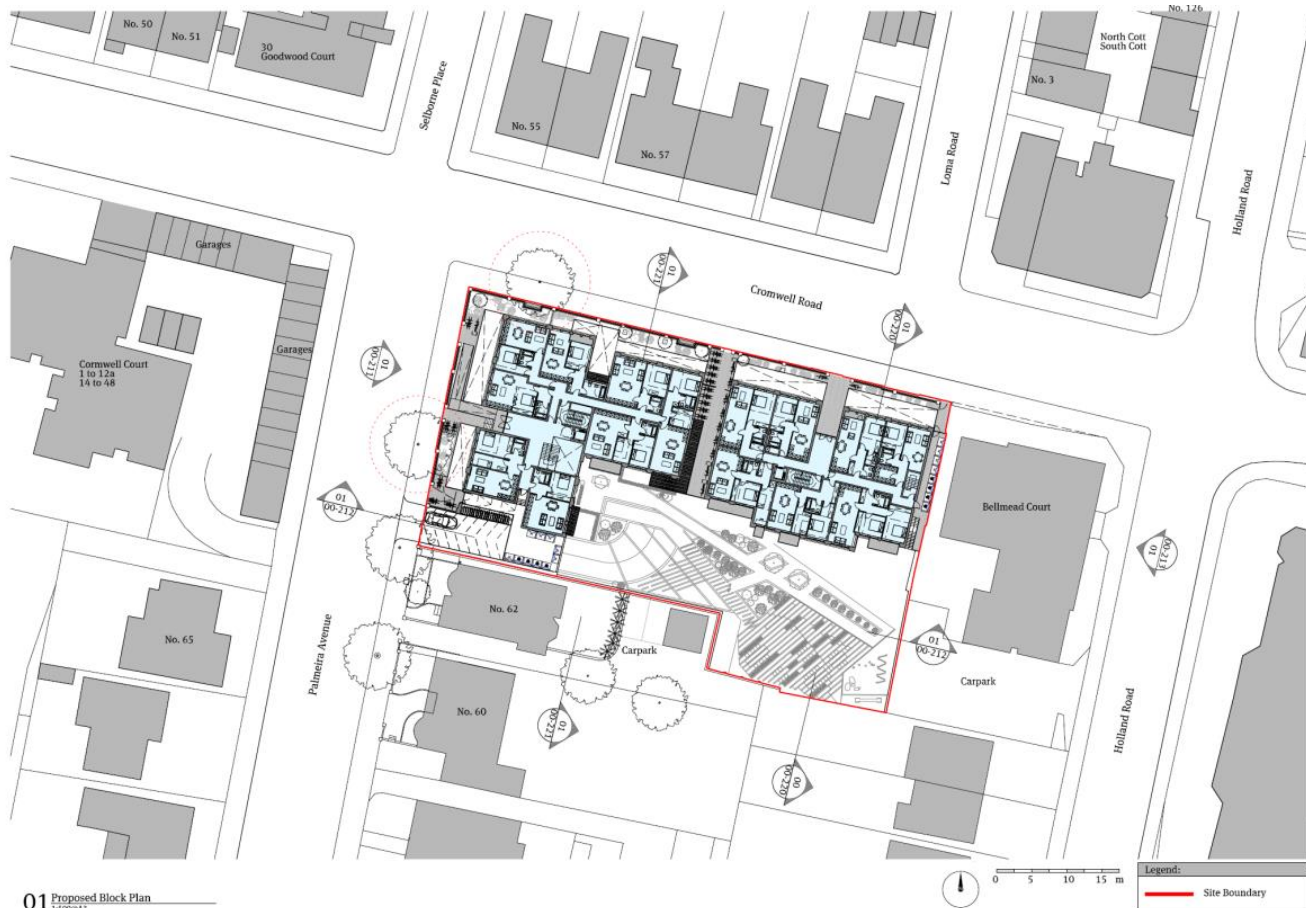
Site Photos – Corner of Palmeira Avenue/Cromwell Road

72 and 73
Cromwell
Road

68
Palmeira
Avenue



Proposed Block Plan

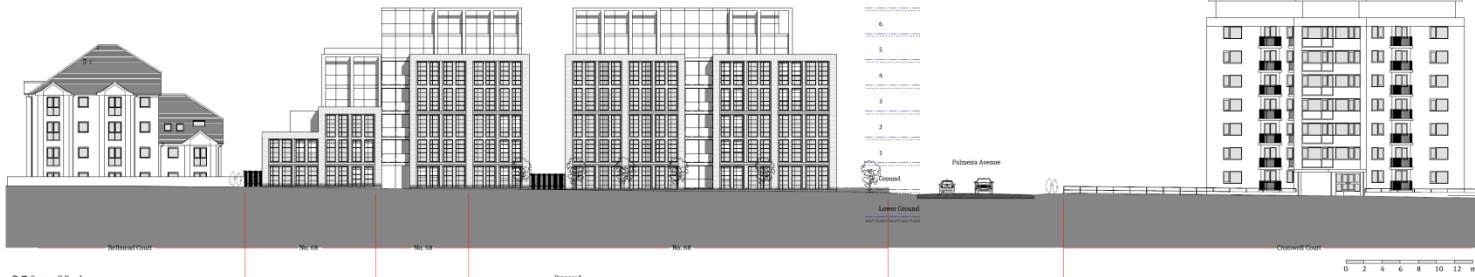


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Contextual Front Elevation



01 Palmira Avenue
Context



02 Cromwell Road
Context

Heads of Terms for S106 to be tabled to Planning Inspectorate for Appeal.

- Affordable Housing: Review mechanism to require Viability Assessment prior to occupation to reassess ability to provide affordable housing;
- A contribution of £26,100 to the Council's Local Employment and Training Strategy including a commitment to using 20% local employment during the demolition and construction phases of the development.
- An artistic component / element as part of the proposed scheme to the value of £32,300.

Proposed Heads of Terms (cont.)

- A scheme to secure 3 replacement street trees for every street tree lost within five years of commencement of development.
- A s278 highways agreement in order to secure:
- Closure of 3 x existing site accesses on Cromwell Rd and 1x existing access on Palmeira Ave;
- Amendments to on-street parking and the proposed re-location of the solo motorcycle bay;
- Creation of a new pedestrian-priority vehicular cross-over on Palmeira Ave, which will serve as the basement car park access for the site; and.
- Removal/relocation of bus stop and shelter and creation of new loading bay.