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# Saxon Works, Land To The Rear Of 303-305 Portland Road

BH2021/04068



Brighton & Hove  
City Council

# Application Description

- Demolition of existing buildings and erection of 2 to 5 storey residential building (C3) including basement vehicle parking & 3 storey commercial building (Class E), with associated cycle & bin storage, landscaping & associated works. (For information: proposal is for 26no. residential units and 219sqm of commercial floorspace).

# Split of uses/Number of units

- 26 residential units: 12 x 1 beds, 9 x 2 beds and 5 x 3 beds
- 219sqm flexible Use Class E floorspace

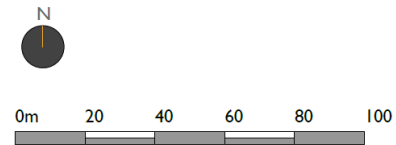
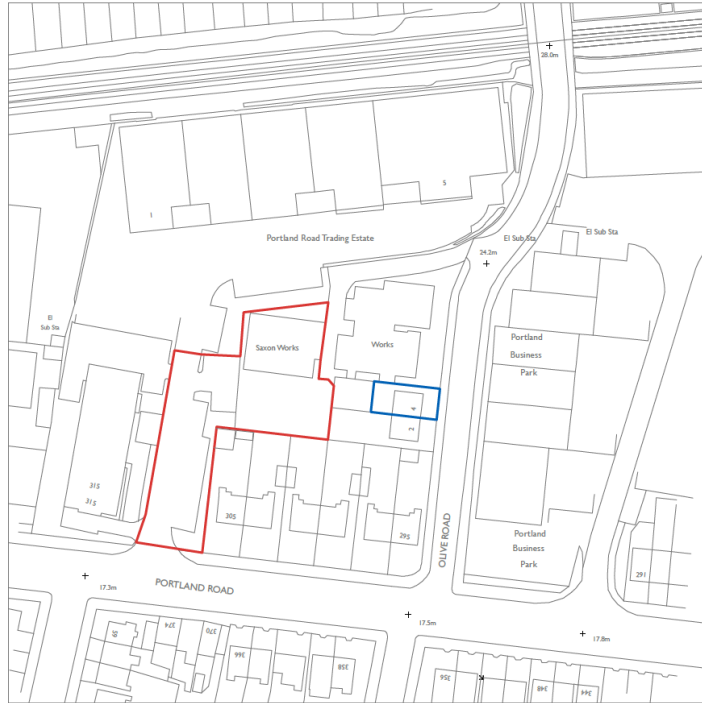
# Map of application site

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# Existing Location Plan

29



LOCATION PLAN 1:1250 Scale

A.001

# Existing Block Plan

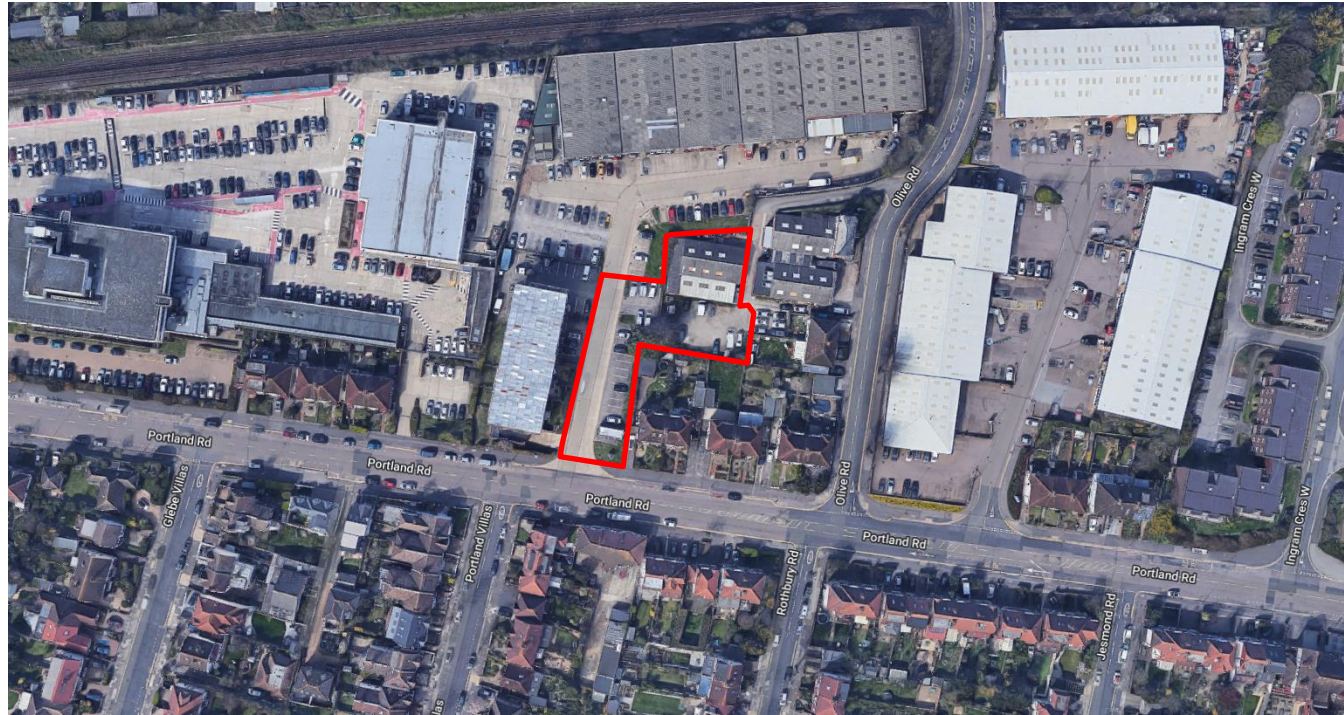


A.001

# Proposed Site Plan



# Aerial photo of site





# 3D Aerial photo of site



33

# Street photos of site



# Street photos of site



# Southern boundary



# South western boundary

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# South eastern boundary

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# South eastern boundary



# Western boundary of the site





# South western boundary of the site



41

# West-facing elevation of 305 Portland Road

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# Existing buildings

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# Existing buildings



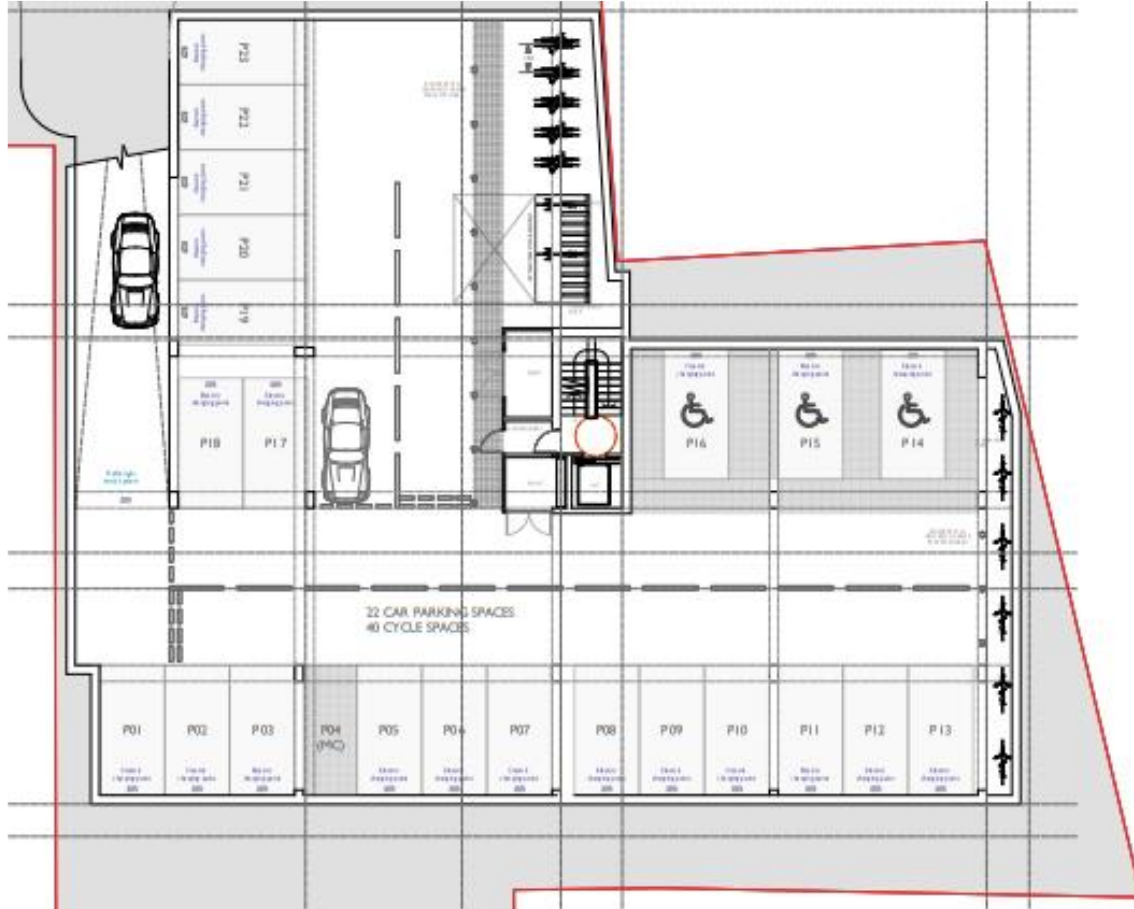
# Within the site looking north



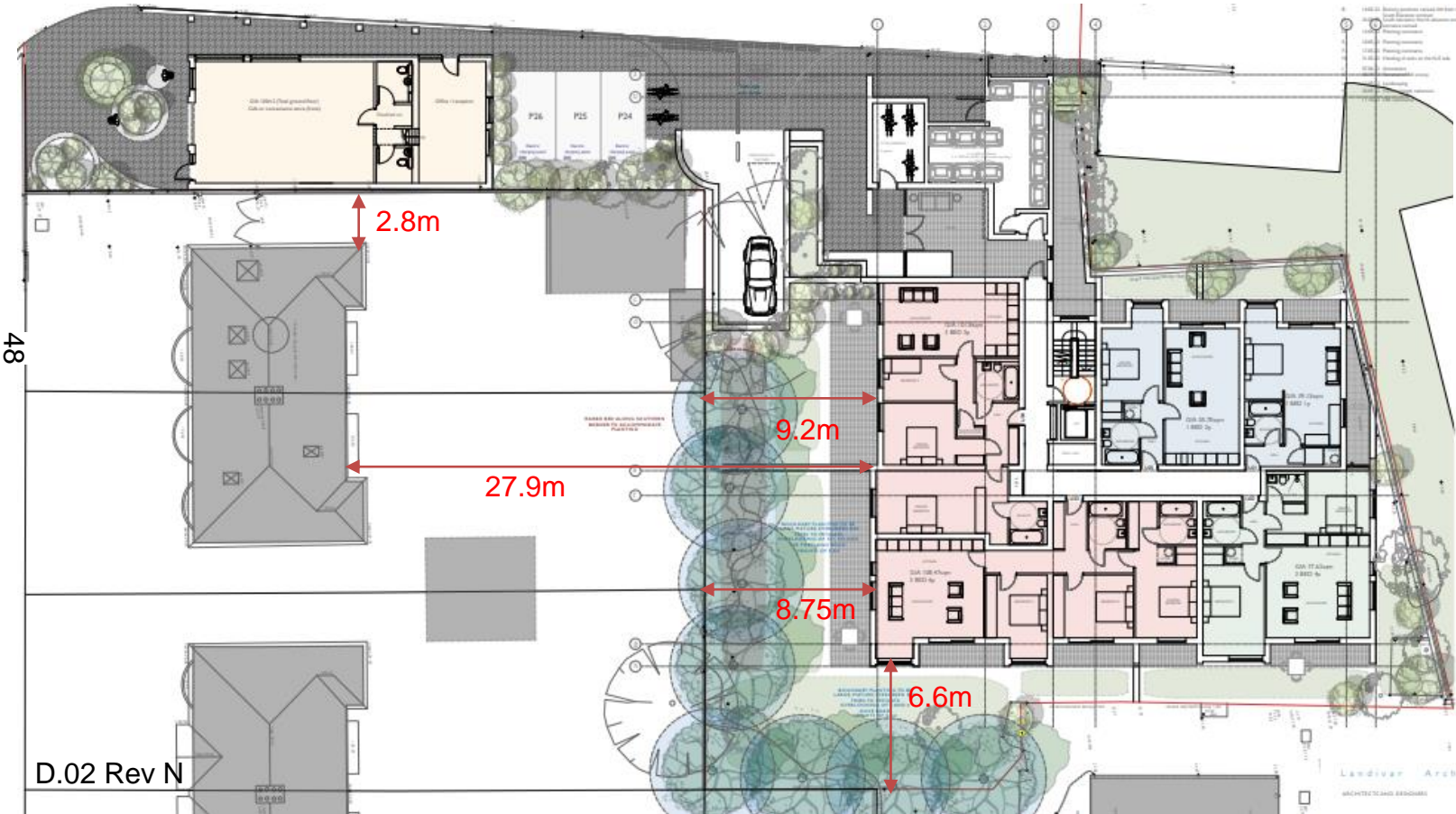
# Entrance to site from Olive Road



# Proposed Basement Floor Plan



# Proposed Ground Floor Plan

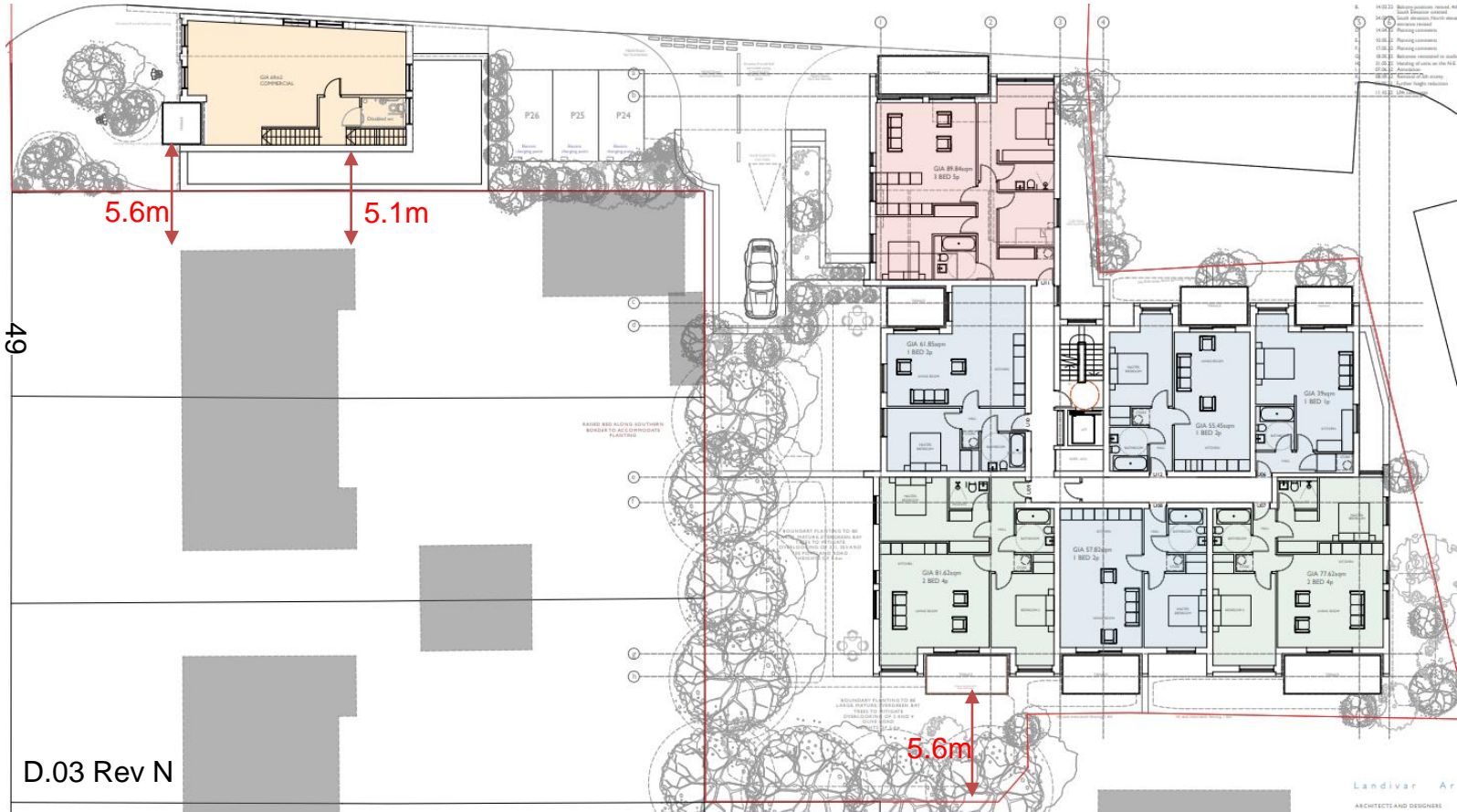


48

D.02 Rev N



# Proposed First Floor Plan



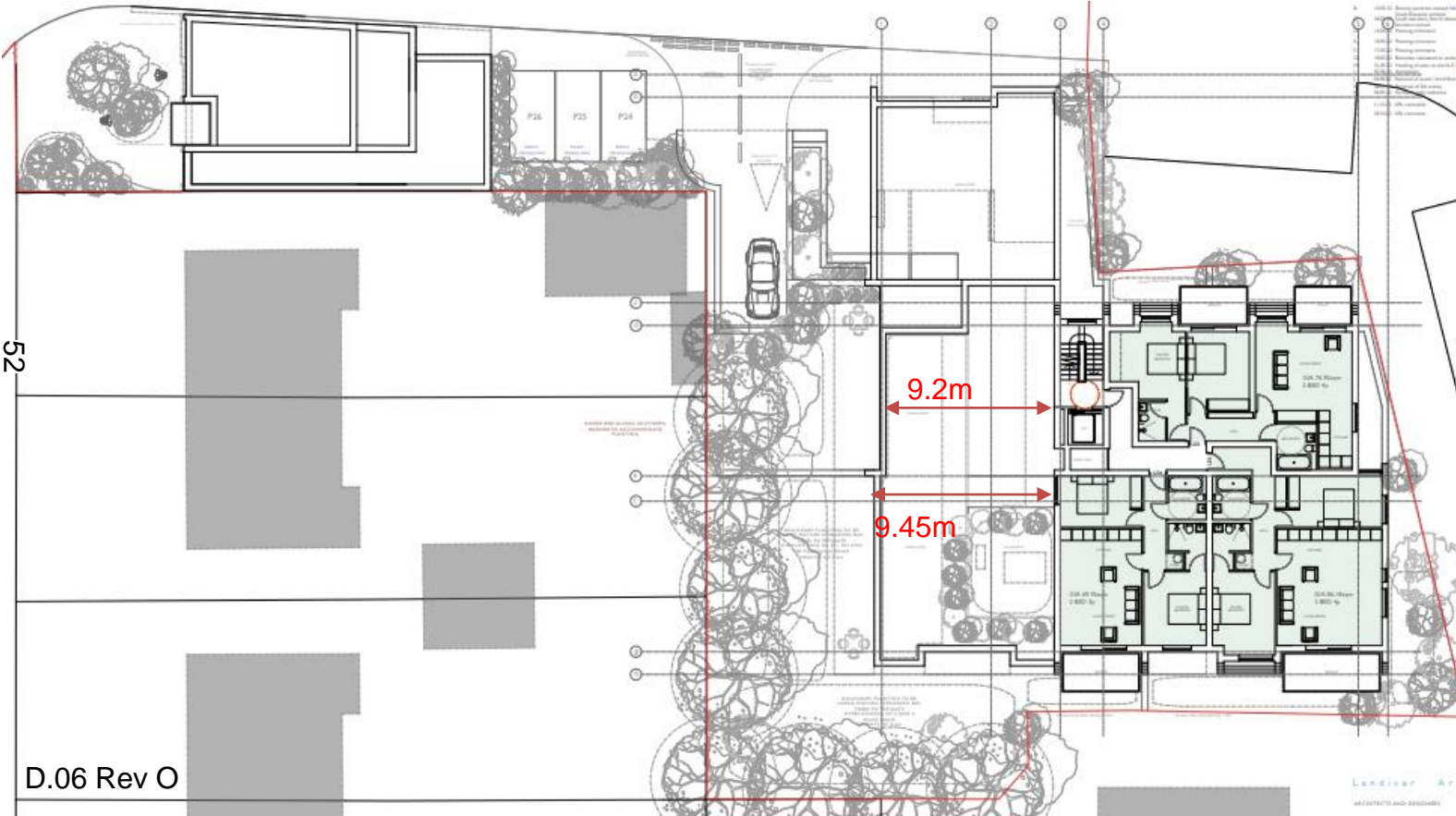
D.03 Rev N

Landivar Ar  
ARCHITECTS AND DESIGNERS





# Proposed Fourth Floor Plan



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D.06 Rev O

Lendivar Architects and Designers

# Proposed Landscaping Plan



**HEDGE PLANTING:**  
**PLANT SPECIFICATIONS:**  
 HEDGE HEIGHT SHALL COMPRISE FREELAN SIZE PLANTS SIZE 400-800mm HIGH WITH THE FOLLOWING SPECIES: NATICE, OLEA, HORNBEAM OR LAUREL OLEA COFFEEBERRY.  
 EDGE FEATURES SHALL COMPRISE FREELAN SIZE PLANTS SIZE 400-800mm HIGH WITH THE FOLLOWING SPECIES: NATICE, OLEA, HORNBEAM AND HORNBEAM THE REPAIRS/WORK AN EQUAL MIXTURE OF COFFEEBERRY, HAZEL, SPYRAL, GUILLERMO, ROSE, AND WILD PRUNY.  
**INSTALLATION:**  
 ALL TREES SHALL BE CAREFULLY CUT BY HAND OR BY MEANS OF MECHANICAL EQUIPMENT TO BE CUT DOWN TO AVOID DAMAGE TO ROOT SYSTEMS. BRUSHING SHOULD BE DONE TO A CUT DOWN TO GROUND LINE. ALL CUTS SHOULD BE MADE AT AN ANGLE TO AVOID DAMAGE TO ROOT SYSTEMS. HIGH PLANTS TO BE CAREFULLY PROTECTED BY HAND BY MEANS OF PROTECTIVE PLASTIC SHEET.  
**PLANTING:**  
 TO BE PLANTED IN THE DESIGNATED AREAS AS SHOWN. 1. PLANTS ARE TO BE PLANTED IN A 100% SHADY AREA AND ALL PLANTS MUST BE PLANTED TO GROW UP FROM THE HEDGE. HORNBEAM SHALL BE CAREFULLY CUT WITHIN 100mm OF THE HEDGE OF ANY ADJACENT TREE.

**LAWN AND MEADOW MIX TO LANDSCAPED SEEM**  
**PREPARATION:** LAWN TO BE PREPARED TO DISCREET LEVEL. SOIL LIGHTLY CONSOLIDATED. FULFILLING NOTHING LARGER THAN 100mm SHOULD REMAIN. TOOLS AREA SHALL BE FREE OF STONES LARGER THAN 20mm AND CLAY AND FREE FROM ALL BUILDING RUBBLE. MOUND AND OTHER OBSTACLES MUST BE REMOVED AND LEFT TO SETTLE FOR A PERIOD OF ONE YEAR PRIOR TO Sowing.  
**SOWING:** CHALK GRASSLAND APPAL OR AS DIFFERENT.  
 SOWING PERFORMED WITH SPREADER OR HAND SOWING PER AT 10g PER SQ M.  
 SOWING: SEED, LAWNSEED, SEED, THE, SPREADING, HALF, WINTERING.

**TABLE PLANTS:**  
 ALL TREES SHALL BE OBTAINED FROM AN APPROVED LOCAL SOURCE CERTIFIED BY THE NATIONAL PLANTING CERTIFICATE SCHEME. ANY EXTENDED DEPTH ROOTS SHALL BE CUT AT LEAST 100mm (40in) DEPTH PRIOR TO PLANTING. ANY EXTENDED ROOTS SHALL BE CUT AT LEAST 100mm (40in) DEPTH PRIOR TO PLANTING. ALL TREES SHALL BE SUPPLIED FROM SPECIALIST CONTAINER GROWTH BAGS, SPECIFICATIONS:  
 REF. SPECIES SIZE

REF.	SPECIES	SIZE
T4	SILVER BIRCH	STANDARD
T5	ACER PSEUDOPLANTUS	STANDARD
T6	JAPANESE APRICOT	STANDARD
T7	FLOWERING CHERRY	STANDARD
T8	LAURUS NOBILIS	NATURE SPECIES

**PREPARATION:** EXCAVATE HOLES TO BECAREED SIDES OF TREE GROWTH CONTAINER BY AT LEAST 100mm SHALL BE 100mm DEPTH TO 100mm DEPTH. COVER ABOVE TOP SURFACE OF CONTAINER BY 100mm.  
**STAKING OF TREES:**  
 TREES SHALL BE STAKED IN THEIR HOLES BY MEANS OF UNDERGROUND ANCHORS. STAKES SHALL BE PLASTIC ANCHORS. STAKES SHALL BE STAKED IN ACCORDANCE WITH HANDBOOK'S INSTRUCTIONS.  
 STAKED TREES SHALL BE STAKED USING 2 x 10mm STAKING STRIPS. TREES TO BE CUT BY OUTSIDE ZONE OF ROOT BALL AND FITTED WITH TWO BAYONET NUMBER 100mm STAKING STRIPS TO ALLOW PLACEMENT WITHIN HOLES OF TREES.

**CLIPPING PLANTS:**



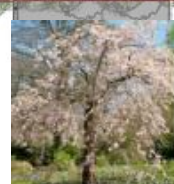
CHALK GRASSLAND GREEN ROOF



CLIPPING PLANTS



T7 Prunus pendula f. ascendens 'Rosea' (Flowering cherry)



TB Laurus nobilis (Bay)



T4 Silver Birch



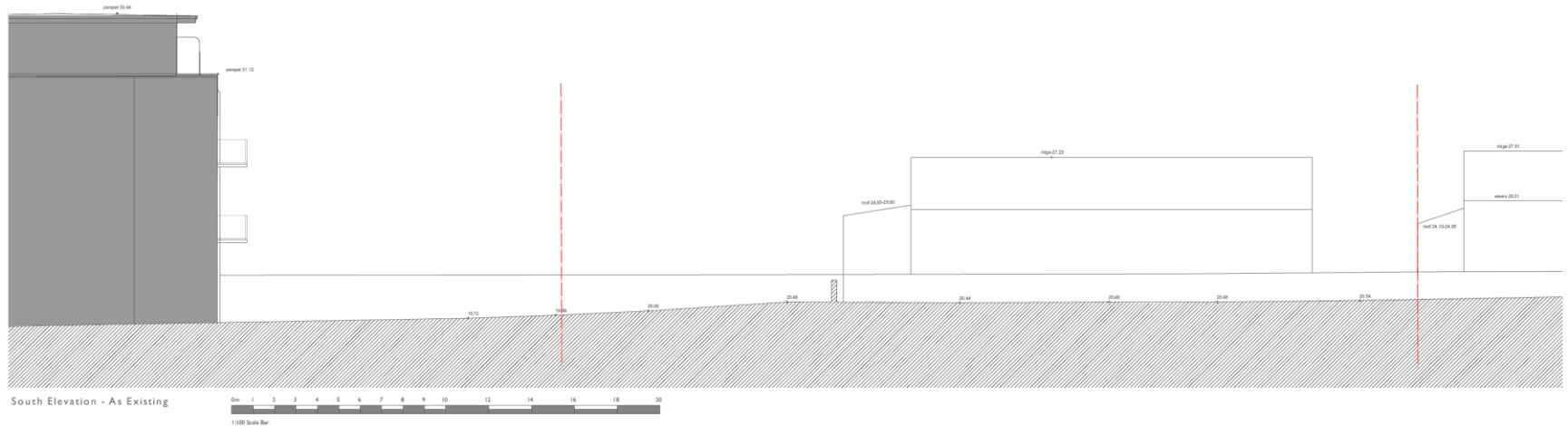
T5 Acer pseudoplatanus (Sycamore)



T6 Prunus mume (Japanese apricot)

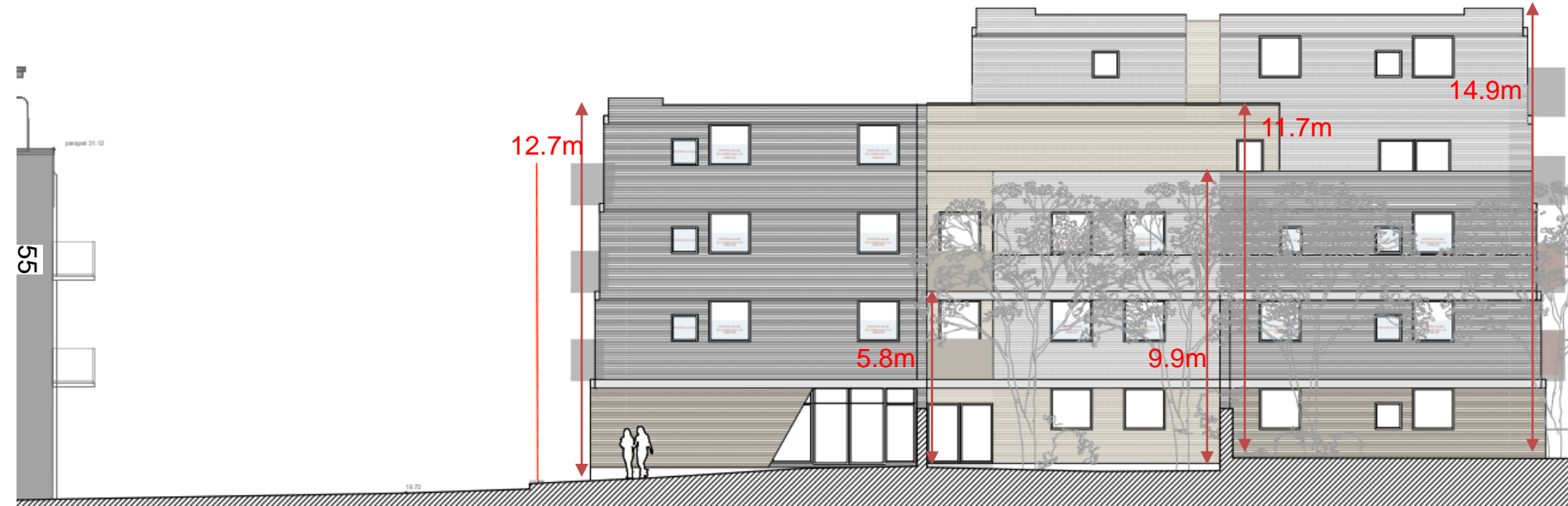
# Existing Front (South) Elevation

54



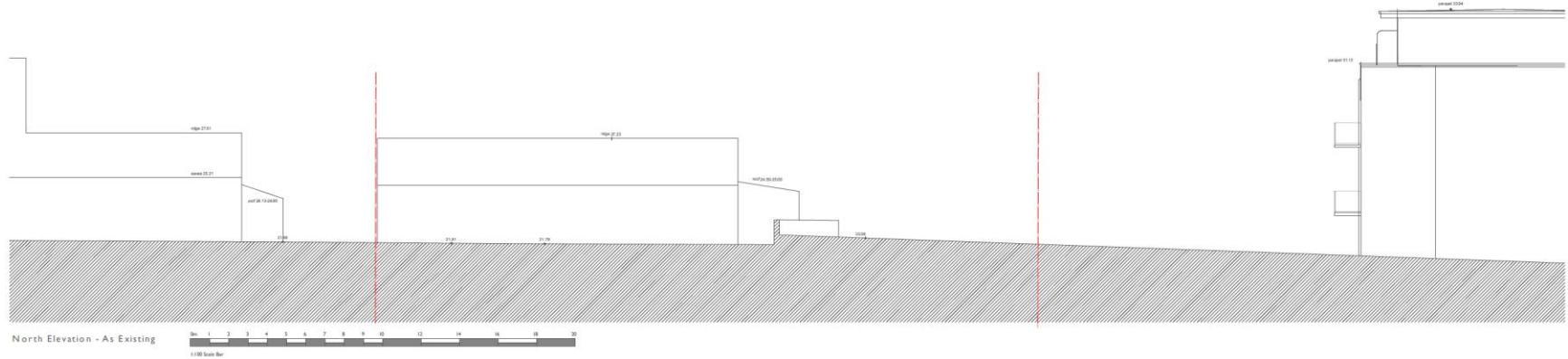
A.04

# Proposed Front (South) Elevation



# Existing Rear (North) Elevation

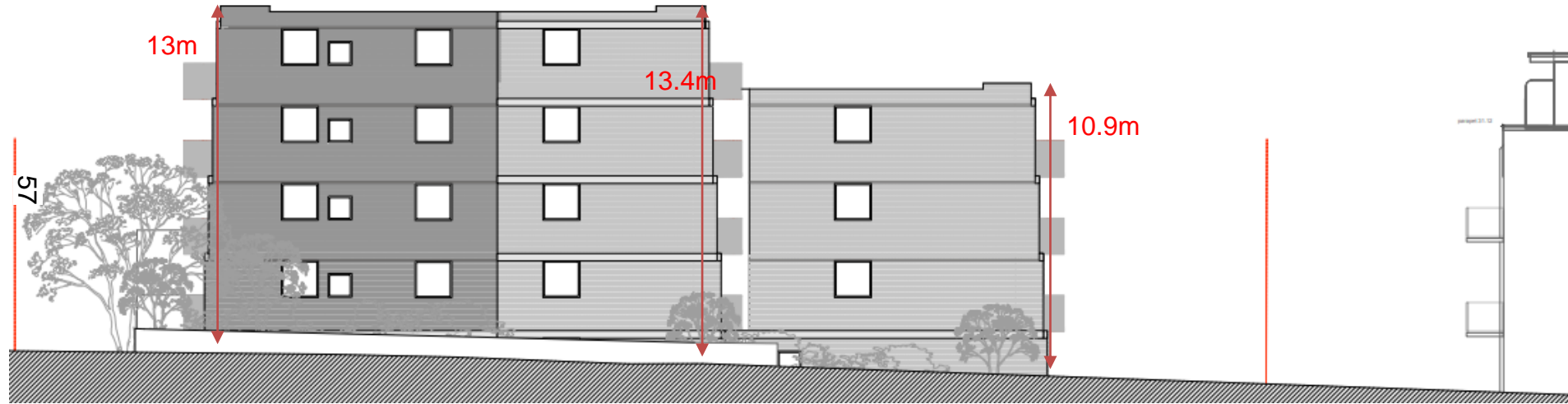
56



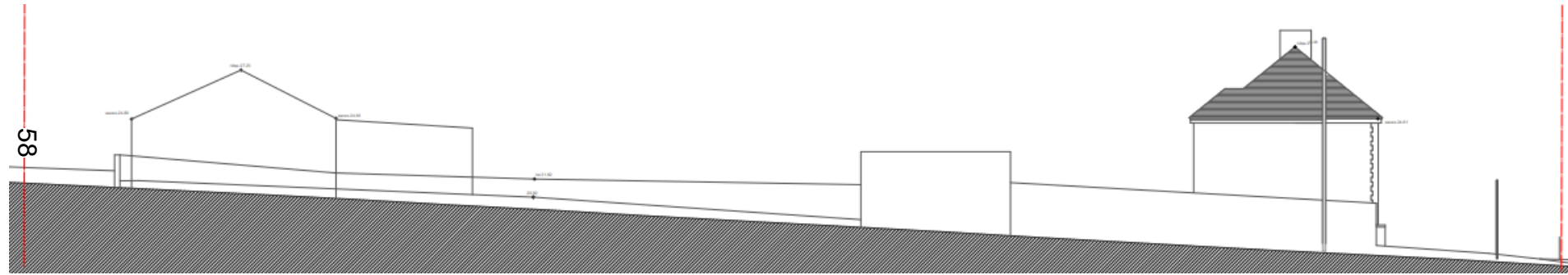
A.03



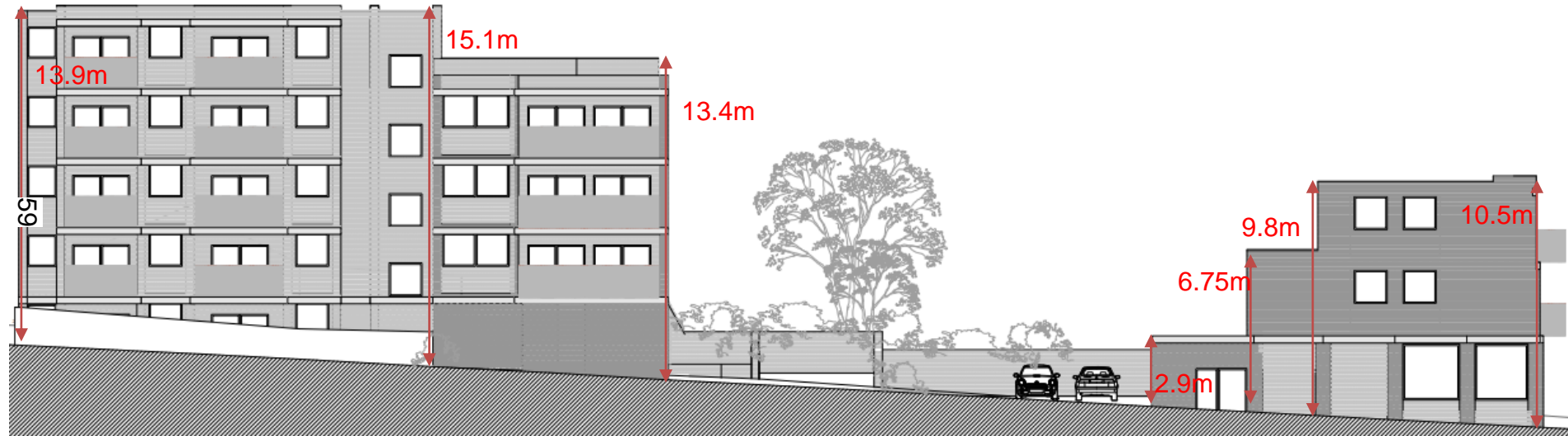
# Proposed Rear (North) Elevation



# Existing Side (West) Elevation

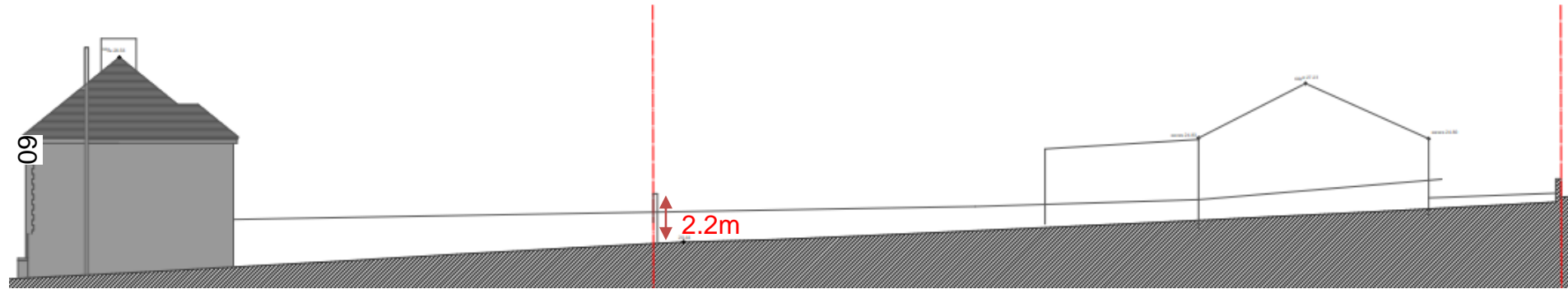


# Proposed Side (West) Elevation



# Existing Side (East) Elevation

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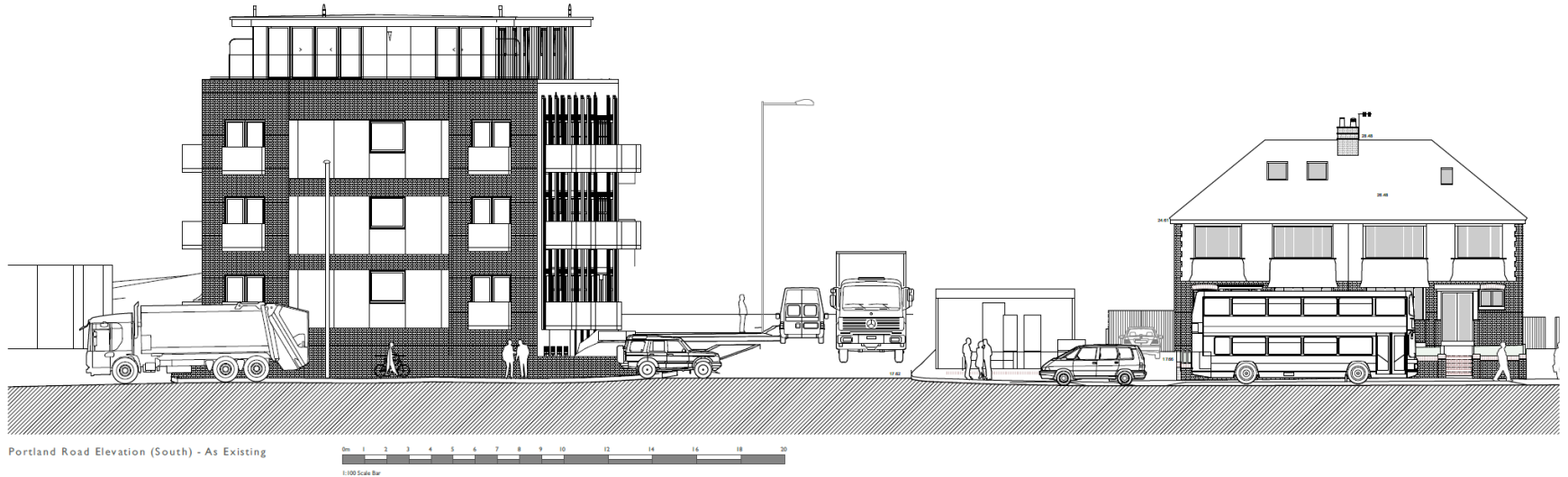
A.03

# Proposed Side (East) Elevation



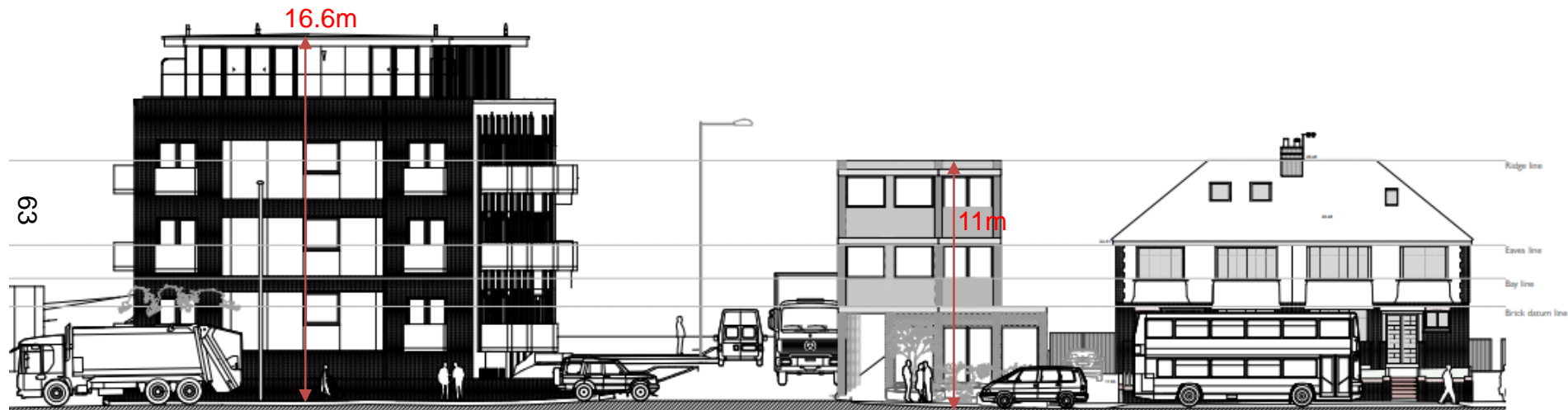
# Existing Street Elevation

62

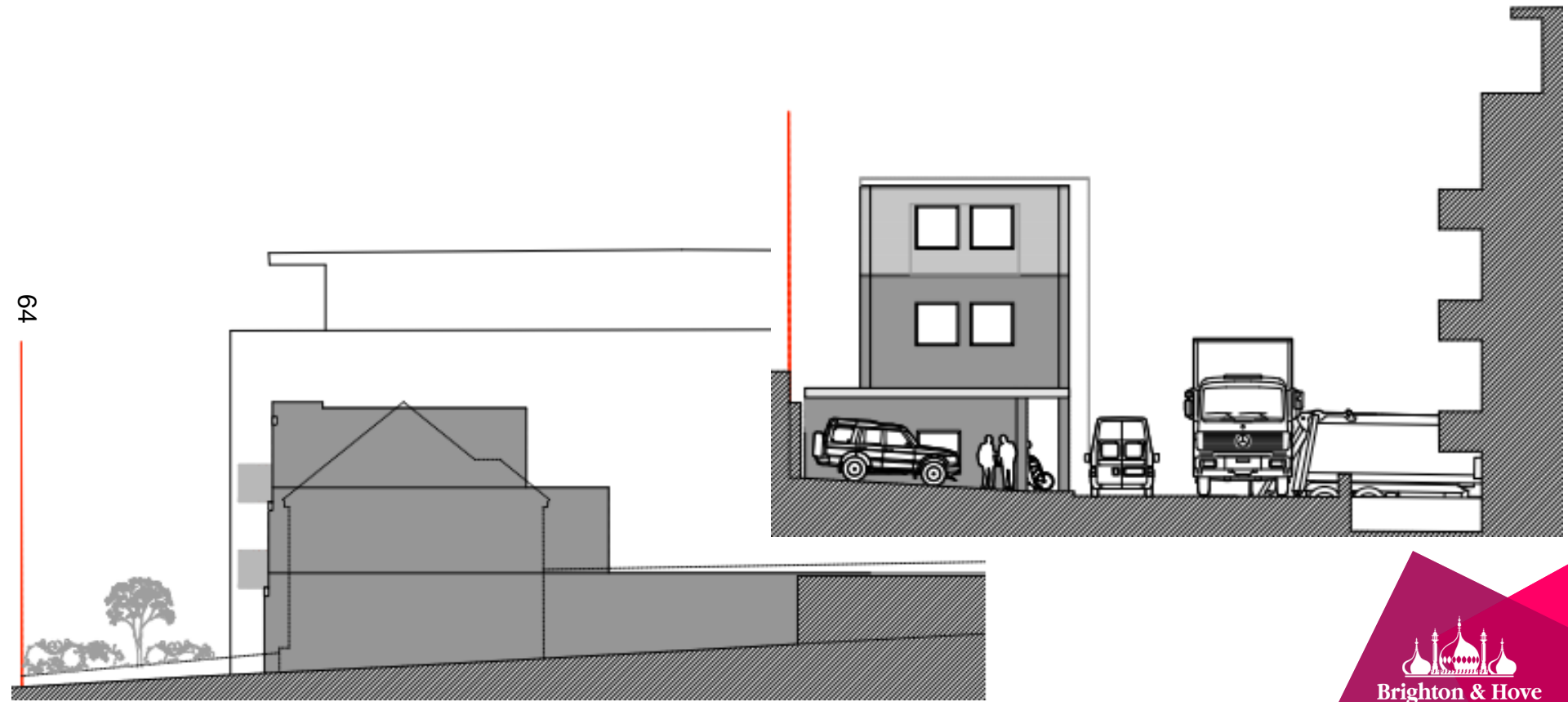


A.05

# Proposed Front Elevation (Commercial Building)



# Proposed Rear and Side Elevations (Commercial Building)

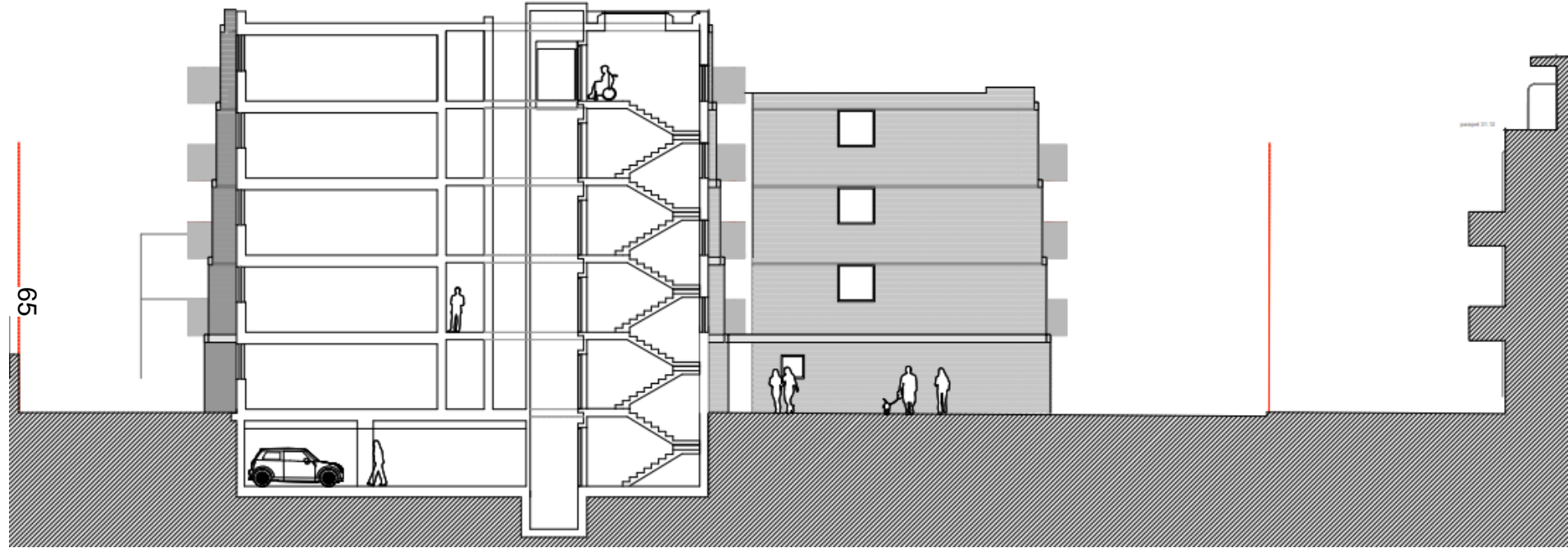


D.020 Rev M

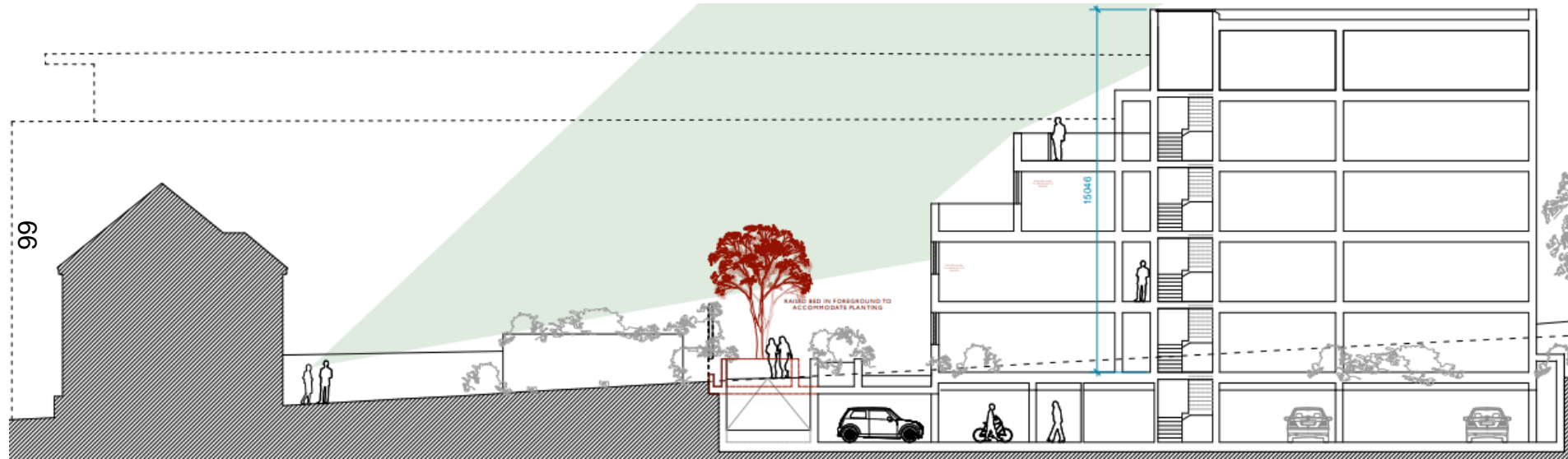




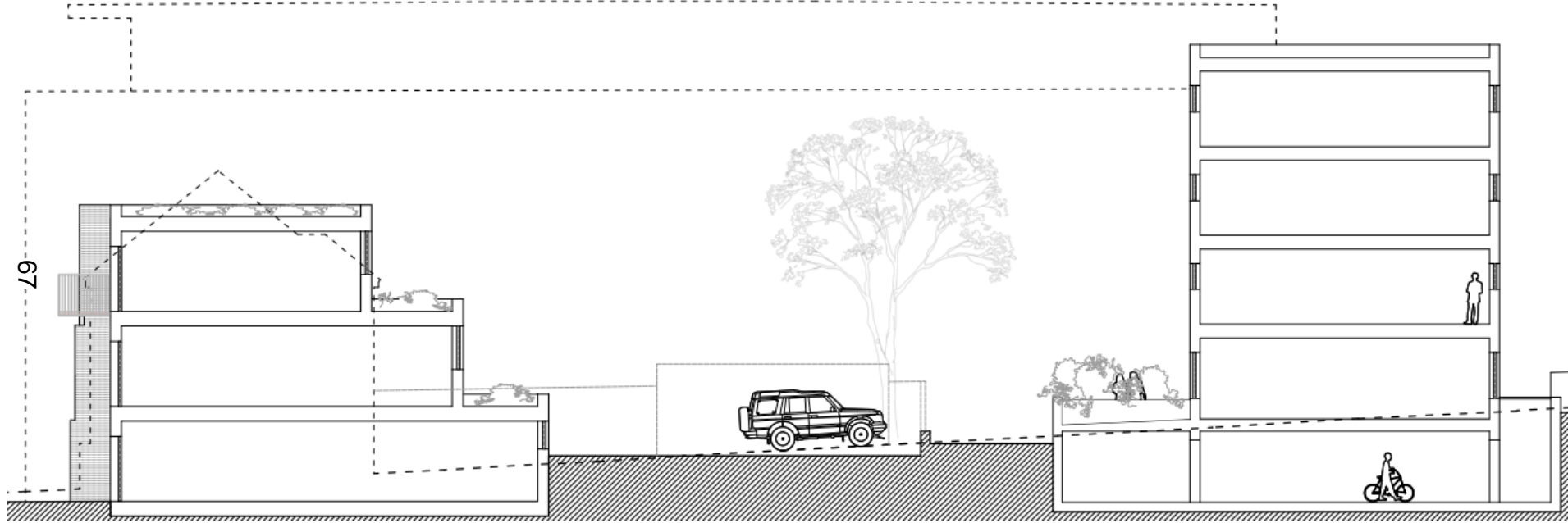
# Proposed Site Section A



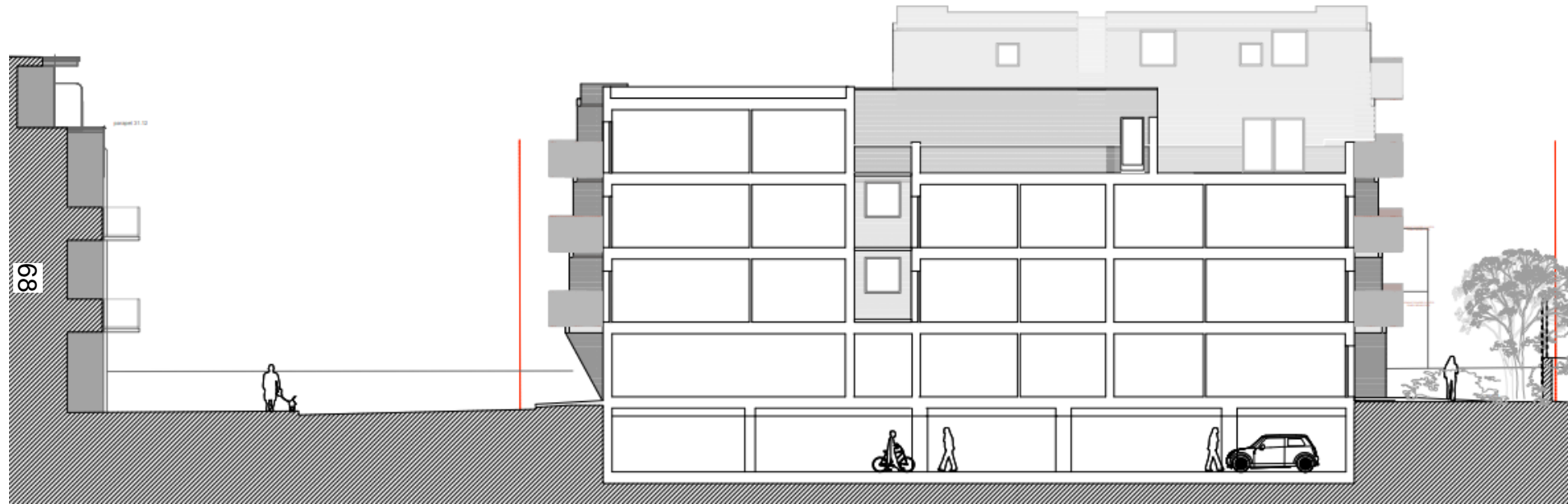
# Proposed Site Section B



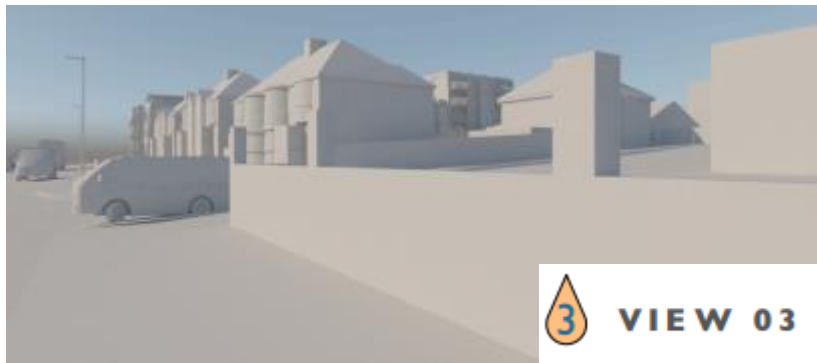
# Proposed Site Section C



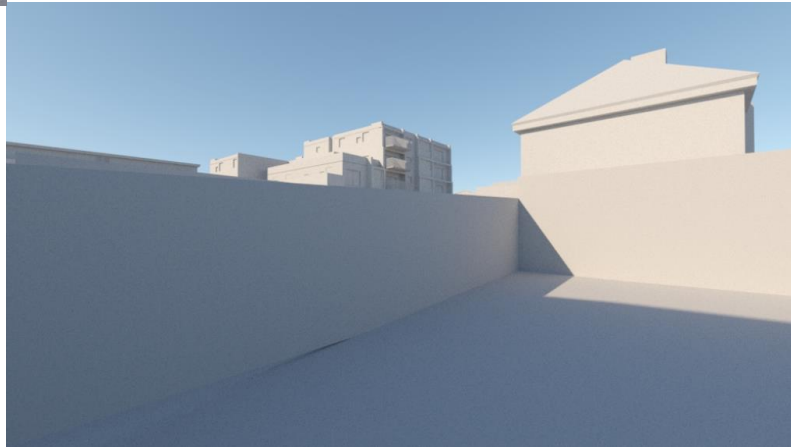
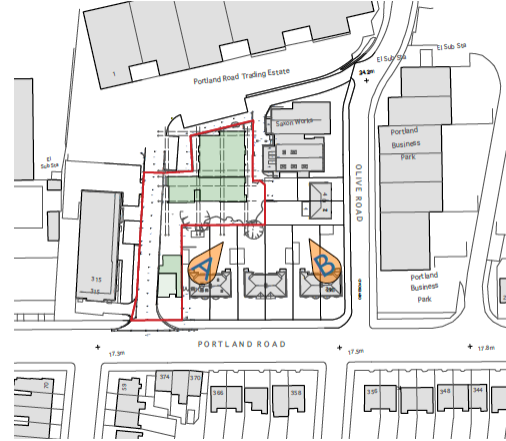
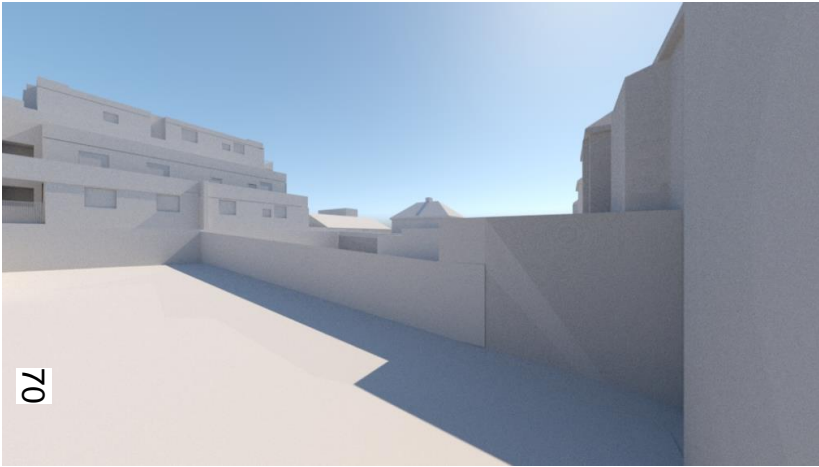
# Proposed Site Section D



# Proposed Visuals



# Proposed Visuals



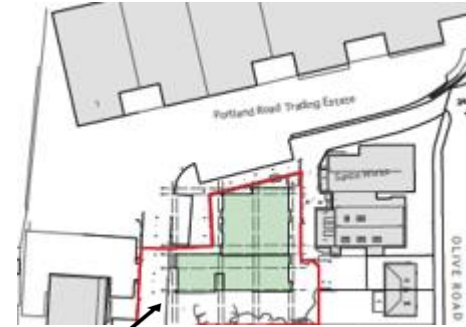
# Proposed Visual

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D.52

# Proposed Visual





# Key Considerations in the Application

- Principle of development
- Affordable housing
- Density
- Design
- Biodiversity, Landscaping, Trees and Ecology
- Impact on Neighbouring Amenity
- Standard of Accommodation
- Impact on Highways
- Air Quality
- Sustainability
- Archaeology
- Contamination

# S106 table

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- Affordable housing late stage review
- £11,100 contribution towards skills needs on site, pre-employment training for new entrants to the industry on site and apprentice placements
- Employment and Training Strategy
- Strategies for the demolition and construction phases

# Conclusion and Planning Balance

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- The proposal makes an important contribution to the city's housing supply and provides new flexible commercial floorspace on a brownfield site.
- The proposal provides sustainability and biodiversity net gains.
- It would generate economic activity during construction work and from the spending in the local economy of the future occupiers.
- The design of the building is high quality and is supported by the Urban Design Officer
- The proposal would not have a significantly adverse impact on neighbouring amenity or on highways safety
- The proposal would provide an acceptable standard of accommodation for future occupiers.
- The proposal would not adversely affect archaeology remains, air quality or existing drainage infrastructure.
- The proposal is therefore recommended for approval, subject to conditions and a legal agreement.

