

15-26 Lincoln Cottages

BH2022/03810



Brighton & Hove
City Council

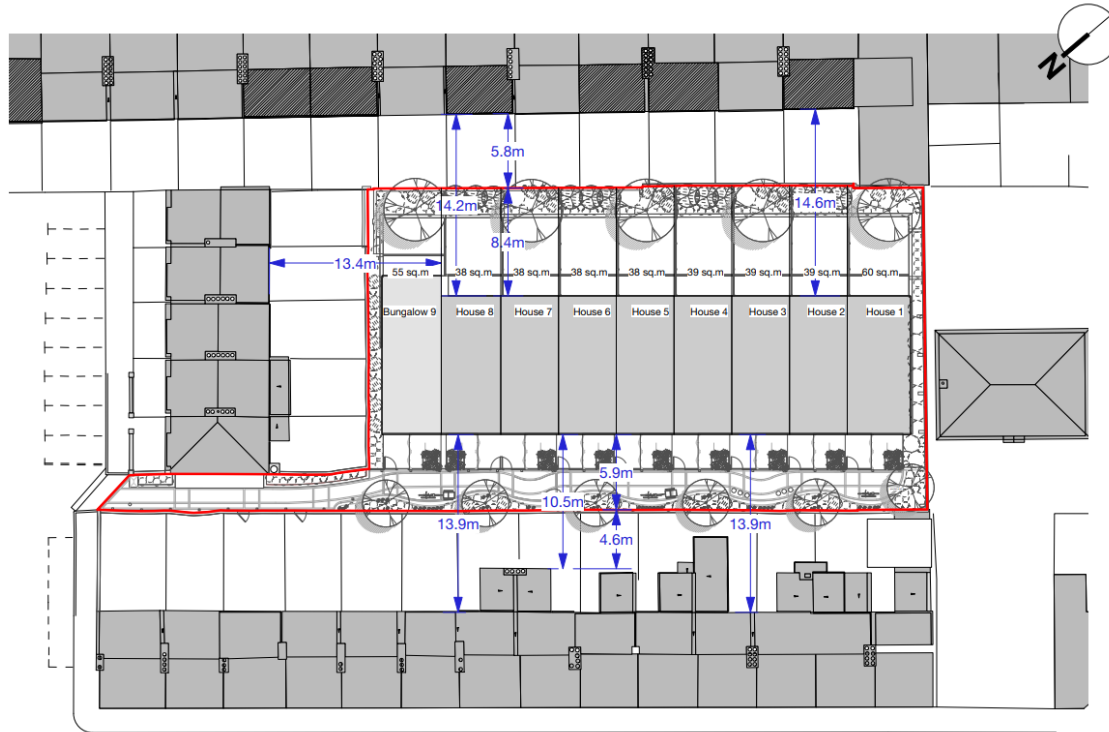
Application Description

- Demolition of existing building and erection of 9 residential to include 1no. 1-bedroomed bungalow and 8 no 3-bedroomed houses.
- The three-bedroom houses would be flat-roofed, three storey dwellings, adjoining a single storey bungalow at the eastern end of the block which would have an asymmetrical pitched roof.
- The dwellings would have primarily brick frontages of varying colours to provide visual interest, with windows, doors and bike stores painted different colours on each house. The terraced dwellings would have a rendered third floor which would be set back from the front and rear to reduce the 'bulk' of the built form.

Existing Location Plan



Proposed Location Plan



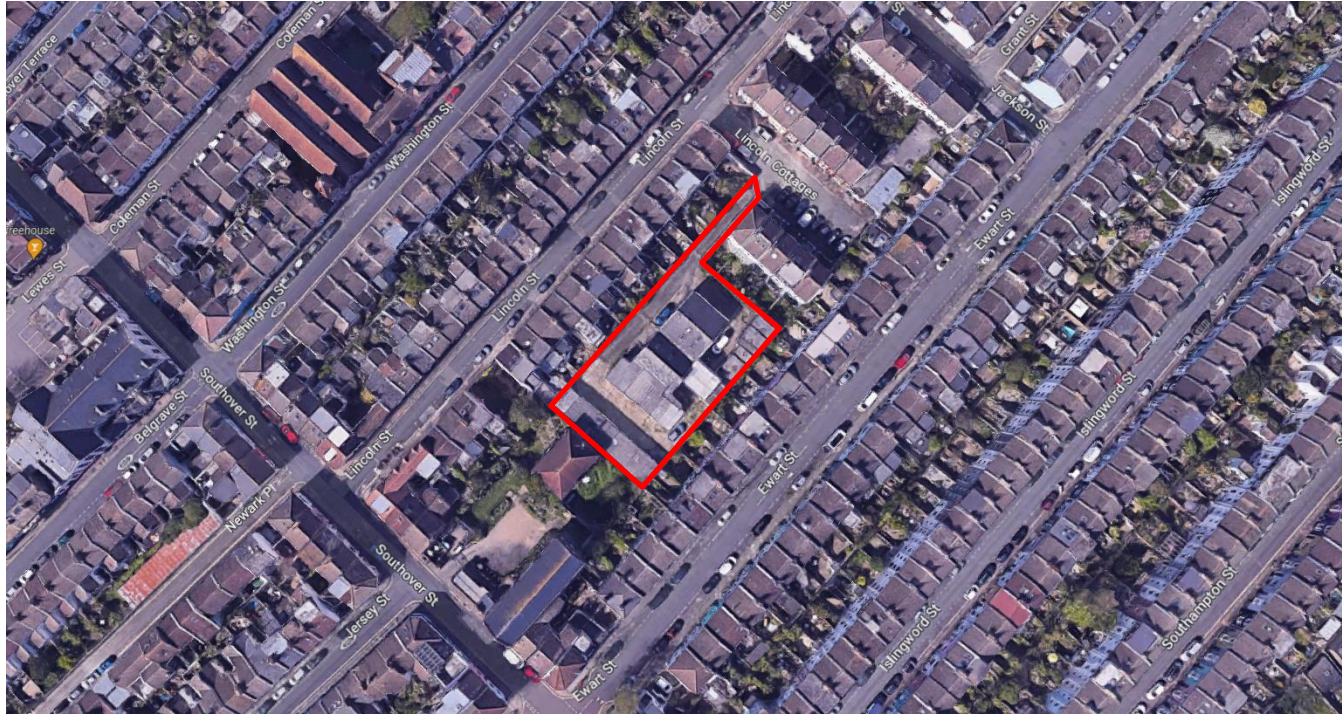
24

Design and access



Brighton & Hove
City Council

Aerial photo of site



3D Aerial photo(s) of site



Street photos

Lincoln Cottages



Lincoln Street



Other photo(s) of site

Entrance to site



North-east to south-west



Photos of the site

South-west to south-east



Rear of site (east to west)



Photos of the site

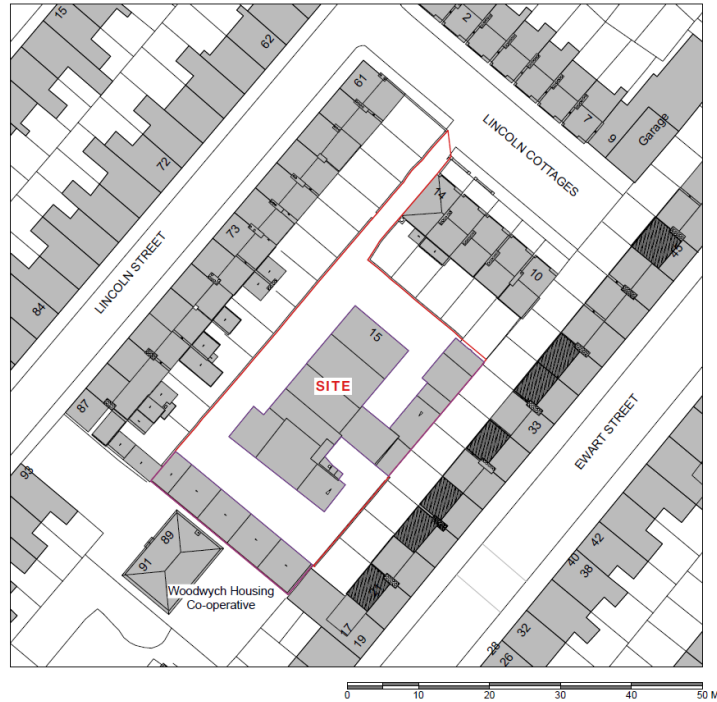
Front of site east to west



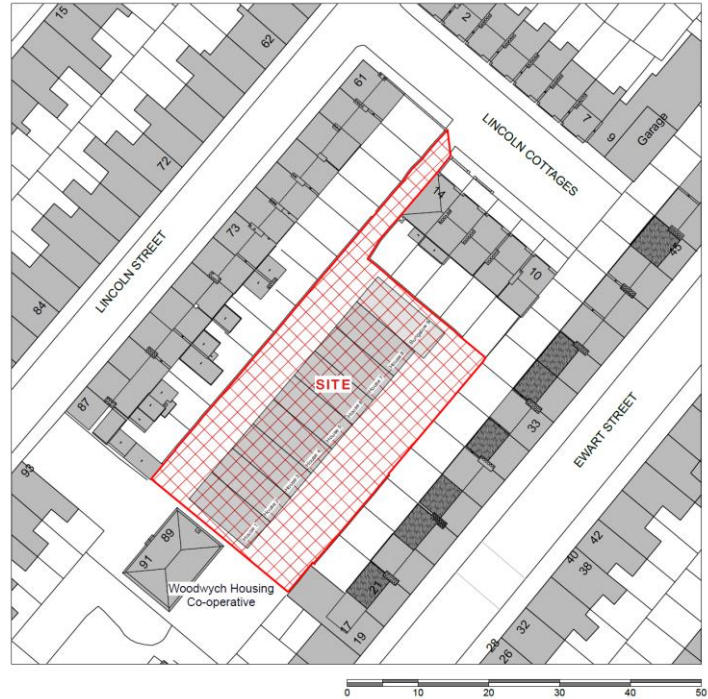
North-west to south-west



Existing Block Plan



Proposed Block Plan



Comparison Block Plan

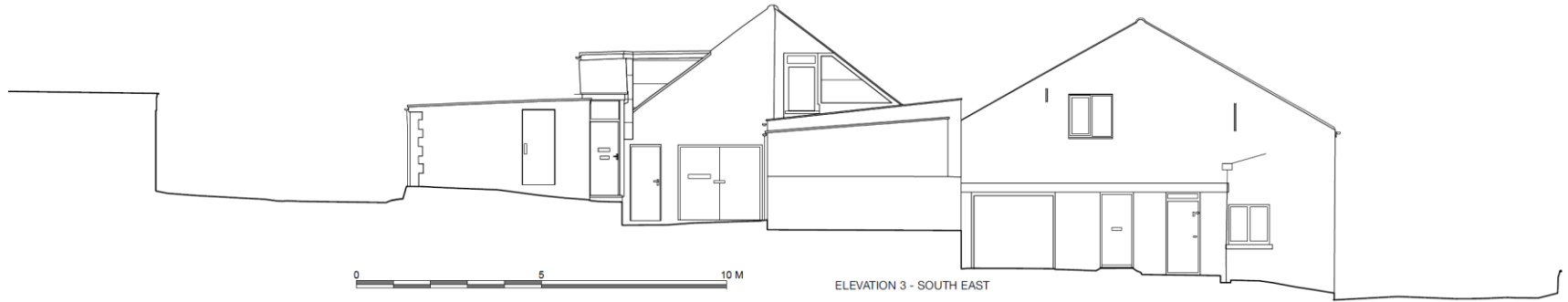


Split of uses/Number of units

- Nine (9) residential units
- 1 x 1-bedroom bungalow
- 8 x 3 bedroom houses

Existing Elevations (Main Building)

35

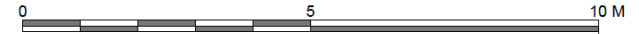


ELEVATION 3 - SOUTH EAST

1712-05

Existing Elevations (Main Building)

36



Proposed Front Elevation



1712-17 & 1712 DAS15

Proposed Rear Elevation

38



Existing Contextual Elevations

Ewart Street to the rear



Proposed Contextual Elevations

Ewart Street to the rear

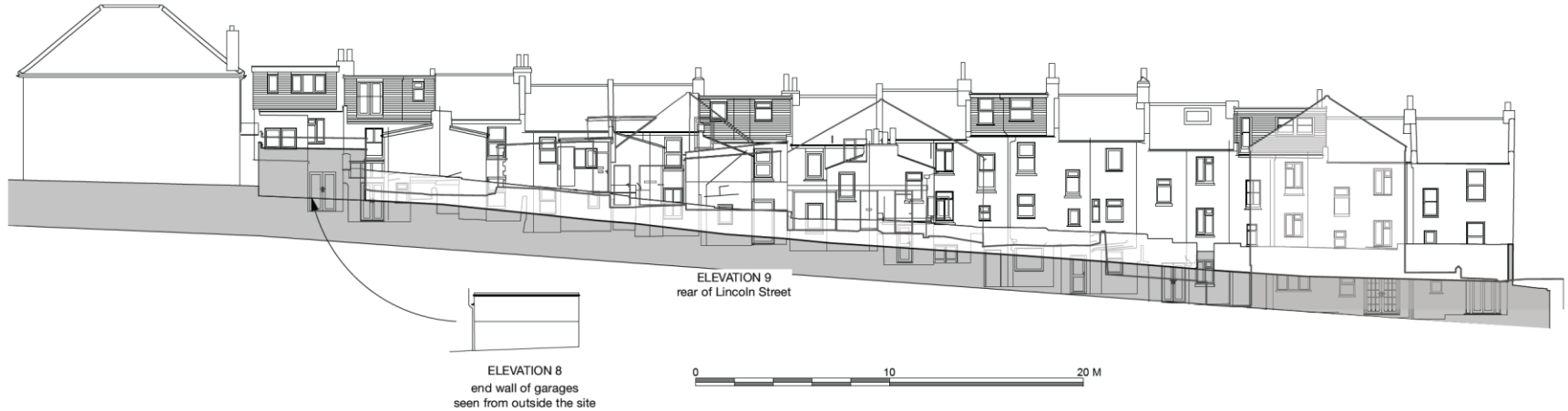


1712-14

Existing Contextual Elevations

Lincoln Street to the rear

41



Proposed Contextual Elevations

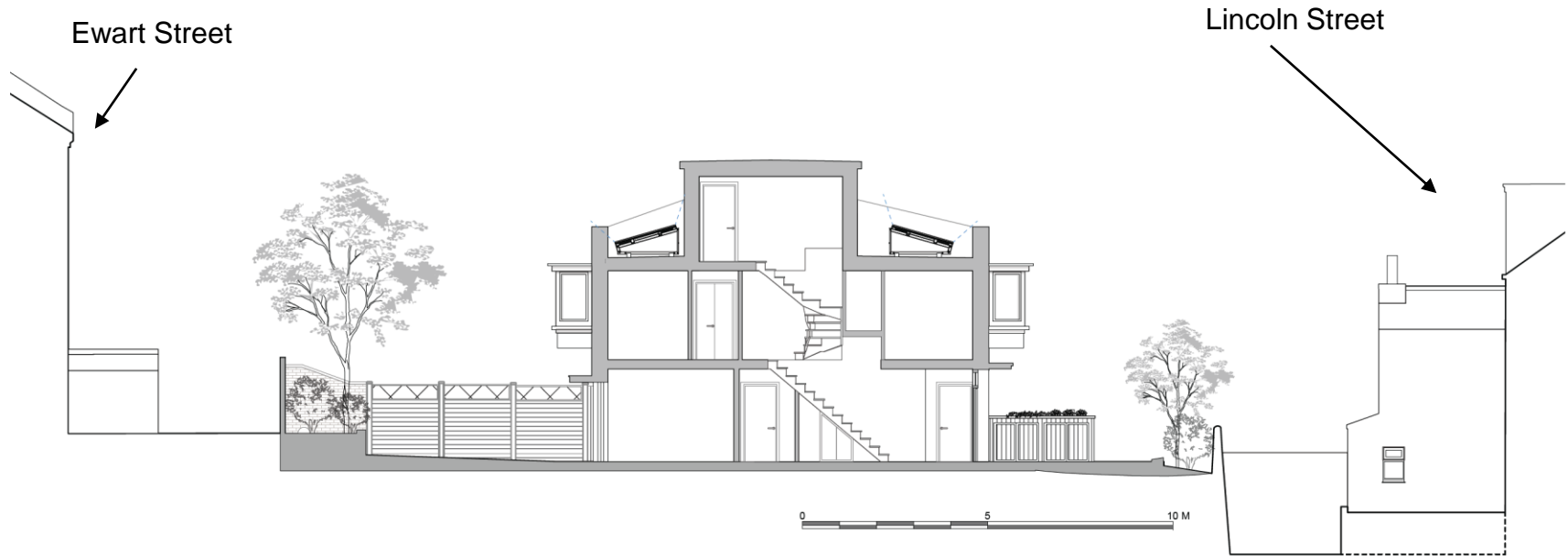
Lincoln Street to the rear

42



1712-14

Proposed Site Section(s)



Proposed Site Section(s)

Ewart Street



Lincoln Street



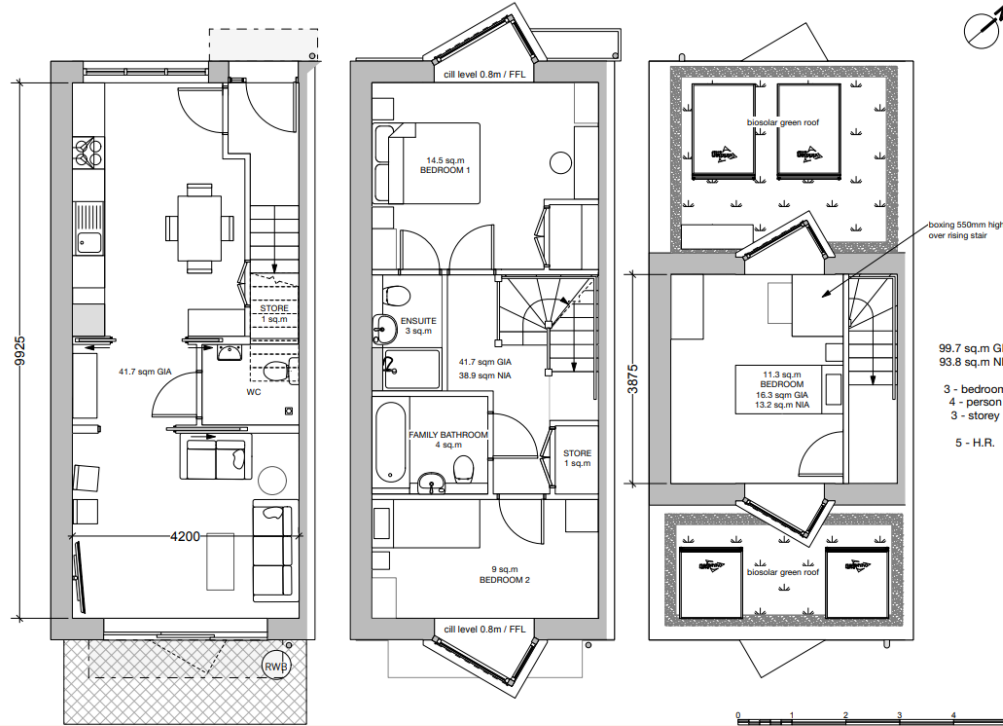
EAST ELEVATION



Proposed layout (house)

Meets the requirements of the NDSS

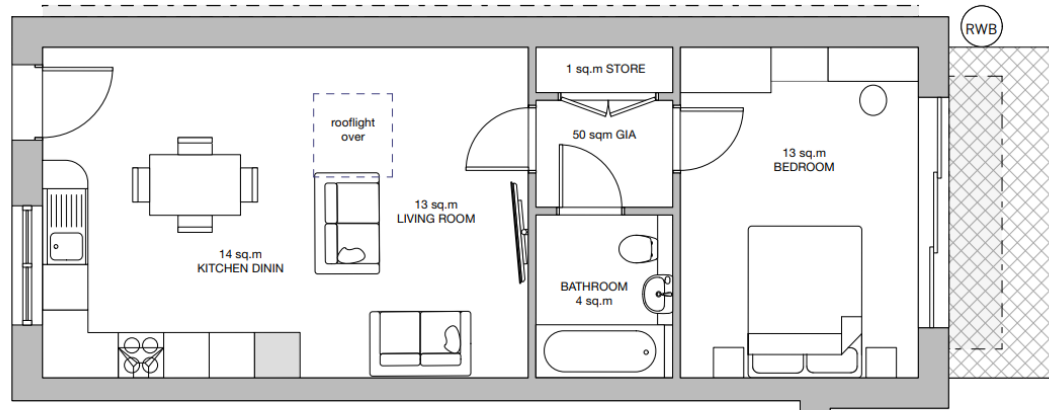
45



99.7 sq.m GIA
93.8 sq.m NIA
3 - bedroom
4 - person
3 - storey
5 - H.R.

Proposed layout (bungalow)

Meets the requirements of the NDSS



50sq.m GIA

1 - bedroom
2 - person
1 - storey

2 - H.R.

BRE daylight & sunlight review

Proposed dwellings:

- All habitable rooms would meet the Average Daylight Factor (ADF) recommendations
- Some overheating/heat loss issues in the bedrooms if appropriate glazing/framing is not used

Existing dwellings: 61 - 87 (odd) Lincoln Street, 10 - 14 Lincoln Cottage, 13 - 39 (odd) Ewart Street

- Total of ten rooms affected by a reduction in daylight.
- Impact on 9 rooms considered minor (falling within BRE Guideline limits)
- One room would have a minor to moderate reduction in daylight (but overall the impact falls within BRE Guidelines.)

Representations

In response to consultation, representations were received from **91 (ninety-one)** residents objecting to the proposed development for the following reasons:

- Additional traffic
- Noise and disturbance
- Car free development but would put pressure on parking
- Implications for proposed Low Traffic Neighbourhood (LTN)
- Access for emergency vehicles is limited
- Access for refuse and recycling vehicles is limited
- Land registry concerns- CT1 and Prescriptive Easement Applications made by properties on Lincoln Street
- Maintenance and adoption of highway and access roads
- Too close to boundaries
- Overdevelopment of the site
- Overbearing
- Inappropriate height
- Poor design - not in-keeping with Hanover
- Poor landscaping plan
- Out of character with area
- No maintenance plan for green roofs
- Overshadowing and loss of light
- Overlooking and loss of privacy

Representations (Cont.)

- Noise and disturbance
- Light pollution
- Restriction of view
- Impact from additional activity including refuse collection points
- Dust dirt and odour and impact on health
- Fly tipping
- Inadequate drainage
- Restricted access
- Poor outlook
- Poor natural light and ventilation
- Application should contain affordable housing
- Concerns over impact of Airbnb and student housing
- Loss of habitat
- Impact on birds
- Impact on climate change objectives
- Notice B should be served as title deed has not been transferred
- Loss of commercial floor space not recognised
- Traffic Management report refers to art studio but applications states the land is derelict
- Concerns over community engagement
- Construction Management Plan submitted late and unworkable and no reference to demolition
- Impact on property value
- Impact on commercial garage at the end of Lincoln Cottages
- Impact on the local infrastructure in Hanover
- Structural damage to neighbouring properties through construction
- Existing and previous tenants have been subject to significant rent rises and pressures to leave site



Key Considerations in the Application

- Principle of development
- Design and appearance
- Standard of accommodation
- Residential amenity
- Affordable Housing
- Highways issues
- Ecology
- Sustainability

S106 table

- An affordable housing contribution is sought by way of a commuted sum totalling £586,800 (20%).

Conclusion and Planning Balance

- Site designated in CPP2 for residential development.
- Site is registered on the Brownfield Land Register Ref. SHLAA0075 "Land South of Lincoln Cottages 15-26 Lincoln Street."
- Provision of 9 new dwellings should be given significant weight in the planning balance
- The number, layout, form and finish of the proposed dwellings considered appropriate
- The dwellings would provide a high standard of accommodation
- Impacts on neighbouring amenity not to a degree that should warrant the refusal of the application
- The scheme would provide an affordable housing contribution in line with policy CP20 of the Brighton & Hove City Plan Part 1
- Subject to conditions, the development is appropriate in terms of impact on highways and ecology
- The application is therefore recommended for **approval**.