

**PLANNING COMMITTEE
ADDENDUM
Presentation for
Item B – BH2020/01403 64 - 68 Palmeira
Avenue & 72 - 73 Cromwell Road**

2.00PM, WEDNESDAY, 2 SEPTEMBER 2020

VIRTUAL SKYPE MEETING

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ADDENDUM

ITEM		Page
B	BH2020/01403 - 64-68 Palmeira Avenue & 72-73 Cromwell Road, Hove - Full Planning	1 - 36

64 - 68 Palmeira Avenue & 72 - 73 Cromwell Road

BH2020/01403

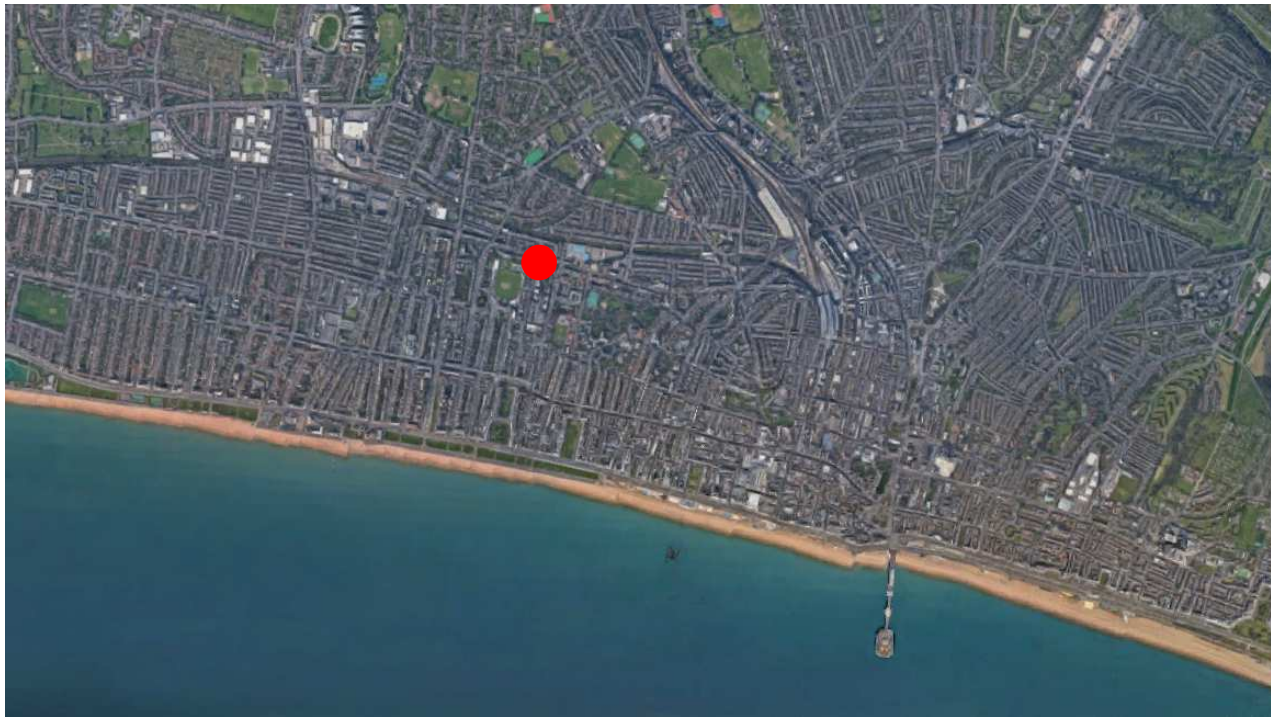


**Brighton & Hove
City Council**

Application Description

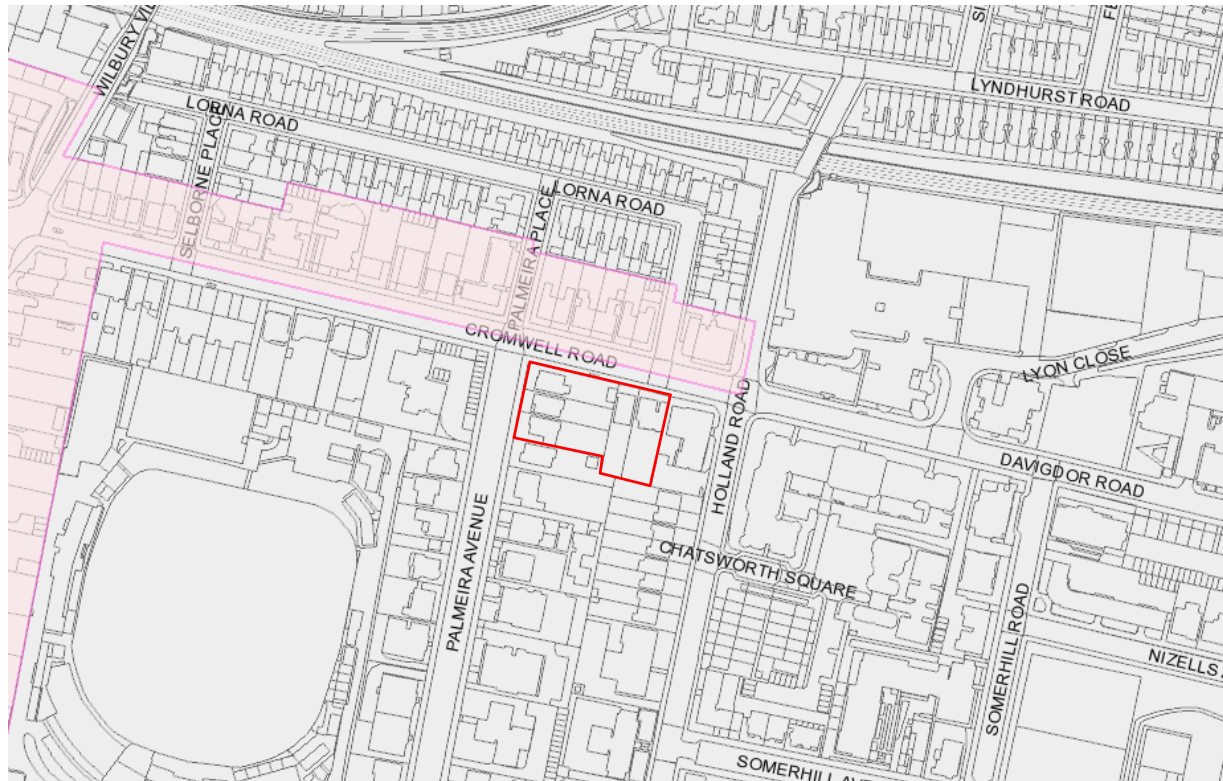
- Redevelopment of land on the corner of Palmeira Avenue & Cromwell Road for the erection of 94 flats (C3) with basement parking, landscaping & associated works.

Map of application site



Map of application site

-  Application Site
-  Willet Estate Conservation Area



Existing Location Plan



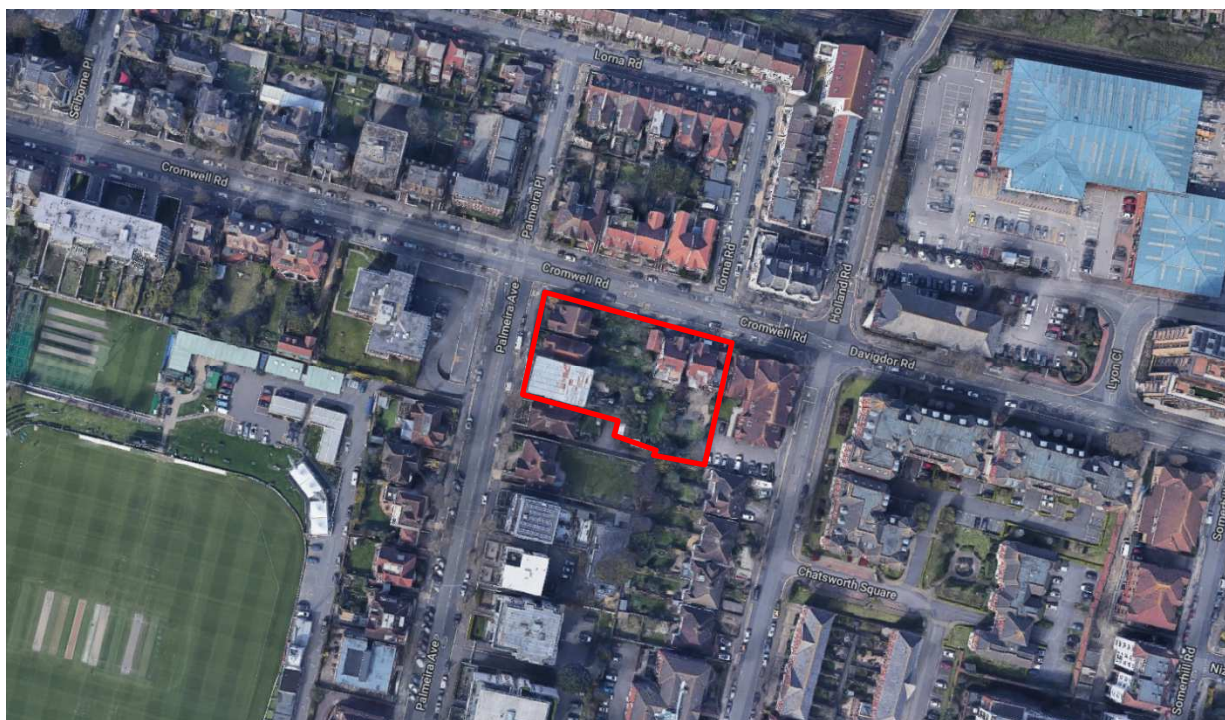
98-001

Existing Block Plan

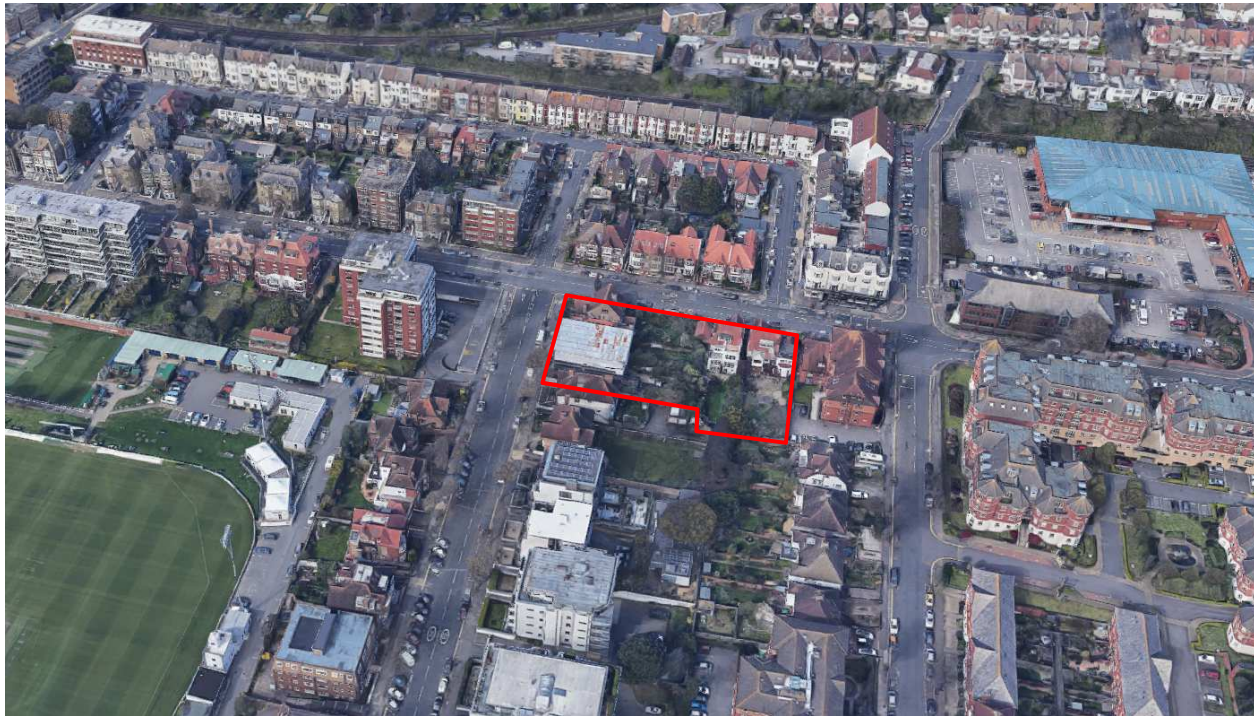


98-002

Aerial photo(s) of site



3D Aerial photo of site



Site Photos – Corner of Palmeira Avenue/Cromwell Road

72 and 73
Cromwell
Road

68
Palmeira
Avenue



Site Photos – View from North-east on Cromwell Road

Bellmead
Court



72 and 73
Cromwell
Road

Site Photos – View from Holland Road



Bellmead
Court

Site Photos – View from South-west on Palmeira Avenue



64
Palmeira
Avenue

Site Photos – View from North-west on Cromwell Road

Application
site



Cromwell
Court

Cromwell Court – Block of flats to the opposite side of Palmeira Avenue



Hovedene – Block of flats on Cromwell Road



Other blocks of flats on Palmeira Avenue



56
Palmeira
Avenue,
Verano,
and Visage

Flatted Developments nearby 1



1. Sussex Court, Eaton Road- 8 storeys



2. 43 Palmeira Avenue - 5 storeys



3. Glynde House, Palmeira Avenue- 4 storeys



4. 29 Eaton Road-7 storeys



5. Palmeira House, 46 Palmeira Avenue- 5 storeys



6. 1-35 Coniston Court, Holland Road - 7 storeys



7. 36-65 Coniston Court, Holland Road- 6 Storeys



8. The Wardly, Somerhill Avenue- 5 storeys



9. Holland Road, Chatsworth Square- 3 storeys



10. Amber Court, Holland Road- 6 storeys



11. Bodiham House, Davigdor Road- 5 storeys



12. Hovedene, Cromwell Road- 9 storeys

Flatted Developments nearby 2



13. Kinsale Court, 50 Palmeira Avenue- 5 storeys



14. Oak Lodge, 47-49 Palmeira Avenue- 4 storeys



15. The Galleries, 52 Palmeira Avenue- 5 storeys



16. Willow Court, 57 Palmeira Avenue- 4 storeys



17. Visage, 54 Palmeira Avenue- 5 storeys



18. 56 Palmeira Avenue- 5 storeys



19. Verano, Palmeira Avenue- 5 storeys



20. Bellmead, Holland Road- 4 storeys



21. Cromwell Court, Cromwell Road- 9 storeys



22. Goodwood Court, Cromwell Road- 6 storeys

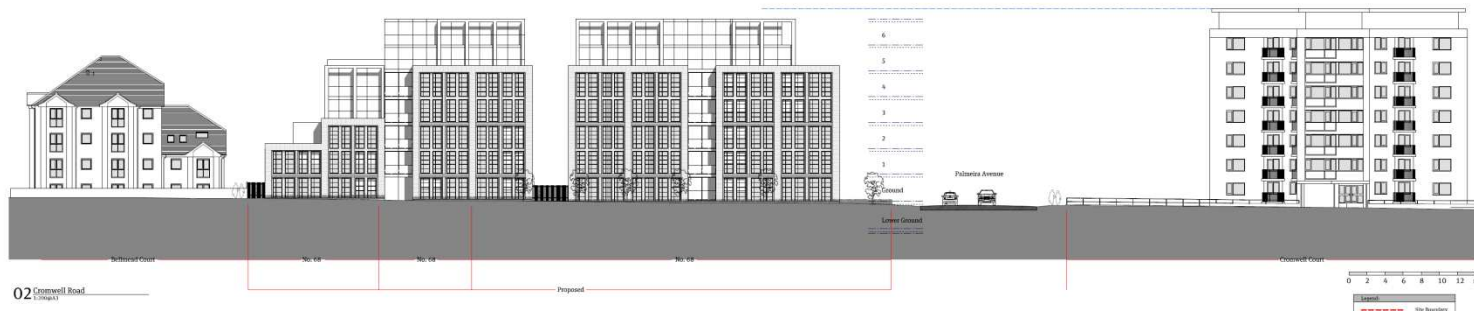
Proposed Block Plan



Split of uses/Number of units

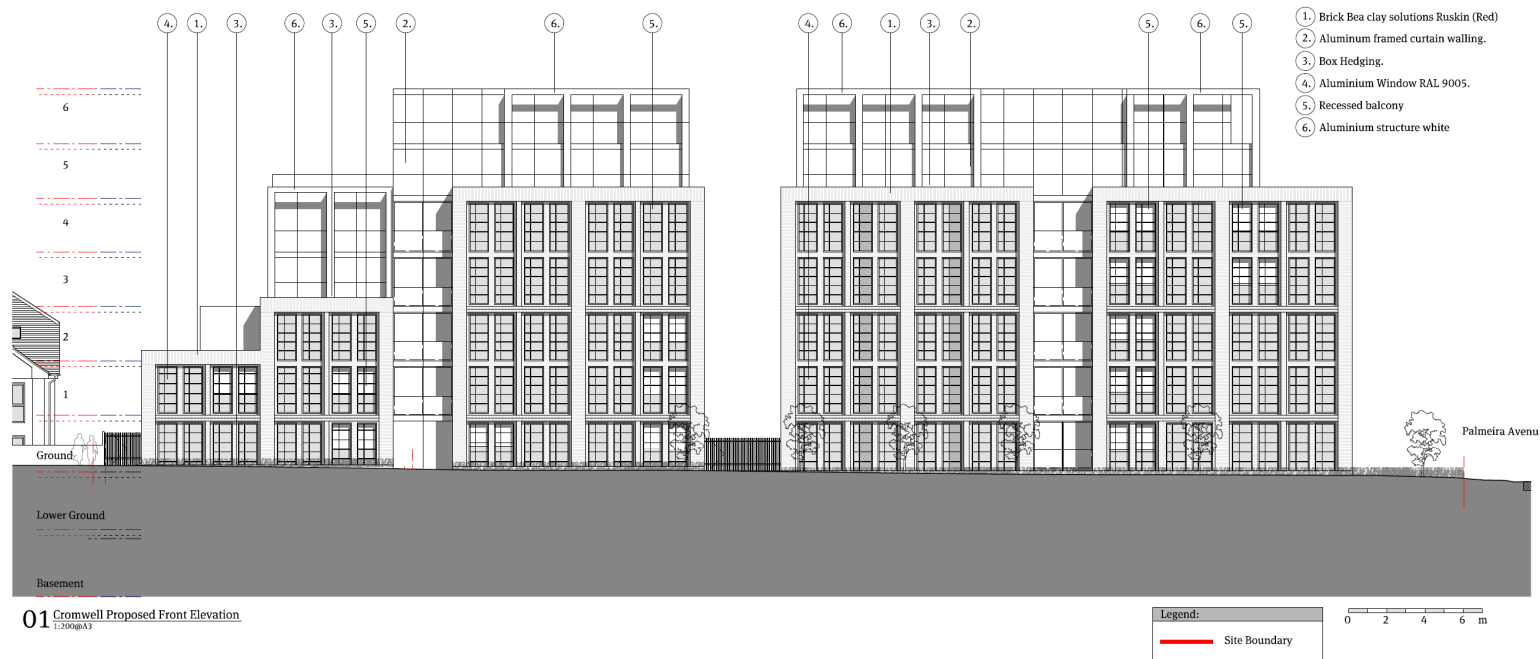
- 94 Residential Flats
- 1 x Studio flat
- 33 x 1-bedroom flats
- 58 x 2-bedroom flats
- 2 x 3-bedroom flats

Contextual Elevations

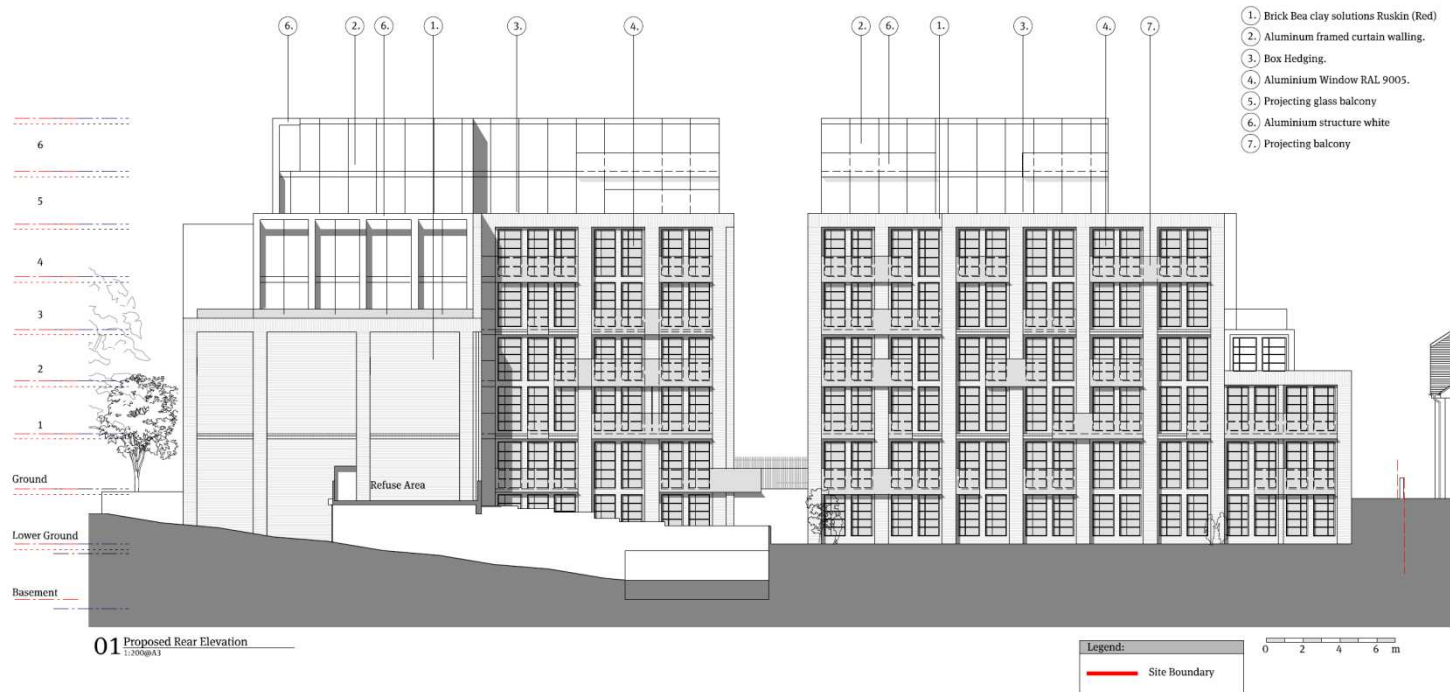


00-224

Proposed Front Elevation

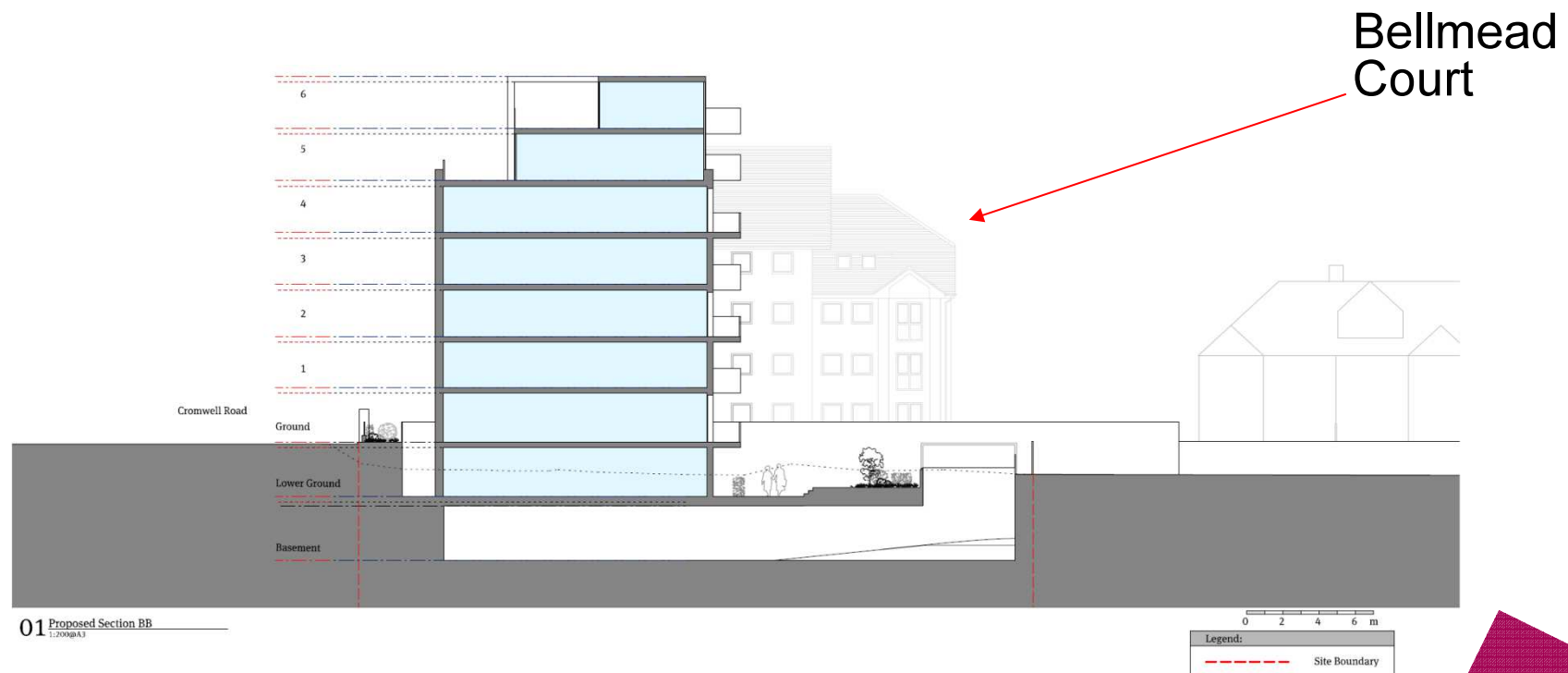


Proposed Rear Elevation



00-212

Proposed Site Section(s)

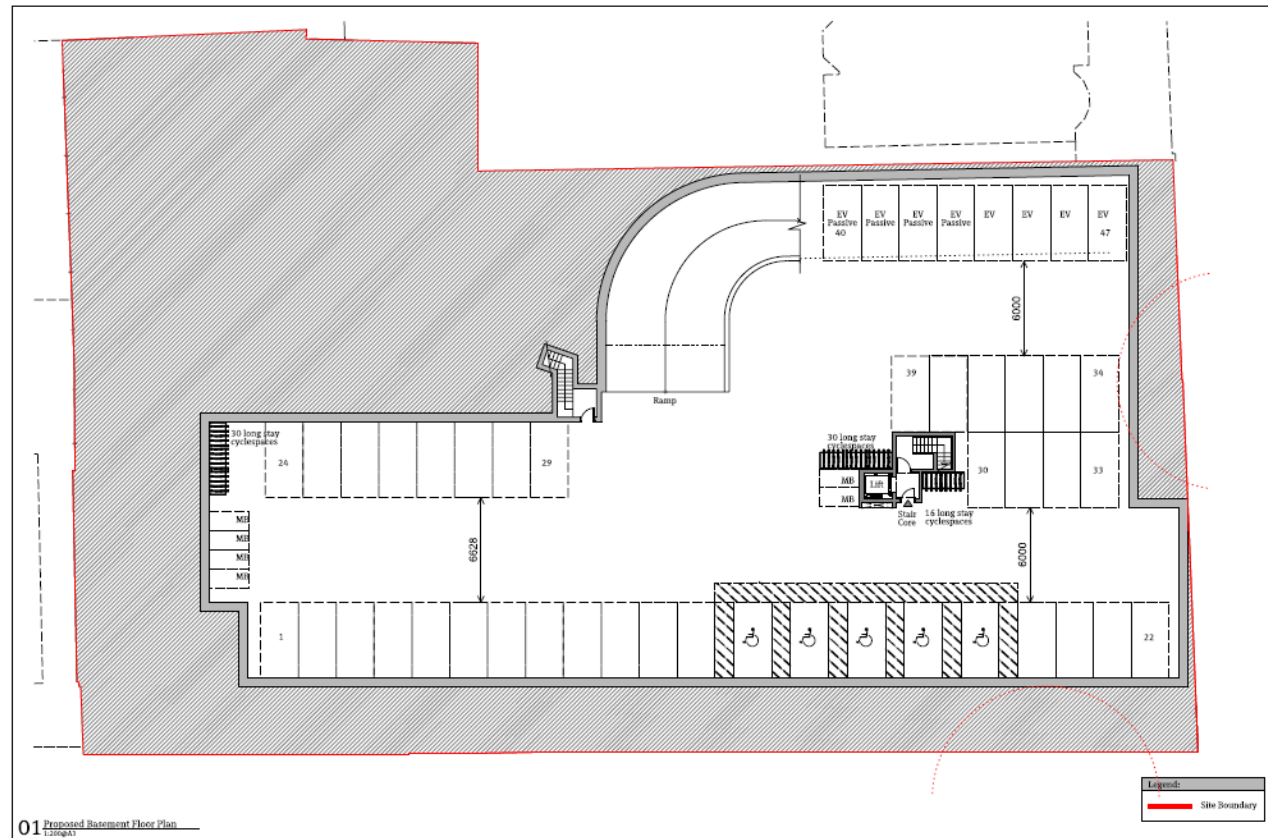


00-221

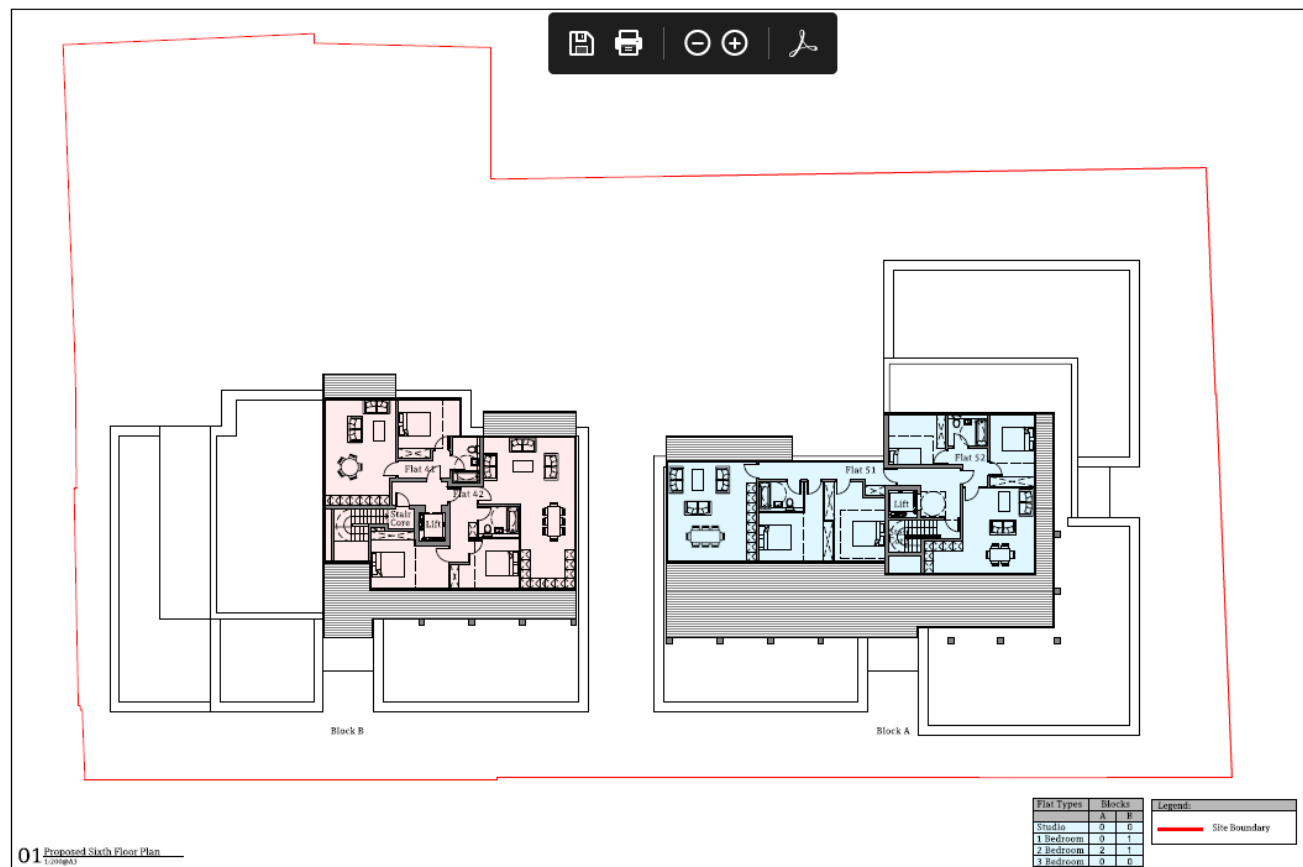
Proposed Ground Floor Plan



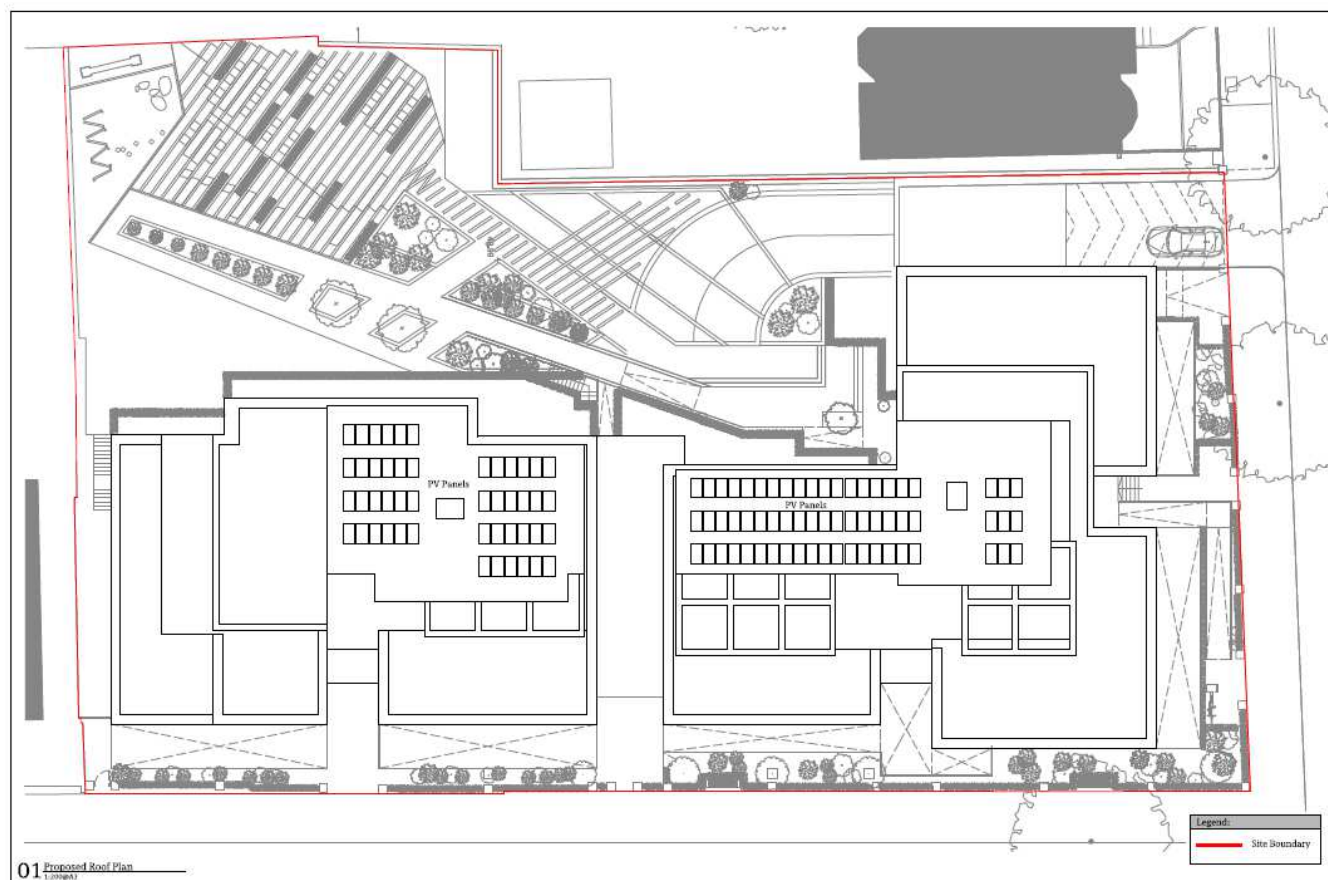
Proposed Basement Plan



Proposed Sixth Floor Plan



Proposed Roof Plan



Proposed Visual from North-West



Proposed Visual from North-east



Proposed Visual of Communal Garden



Key Considerations in the Application

- Principle of development
- Provision of housing (incl. affordable housing)
- Housing Mix
- Impact on neighbouring amenity
- Standard of accommodation for future occupiers
- Heritage/Design
- Landscaping and quality of public realm
- Transport implications
- Sustainability/Ecology/Trees

S106 table

- Affordable Housing: Contribution of £354,503 towards off-site provision
- A contribution of £57,589.40 towards education (Blatchington Mill and Hove Park Schools).
- A contribution of £250,065.24 towards open space and recreation provision towards:
 - Children and Young People play space £6,349.16 towards St Anns Well Gardens and or Hove Park and or Hove Kingsway
 - Amenity Green Space £7,083.09 towards St Anns Well Gardens, Palmeira Square, Adelaide Gardens and or Hove Park
 - Outdoor sports facilities £60,359.99 towards St Anns Well Gardens, Palmeira Square, Adelaide Gardens and or Hove Park and or Hove Kingsway
 - Parks and Gardens £88,343.46 towards St Anns Well Gardens, Palmeira Square, Adelaide Gardens and or Hove Park and or Hove Kingsway, and treelined roads within 1 kilometre of the development
 - Natural and Semi-Natural open space £39,576.60 towards St Anns Well Gardens Palmeira Square, Adelaide Gardens, Hove Park and or Hove Kingsway and treelined roads within 1 kilometre of the development
 - Allotments £8,662.95 towards North Nevil Allotments/ Eastbrook Allotments/ St Louie Allotments/ Rowan Avenue Allotments
 - Indoor Sport £39,690.00 towards King Alfred/Kingsway and/or Withdean.
- 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.
- A scheme to secure 3 replacement street trees for every tree lost within five years of commencement of development.

S106 table Continued

- A contribution of £82,500 towards sustainable transport improvements in the vicinity, including:
- Pedestrian footway improvements on the island crossing on Cromwell Road to the right of the Palmeira Ave junction to include tactile paving;
- Pedestrian footway improvements on but not limited to Palmeira Ave; and
- Bus stop improvements on Cromwell Road including RTPI, accessible kerbs and/or cage strengthening.
- Highway Works:
 - 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; and
 - Creation of a new pedestrian-priority vehicular cross-over on Palmeira Ave, which will serve as the basement car park access for the site.
 - Removal/relocation of bus stop and shelter and creation of new loading bay.
- A 5 year residential Travel Plan

Conclusion and Planning Balance

- The proposed development would provide 94 residential units in addition to a contribution to off-site affordable housing
- All units would provide an acceptable standard of accommodation
- On-site cycle parking, car parking and a landscaped garden would be provided for future residents
- The majority of units would include private external amenity space
- The proposed buildings are considered to represent an appropriate redevelopment of the site which would introduce a contemporary building into the street whilst according with the prevailing characteristics of the area and avoiding harm to neighbouring heritage assets.
- The scheme would result in some harm to neighbouring amenity however this is considered acceptable when weighed against the benefits of the scheme, and subject to the recommended conditions
- The proposed buildings are considered an acceptable replacement of the existing buildings on site
- The development would incorporate a number of sustainable methods and would exceed policy requirements for CO2 reduction
- The scheme would incorporate a number of sustainable transport initiatives
- The scheme would provide a number of financial contributions and other measures to mitigate the impact of the development
- Other matters such as environmental health matters, biodiversity, drainage/flood risk, site waste management and archaeology can all be adequately addressed by condition

