

# New Council Homes in Lynchet Close, Hollingdean

Housing and New Homes Committee.

HOU 016  
Lynchet Close  
Brighton  
22<sup>nd</sup> February 2017





# Introduction

## Opening Statement and Site Photos

The proposed site is a green open space enclosed between Lynchet Close, Brentwood Road, Stephens Road and the Cedar Centre, located at the north end of Hollingdean. The site is council owned and lies opposite Hollingdean Park and playground.

The current proposal for the site consists of 6 terraced houses to the south and 2 flats to the north, with parking provisions for 6 parking spaces. All of the new homes have been designed to Building Regulations Part M Category 2 (accessible and adaptable standard). 1 of the flats will be accessed via a private stair, with provisions made to fit a stairlift if required by the occupier. All of the homes will feature private garden space, as well space for refuse and bicycle storage.

Views of the site can be made predominately from Lynchet Close to the north of the site as well as from view 6, close to the junction between Brentwood Road and Lynchet Close. With the site set on a slope southwards, views from these points will be mainly of the first and second storeys of the buildings, with the ground floor level more obscured from view.



Photo Locations.



View 6.



View 9.



View 1.



View 3.



View 11.



# The Site

## Site Plan - Flats and Houses Option

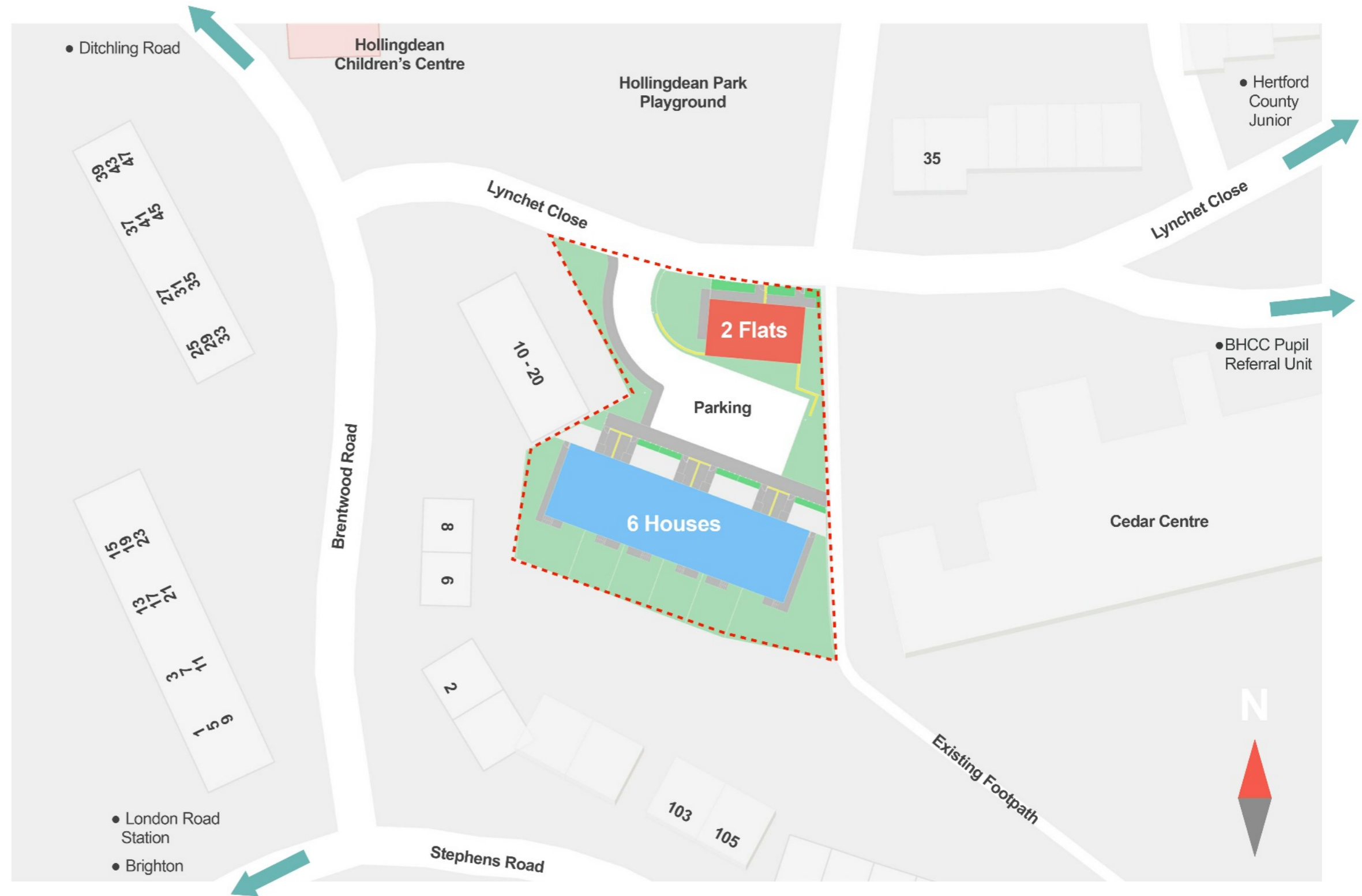
The new proposed site plan provides 6x terraced dwellings to the south of the site and a further 2x flats to the north.

The flats will be accessible from the street level, whilst the houses will be accessed from the new carriageway and pathway. Parking will be provided for the houses within the scheme and the occupiers of the flats will have use of the unrestricted on street parking on Lynchet Close.

The first floor flat will be accessed from a private stair, eliminating the requirement for communal space.

The block of flats will act as a retaining wall separating the street access and new carriageway levels, with a change in ground level of approximately 2m.

Garden space for the 2 flats could be divided as shown, minimising the overlooking between the two units.



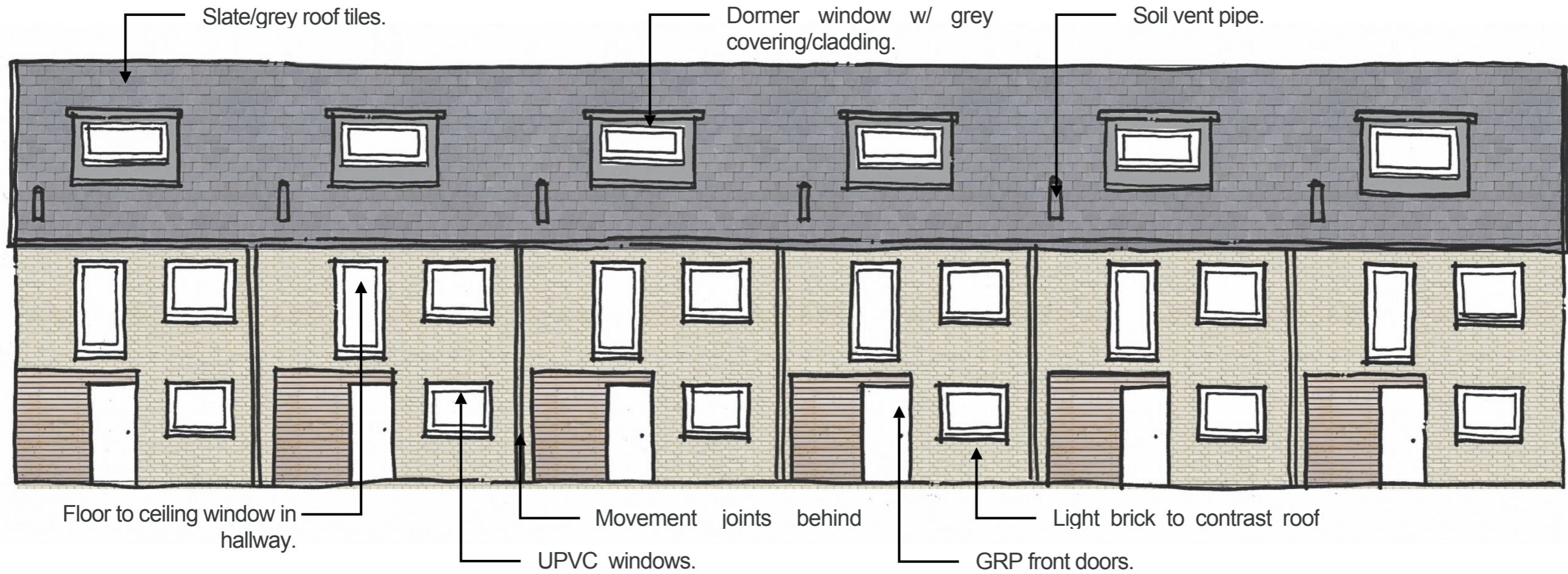
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# Artist's Impressions

## Initial Elevations

The sketch below shows the outline concept for the scheme. Tall, dual pitched roofs will provide us with adequate space for a habitable third storey within the loft space, whilst the narrow design allows us to maximise the use of the space. Use a of slate style roof tiles and a light coloured brick gives good contrast and a contemporary style. Large windows to the hallway on the first floor will flood the long, narrow space with needed light and break up the uniformity of the window layout.



3D Terraced Houses Front Elevation.



# Scale and Massing

## 3D Views

As highlighted in the site photographs, views of the scheme from street level are limited, with the slope of the landscape, the surrounding semi detached houses and the cedar centre, obscuring the the site from view. The flats to the front of the scheme will take a more prominent position on Lynchet Close, with the terraced houses set back in distance and down the slope of the site.

The scale of the buildings work contextually, with a mixture of 2-3 storey buildings of similar heights surrounding the development.



Street North View.



Aerial North View.



Street East View.



Aerial North View.



Ariel South View.



Street North View.



Aerial West View.

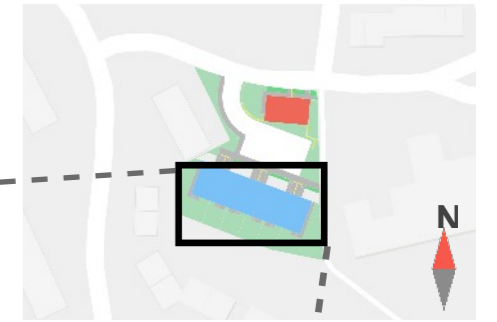


Street West View.

# Floor Plans

## Terraced House Floor Plans

Each of the terraced houses will comply with Building Regulations Part M Category 2 (accessible and adaptable standard). They will be identical in design, with the layout flipped between neighbouring properties. Each will be 3 storeys high and contain 4 bedrooms, 2 bathrooms, 1 open plan living room/kitchen/dining room and built in storage. They will also include south facing rear gardens and hard surface front gardens with adequate space for refuse or bicycle storage.



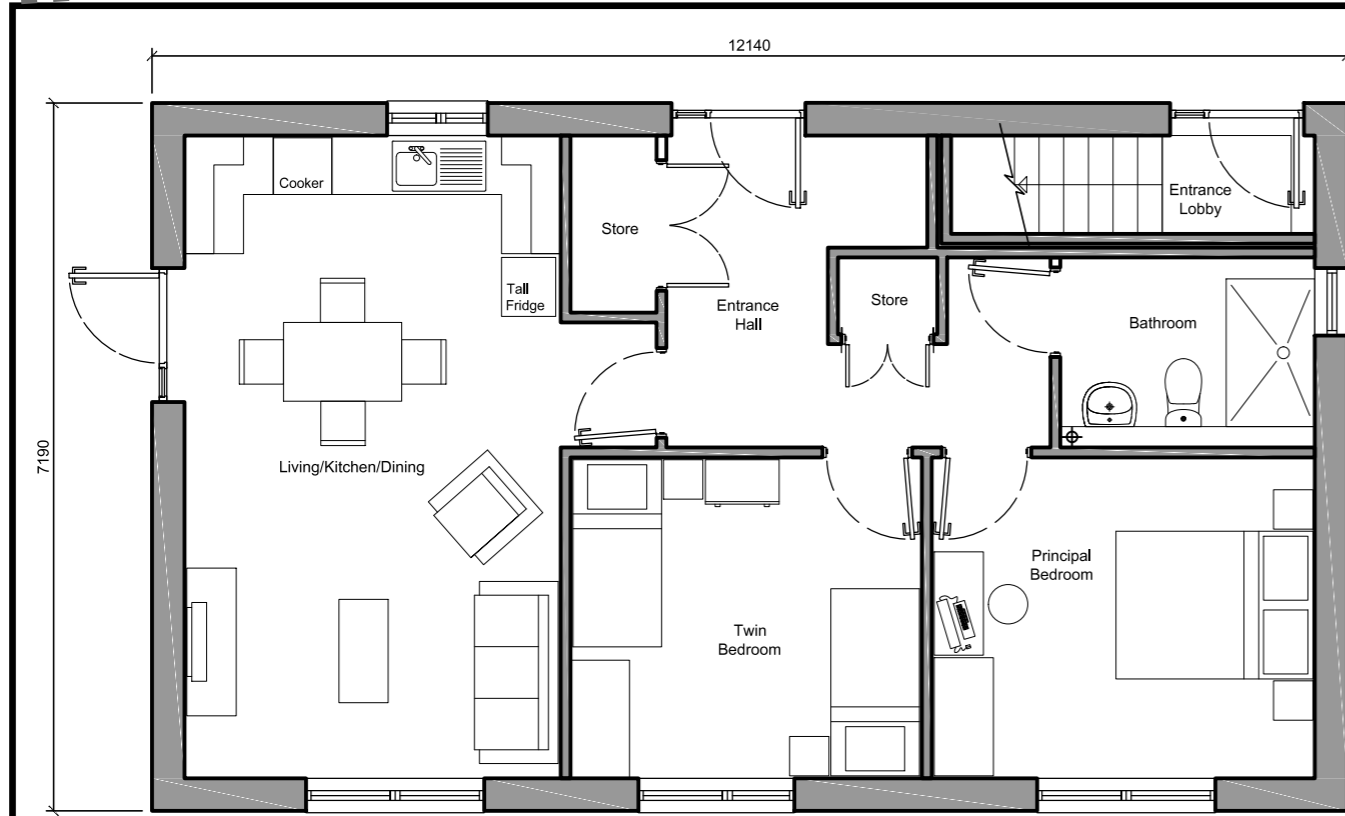
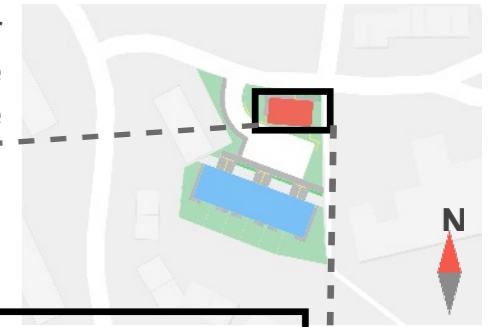
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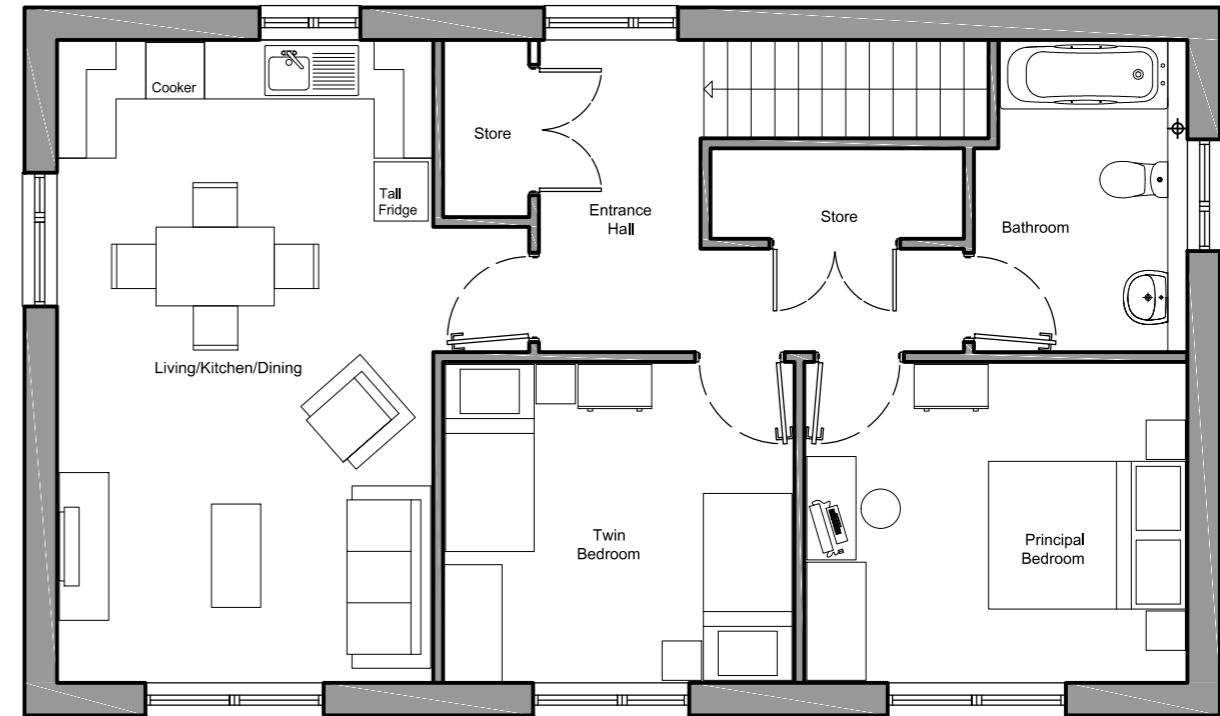
# Floor Plans

## Proposed Flat Floor Plans

Both flats have been designed to Building Regulations Part M Category 2 (accessible and adaptable standard). The first floor flat will be accessed via a private stair, with provisions made to fit a stairlift if required by the occupier. To the north of the site will be 2 flats with street fronting entrances and with individual gardens either side of the building. Each of the homes will have 2 bedrooms, 1 bathroom, 1 open plan living room/kitchen/dining room and built in storage.



Ground Floor Flat



First Floor Flat

Ground Floor Flat - 75m<sup>2</sup>  
First Floor Flat - 75m<sup>2</sup>

**Total - 150m<sup>2</sup>**

