

Unit 1-3 Ellen Street

BH2020/00917



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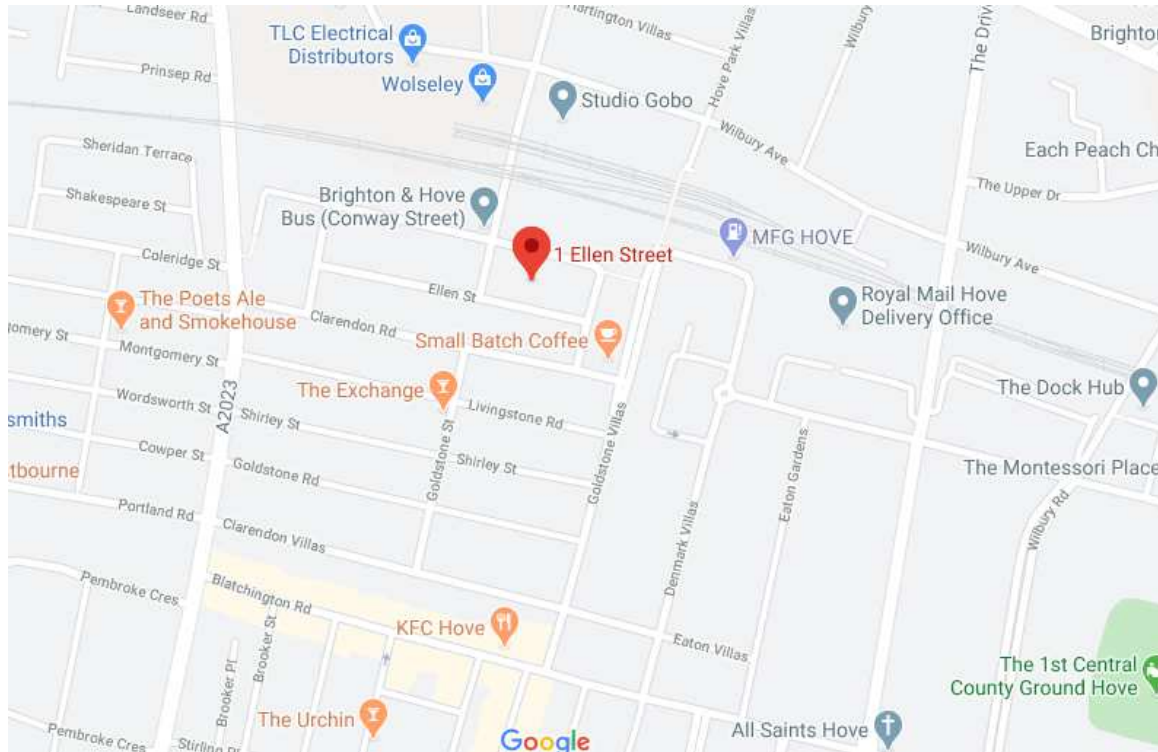
Application Description

- Demolition of existing buildings and erection of buildings ranging from 1-18 storeys to provide a mixed-use scheme comprising 1662 m² commercial floorspace (B1 use), 341 m² flexible commercial/community floorspace (B1 / D1 / D2 use) and 216 build to rent residential units (C3 use), together with associated car and cycle parking, plant, supporting facilities, landscaping and infrastructure works.

Map of application site



Map of application site



Aerial photo(s) of site

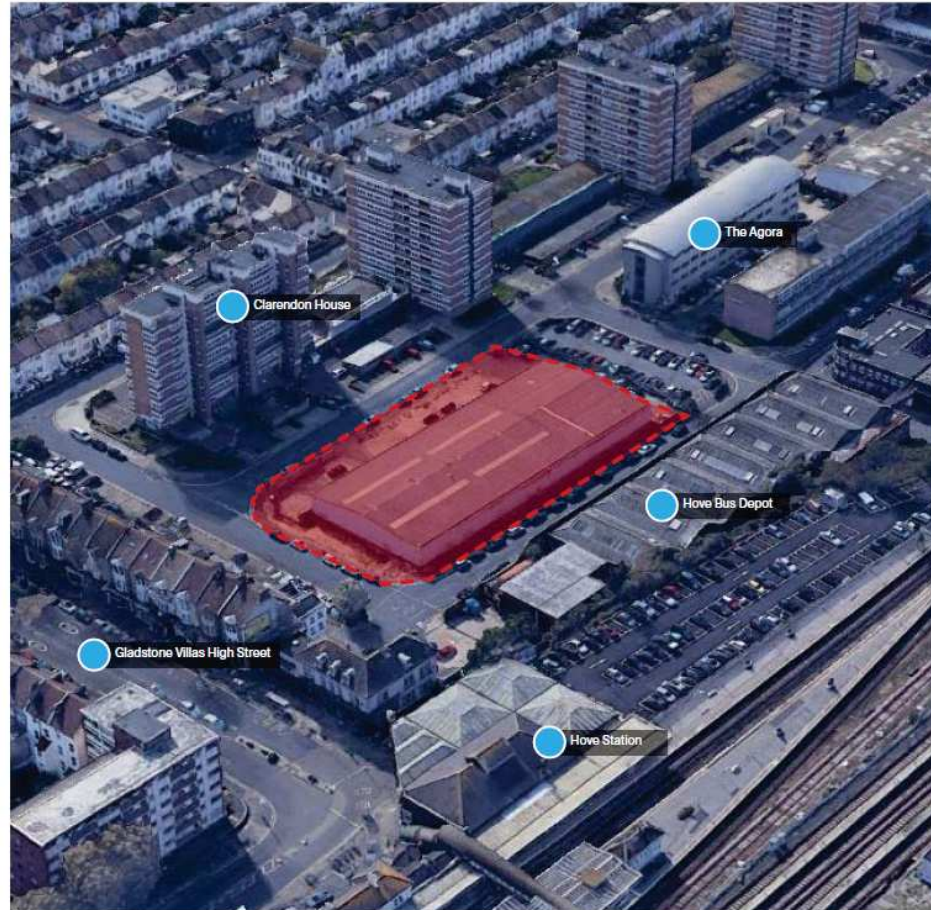


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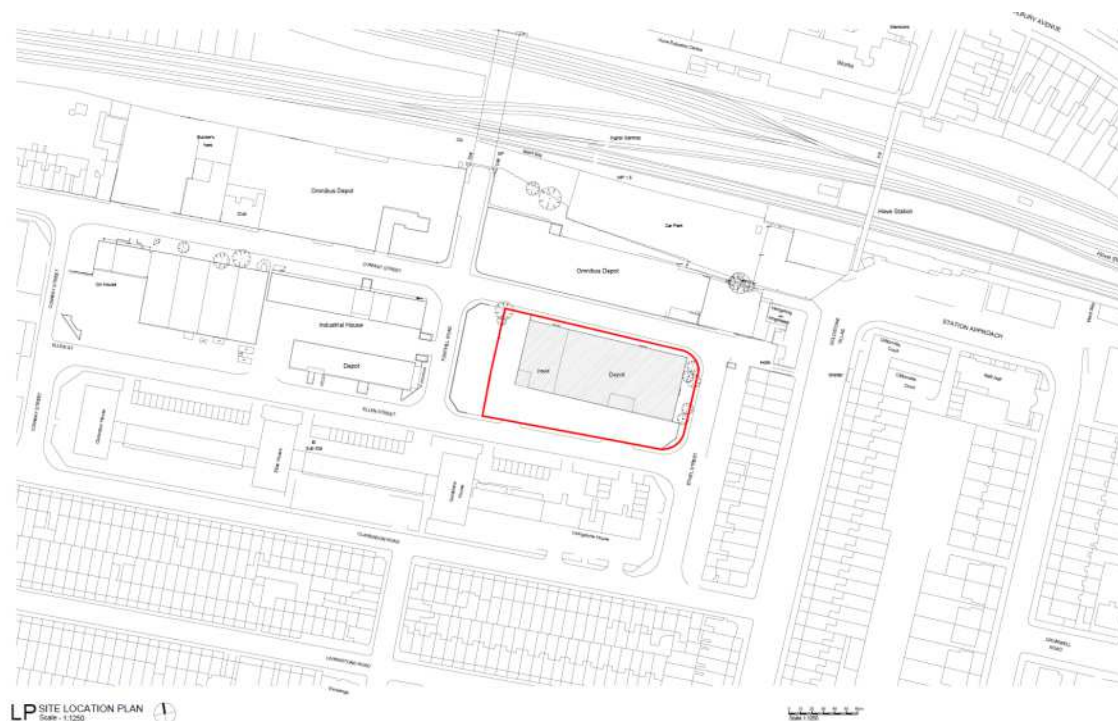
Contextual aerial view



Contextual 3-D



Existing Location Plan



LP SITE LOCATION PLAN
Scale: 1:1250



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ID

Extant Scheme

Ref.BH2016/02
663

188 units (incl.
10% affordable
housing)

1988 m2 office

226 m2 retail

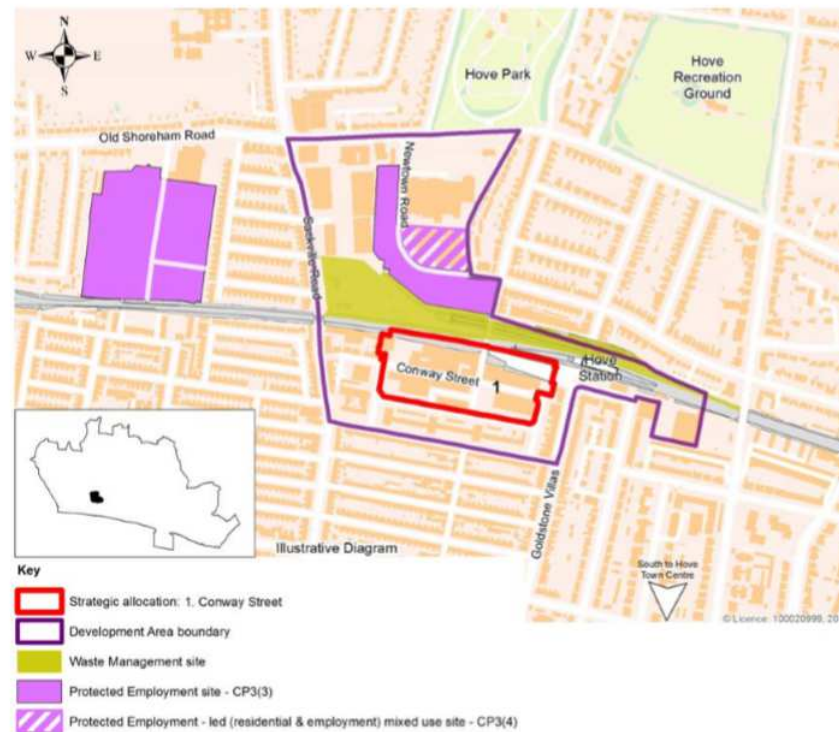
Allowed on
appeal January
2019.

*4-17 storeys in
height*



DA6 Hove Station Policy Area

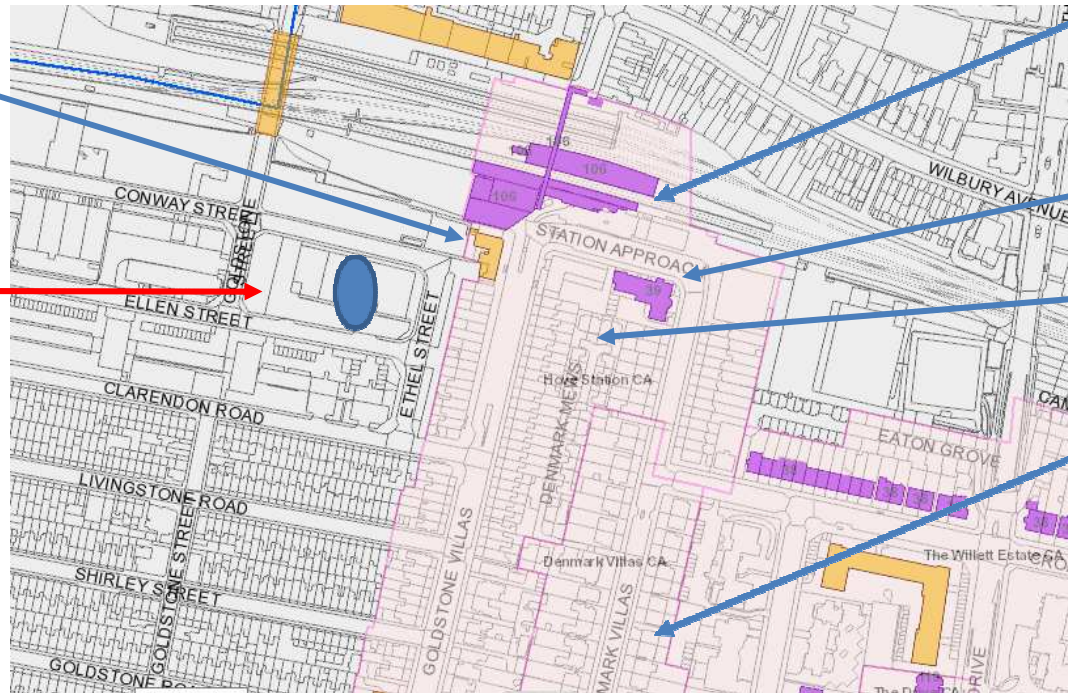
DA6 Hove Station Area



Heritage Assets

The Station
public house
(locally
listed)

SITE



Hove Station
(grade II listed)

Ralli Memorial
Hall (grade II
listed)

Hove Station
Conservation
Area

Denmark Villas
Conservation
Area



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3D Aerial photo of site



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Street photo(s) of site



Front of existing building on Ellen Street- view north from Ethel Street



Side elevation of existing building- view east on Conway Street

Photos of the Site



View of side elevation adj. to junction with Conway Street and Ethel Street

Photos of surrounding area



Livingstone house – opposite site on Ellen Street

Photos of Hove Station CA



Denmark Villas to the south east of the site, beyond Hove Station



View from Station Approach of Hove Station (grade II listed) and The Station public house (locally listed)

Photos of Hove Station CA

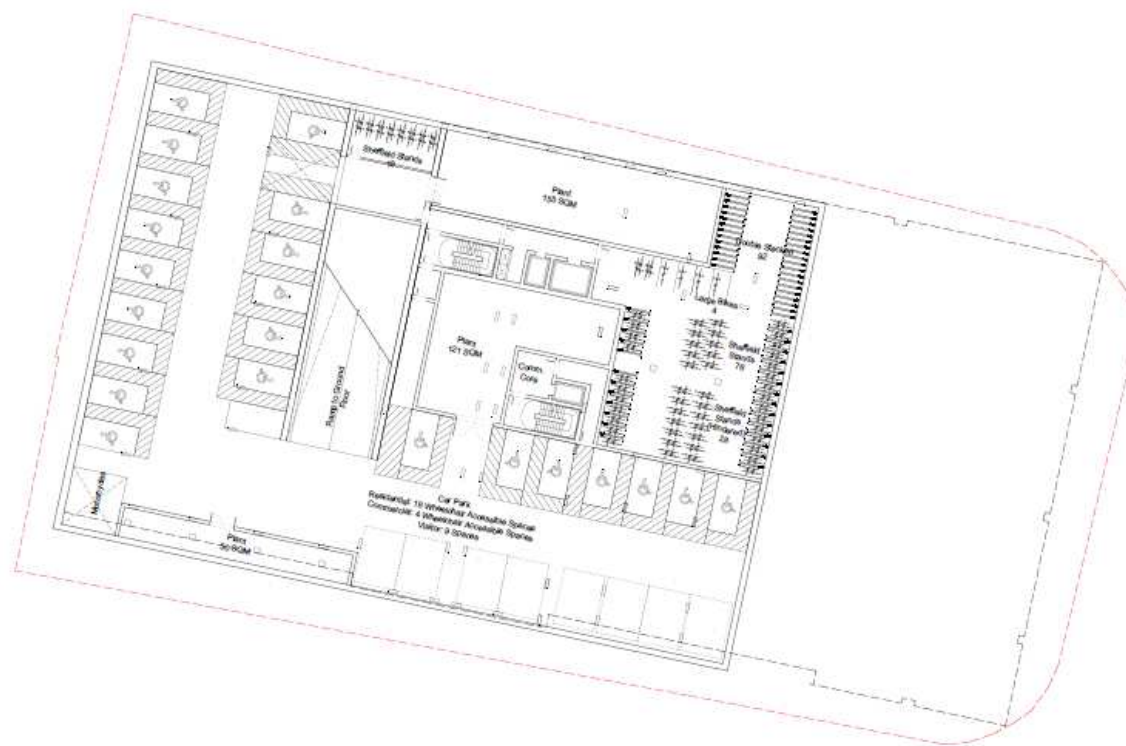


The Station Public House (locally listed)

Split of uses/Number of units

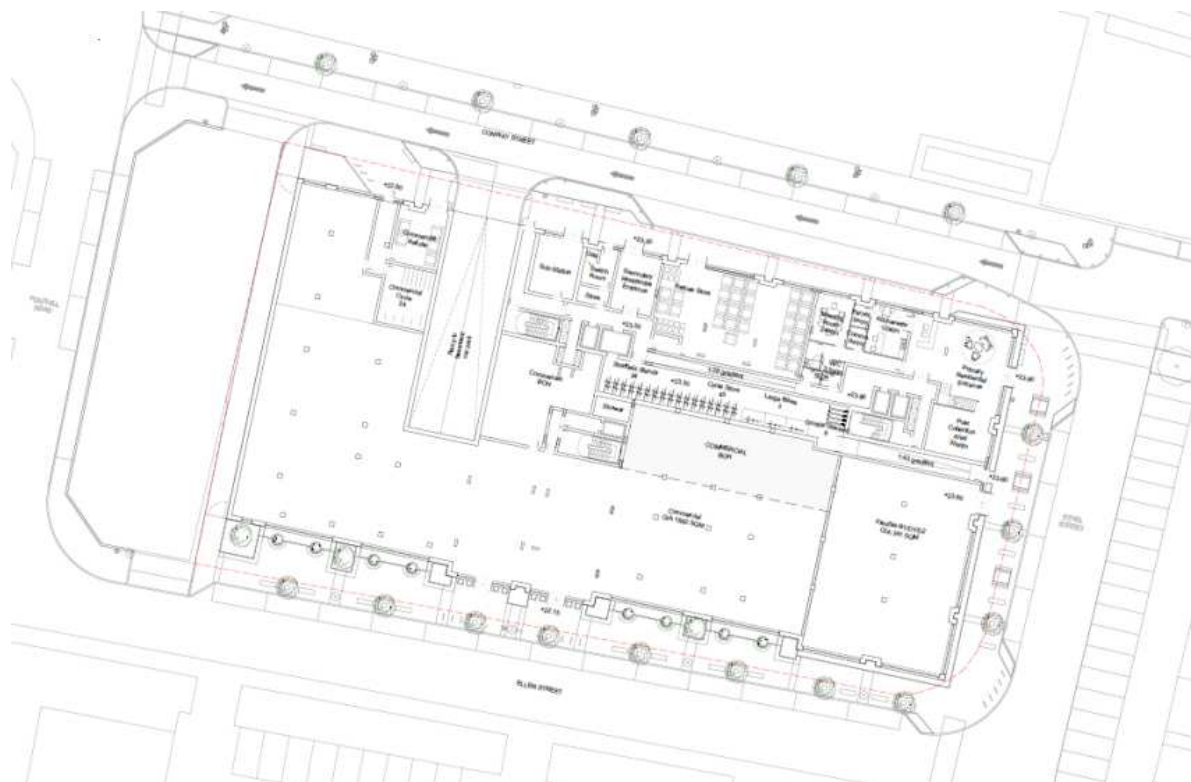
- 1662 m2 business floor space (B1) (ground flr)
- 314 m2 flexible community/commercial (B1/D1/D2) (ground flr)
- 216 residential units (C3) (upper floors)

Basement Parking

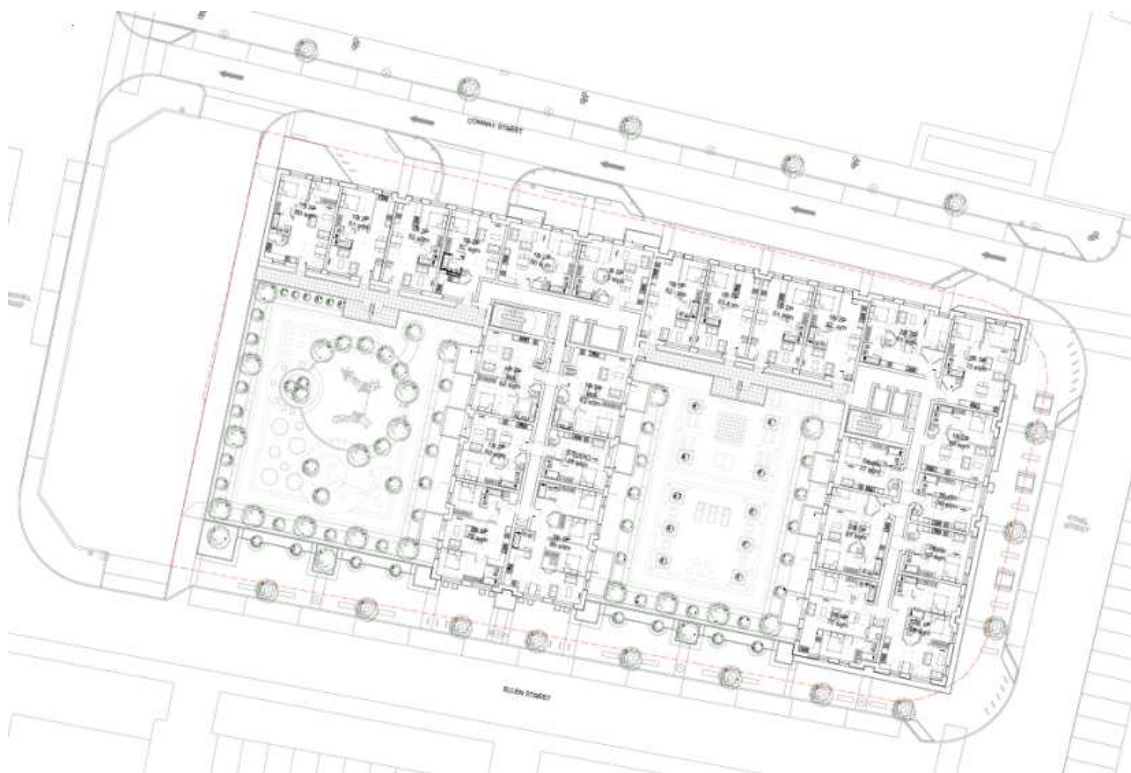


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Ground Floor Plan



2nd to 6th floor plan

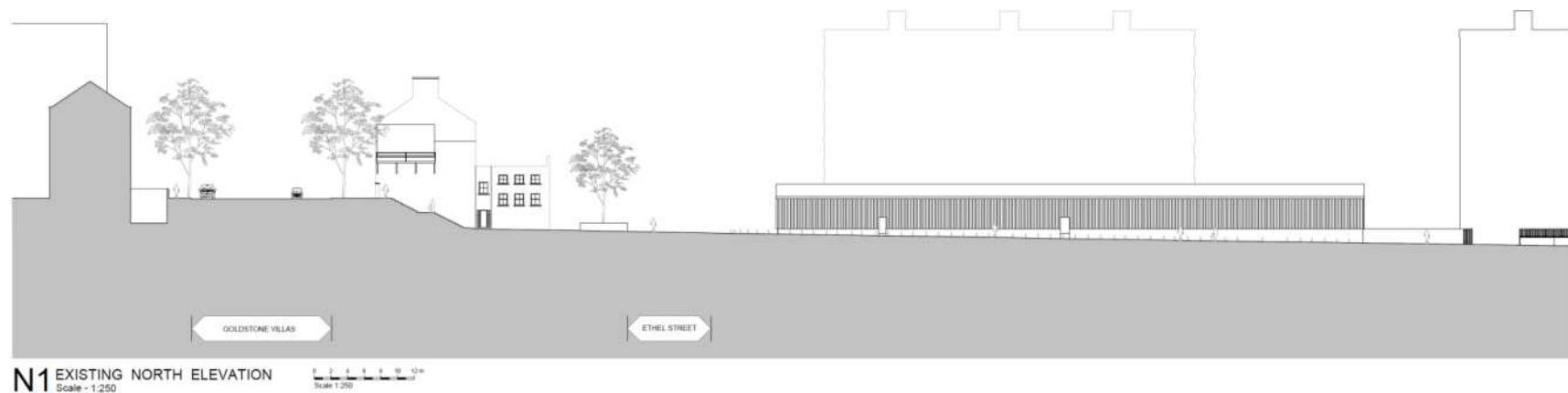


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Access



Contextual Existing Front Elevation



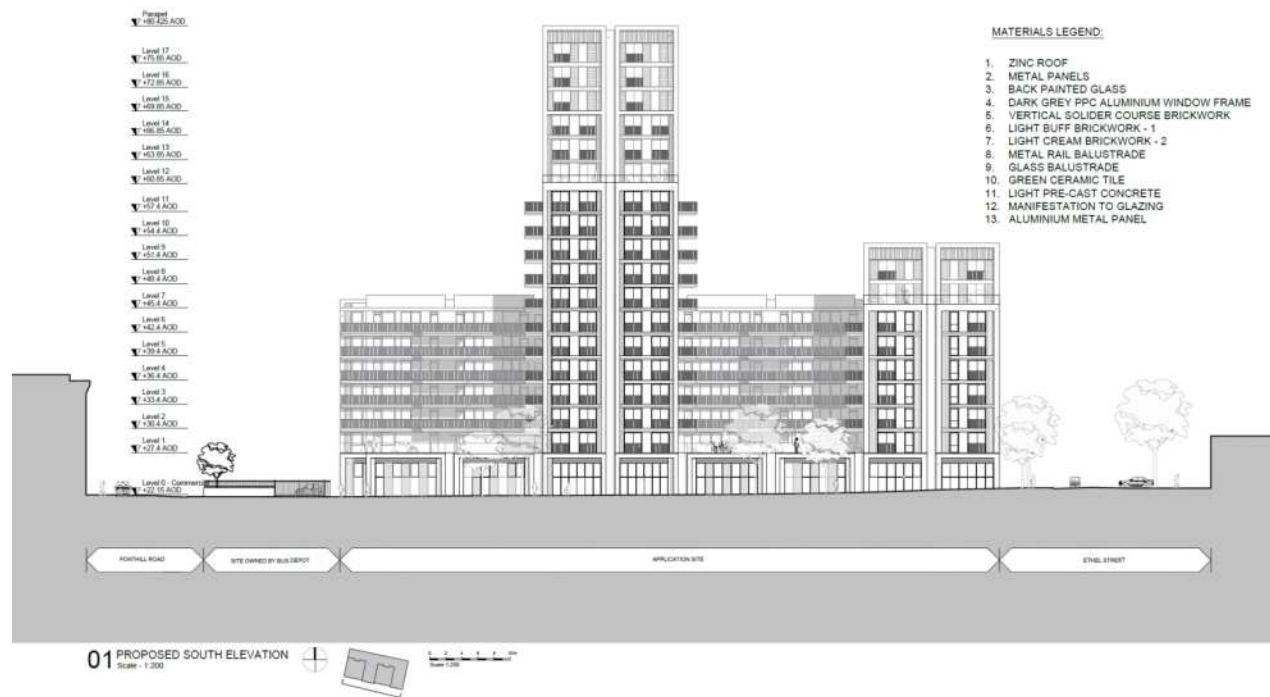
(00)_201 DO1

Proposed Front Elevation



(20)_202 P02

Proposed Rear Elevation



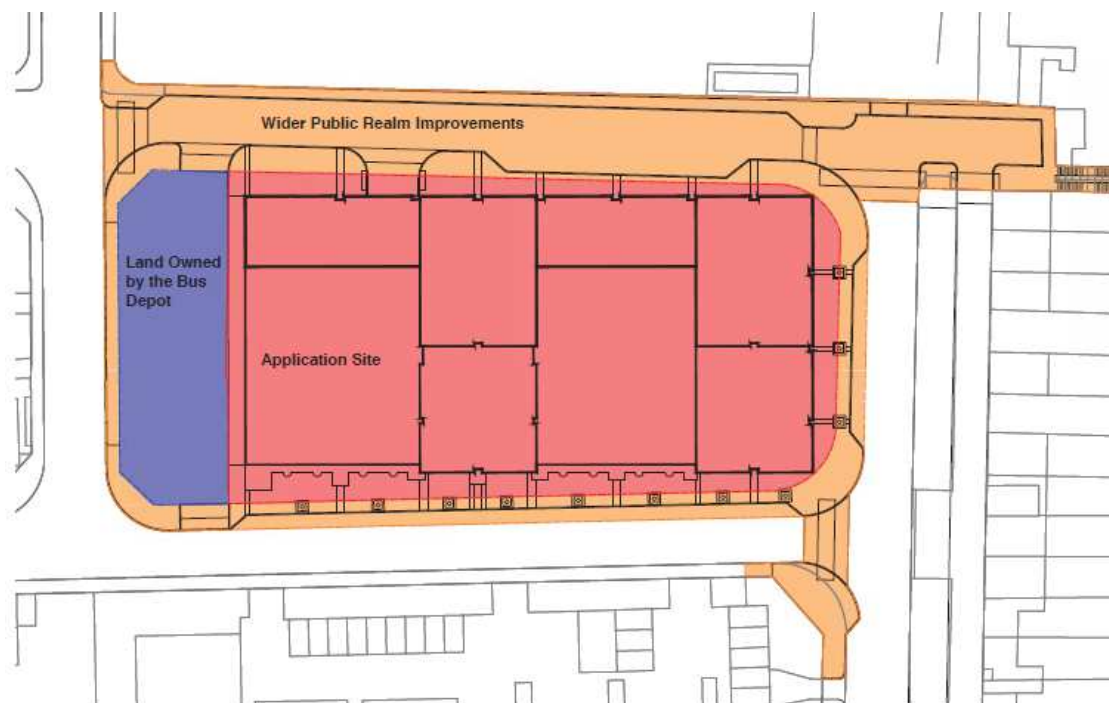
(20)_201 P02

Proposed Site Section(s)



(20)_303 P02

Public Realm Strategy



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Illustrative site layout

1st floor podiums

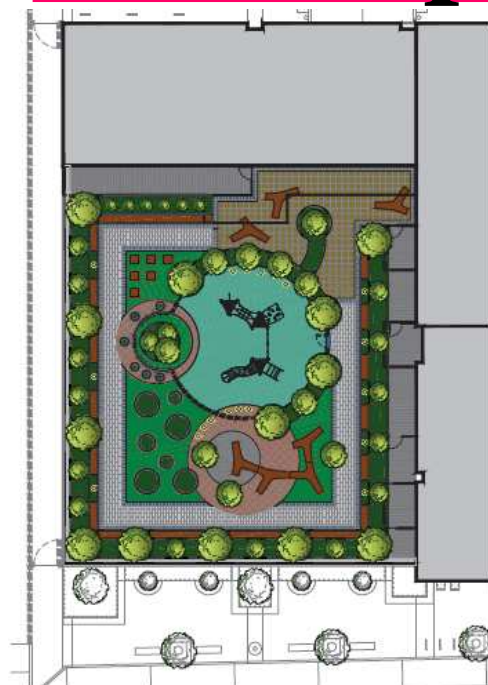


7th & 12th
floor roof
terraces



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1st floor podiums - amenity space



West Podium Terrace

- Screened residents private terrace
- Dense planting to provide enclosure
- Seating provides varied experiences
- Varied surfaces to define movement and use
- Planting for seasonal variation
- Enclosed children's play area
- Allotment for healthy living
- Outdoor games for entertainment

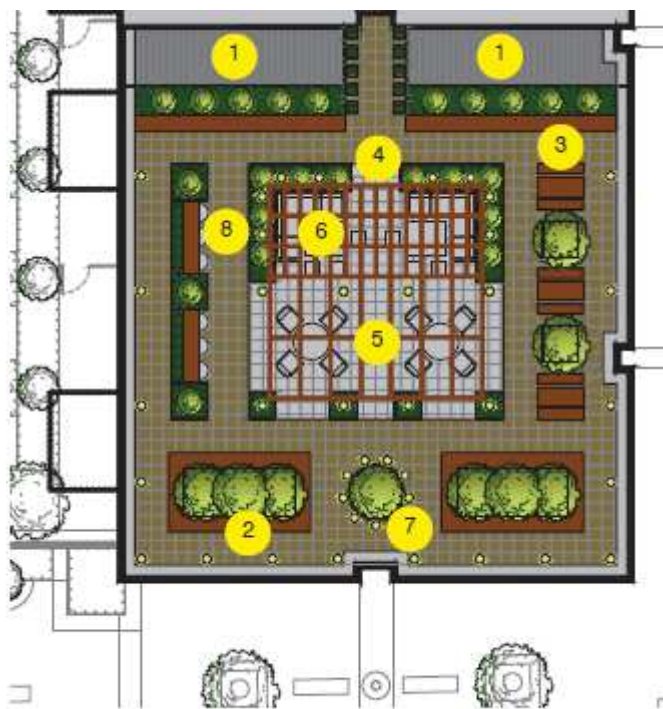


East Podium Terrace



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Roof terraces – 7th and 12th floors



East Roof Terrace (at 7th floor)



West Roof Terrace (at 12th floor)

- 1 Screened residents private terrace
- 2 Varied planting to frame views
- 3 Variety of seating for different uses
- 4 Surfaces define spaces within spaces
- 5 Timber pergola provides shade and shelter
- 6 Comfortable seating for relaxation
- 7 LED lighting for evening interest
- 8 Seating arranged to exploit views

1st floor indoor amenity areas



King Space / Study Room

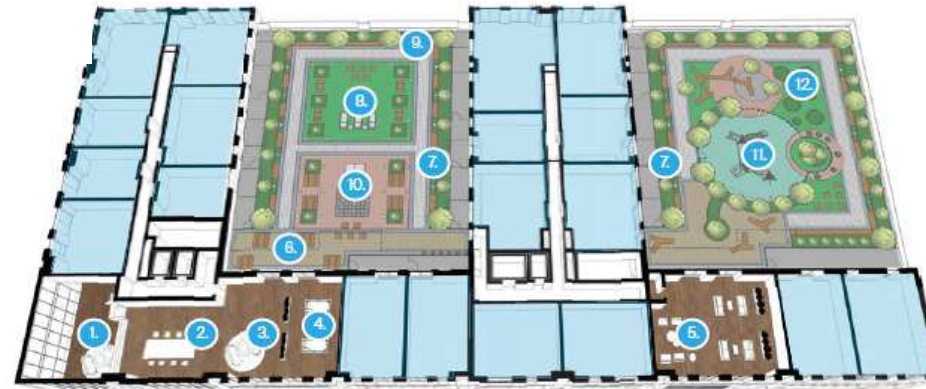


4. Leisure Activity Area / Pool Room



5. Community Cooking Area

1. Double height reception and lobby area with seating
2. Flexible work space
3. Lounge area
4. Pool room
5. Dining/ seating area



Area in 'brown' is the indoor amenity provision



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Verified view- West from Station Approach



*elevational treatment and materials are indicative and subject to condition

Verified View- west from Station Approach



*elevational treatment and materials are indicative and subject to condition

Visual – view towards main entrance



*elevational treatment and materials are indicative and subject to condition

Visual - front elevation on Conway St



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Visual –view towards Conway St



Elevational treatment and materials are indicative and subject to condition

Key Considerations in the **Application**

- Principle of development / compliance with the aims of policy DA6 of the CPP1
- Provision of housing (incl. affordable housing)
- Housing Mix
- Quality of accommodation
- Provision of B1 employment use(s)
- Impact on Heritage Assets
- Design
- Landscaping and quality of public realm
- Impact on residential amenity
- Transport implications
- Sustainability & Ecology

S106 table

- **Build to Rent Housing:**
 - A restriction that all homes are held as 'Build to Rent' under a covenant for at least 15 years
 - Inclusion of a 'clawback' arrangement to fund the consequent affordable housing requirement in the event of any private rented housing being sold or taken out of the Build to Rent sector based on values of units at that particular time (as assessed for viability) within the 15 year covenant period.
 - All units to be self-contained and let separately under unified ownership and management
 - Submission of a Management and Servicing Agreement
 - Submission of a Tenancy Agreement, for example of at least 3 years available to all tenants (unless tenants agree a lesser period) with a break clause of 1 month after initial 6m months. No upfront fees of any kind except deposits and rent in advance
 - A minimum of 5% of all residential units to be built to wheelchair accessible standard and evidenced before first occupation. Marketing Agreement to include provision that all reasonable endeavours will be used to ensure wheelchair units are matched with disabled tenants.

S106 table

- **Affordable housing:**
 - 10% Discounted Market Rent (75% of market rent)
 - Provision of 10% affordable housing habitable rooms on site based on rent levels 75% of market level
 - Provision of an affordable housing mix. The location of these affordable units may vary over time within the scheme however the reduced rent levels and overall mix of sizes shall remain the same.
 - Affordable housing units to be secured in perpetuity and inclusion of a mechanism to 'clawback' the value of the affordable housing provision based on values of the specific units at that particular time if circumstances arise where the all or part of a build to rent scheme is sold or converted to another tenure.
 - Provision of Affordable Housing Management Plan and Marketing and Lettings Plan, with eligibility criteria for occupants to be agreed with council with priority for local people/essential local workers/wheelchair or disabled users
 - Restriction of a set service charge for affordable tenants (for example to secure as a percentage maximum ceiling on gross income of affordable housing tenants)
 - Provision of Annual Statement, confirming approach to letting of affordable units and identifying how overall 10% level, range of sizes, rent levels are maintained and other relevant information



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S106 Table

- **Education £125,991** for secondary school and sixth form education (Blatchington Mill and Hove Park Schools)
- **Public Art £97,340**
- **Open Space and Recreation £497,364.15**
 - Outdoor sport (£120,272.86) – Withdean Sports Complexes, Nevill Recreation Ground or Hove Park
 - Indoor sport (£79,086) – Withdean and King Alfred (existing or replacement)
 - Children's Play (£11,737.29) - Hove Park, Stoneham Park, St Ann's Wells Garden, Sea front Squares & Wish Park
 - Parks and Gardens (£176,032.52) -Hove Park and/or Stoneham Park and/or Davis Park and/or St Ann's Wells Garden and/or Sea front Squares and/or Wish Park and/or Hove lawns.
 - Allotments (£17,261.73)
 - Amenity Green Space - (£14,113.70) - Hove Park and/or Stoneham Park and/or Davis Park and/or St Ann's Wells Garden and/or Sea front Squares and/or Wish Park and/or Hove lawns and/or Small grassed areas and verges, within 1mile radius.
 - Natural and semi-natural - (£)Hove Park and/or Stoneham Park and/or Davis Park and/or St Ann's Wells Garden and/or Sea front Squares and/or Wish Park and/or Hove lawns and/or existing tree lined streets, within 1mile radius and/or small grassed areas and verges, within 1mile radius.



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S106 Table

- **Employment £60,800**
- Submission of an Employment & Training Strategy to secure the use of at least 20% local construction labour
- **Sustainable transport £12,000**
- Towards dropped kerb improvements on but the not limited to the following junctions:
 - Clarendon Road at the junction with Ethel Road running north to south;
 - Junction of Goldstone Street with Livingstone Street (east side running north to south);
 - Junction of Goldstone Street with Shirley Street (east side running north to south);
 - Junction of Goldstone Street with Goldstone Road (east side running north to south)
- **Highways works : Various** (please details below)
- **Travel Plans – Residential and Employee**

Highways Works

Extensive public realm/highway works to include:

- **Conway Street** – a reconfigured arrangement
- **Provision of dropped kerb crossings on:**
 - Clarendon Road at the junction with Ethel Road,
 - Goldstone Street with Livingstone Street,
 - Goldstone Street with Shirley Street
 - Goldstone Street with Goldstone Road (*as per extant scheme BH2016/02663*)
- **Introduction of raised pedestrian crossings**
- **Amendments to on-street parking and the proposed introduction of two car club parking bays**
- **Pedestrian and cyclist accessibility improvements**

Highways Works

General public realm improvements to Conway Street, the northern side of Ellen Street, the western side of Ethel Street, eastern side of Fonthill Road to include:

- ☐ A minimum of 25 street trees
- ☐ Street lighting
- ☐ Pavement widening
- ☐ New surfacing
- ☐ Repaving
- ☐ Reinstatement of redundant accesses
- ☐ New pedestrian crossings
- ☐ A minimum of 25 new street trees
- ☐ Waste and recycling bins
- ☐ New seating
- ☐ Raised planters
- ☐ Traffic signs and road markings
- ☐ Drainage measures

Conclusion and Planning Balance

- The site is allocated within the City Plan Part One for an employment-led redevelopment (Policy DA6.1) within the Conway Street Industrial Allocation.
- The site is within the DA6 –Hove Station Development Area where sustainable development is encouraged.
- The development would provide 216 homes which would contribute to the housing shortfall.
- The scheme would provide B1 floorspace space and a net increase in the number of people employed on the site.
- The scheme would provide flexible community/business floorspace for the benefit of the local community
- The scheme would provide for a car-free sustainable development supported by Travel Plans for commercial and residential elements.
- The scheme would provide substantial public realm and highway improvements to Conway Street, Ethel Street and Ellen Street.
- The scheme would impact on heritage assets although the harm would be less than substantial and public benefits would be provided.
- The scheme would provide a number of financial contributions and other measures to mitigate the impact of the development.
- The scheme would be highly sustainable and would provide measures including photovoltaics, Air Source Heat Pumps and would be future proofed to connect to any new district heating.
- The proposal would provide extensive landscaping, green roofs and an overall net gain in bio-diversity.
- Other matters such as environmental health matters, drainage/flood risk, site waste management and archaeology can all be adequately addressed by condition.