

1 Withyham Avenue

BH2021/01394



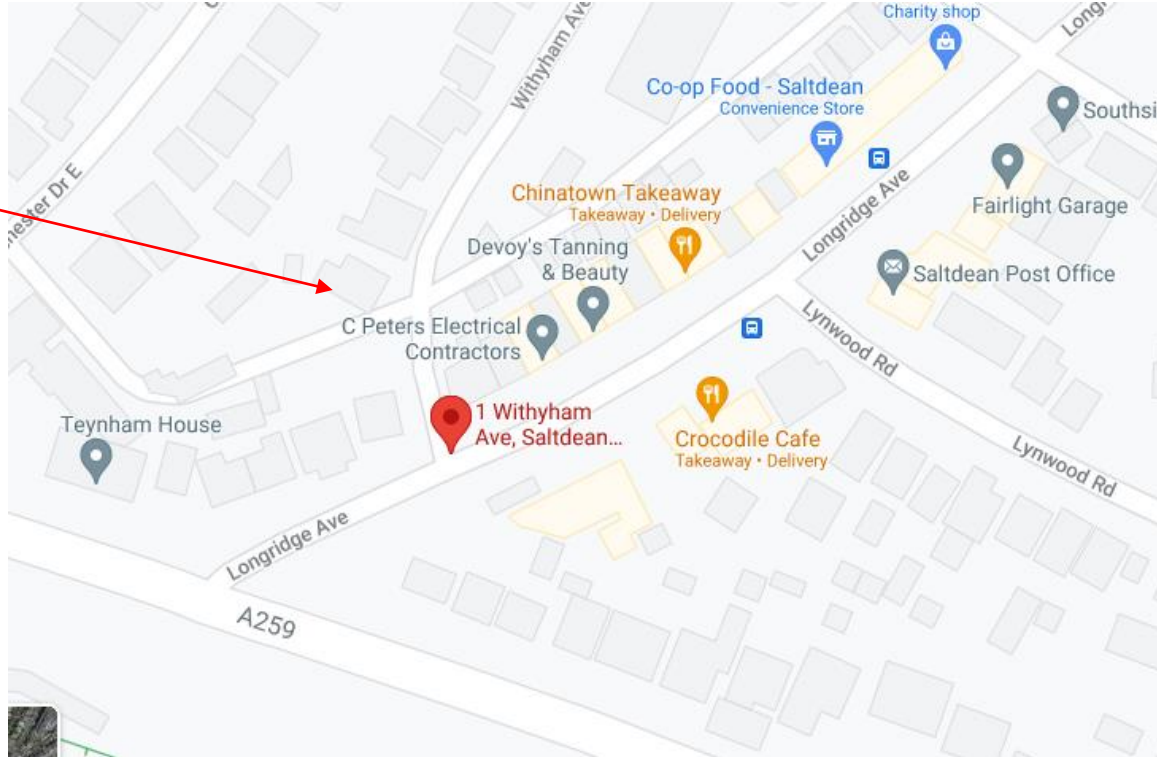
Brighton & Hove
City Council

Application Description

- Demolition of existing detached dwellinghouse and erection of part one, part two and part four-storey building comprising seven flats (C3) and undercroft parking area.

Map of application site

Site

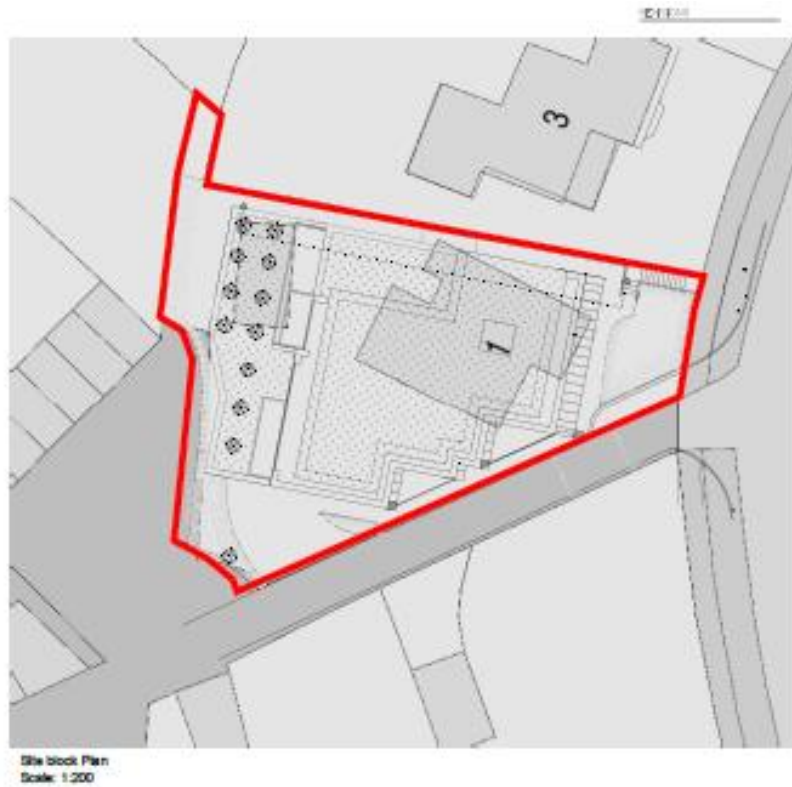


Existing Location Plan



Site Location Plan
Scale: 1:1250

Proposed Location Plan



Aerial photo(s) of site

Site



3D Aerial photo of site

Site



Front of property as existing



Rear of property



View from north of site looking south

Site



Properties to rear of site



Opposite site – rear of properties fronting Longridge Avenue



View from junction with Longridge Avenue



Context with no. 3 Withyham Avenue (to north of site)

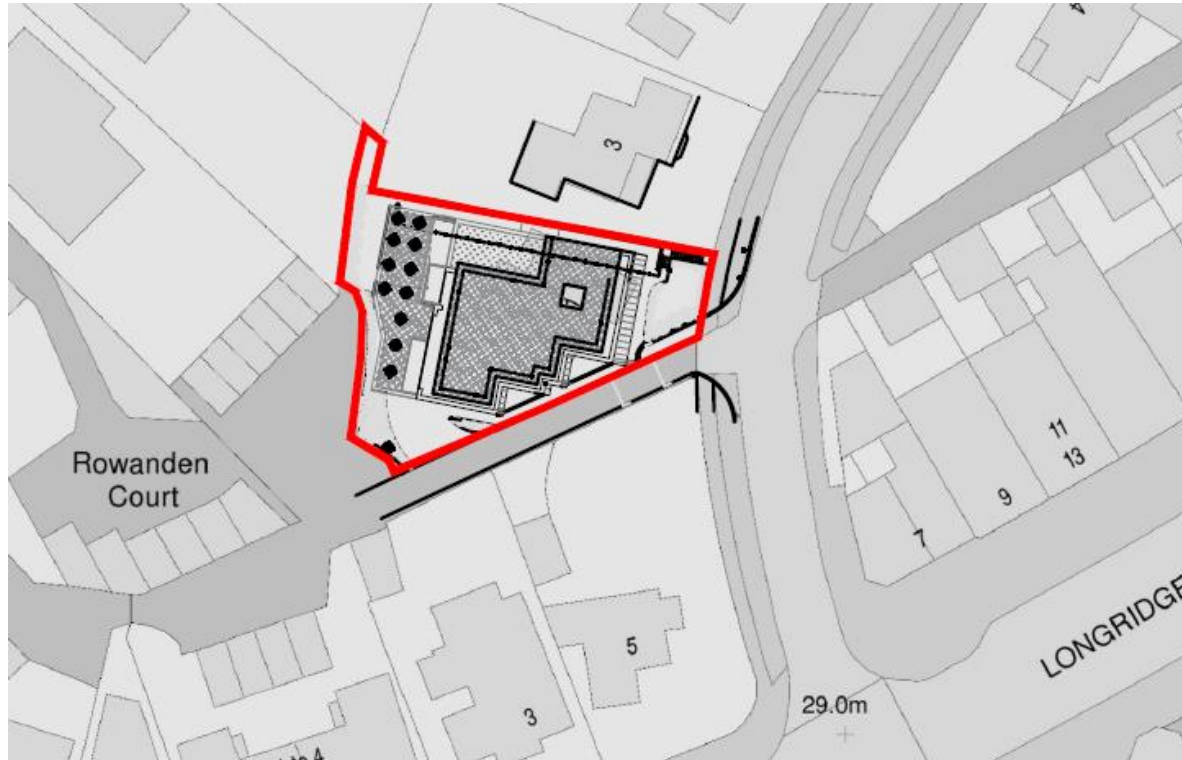


Existing Block Plan



Site Location Plan
Scale: 1:1250

Proposed Block Plan



Proposed block plan in comparison to existing dwelling



Site block Plan
Scale: 1:200

Proposed Front Elevation



Proposed East Facing Front Elevation
Scale: 1:50

- MATERIALS KEY**
1. VM ZINC STANDING SEAM PANEL IN ANTHRA-ZINC
 2. VM ZINC FASCIAS AND ZINC GUTTERING
 3. ALUMINIUM COPING PROFILE
 4. GREEN ROOF
 5. BLACK POWDER COATED ALUMINIUM DOORS AND WINDOWS
 6. 50 X 10mm BLACK STEEL BALUSTRADE
 7. MYSTIQUE BRICK, AS USED ON CHELSEA ACADEMY, BY MR TAYLOR, FLUSH LIGHT COLOURED MORTAR
 8. WIENERBERGER, SMOOTH GREY AVENUE BRICK
 9. CONTEMPORARY TIMBER DOORS
 10. GLU-LAMINATED TIMBER FINS AND GLASS CANOPY
 11. BLACK POWDER COATED ALUMINIUM LETTERING

Proposed Rear Elevation



Proposed North Elevation



- MATERIALS KEY**
1. VM ZINC STANDING SEAM PANEL IN ANTHRA-ZINC
 2. VM ZINC FASCIAS AND ZINC GUTTERING
 3. ALUMINIUM COPING PROFILE
 4. GREEN ROOF
 5. BLACK POWDER COATED ALUMINIUM DOORS AND WINDOWS
 6. 50 X 10mm BLACK STEEL BALUSTRADE
 7. MYSTIQUE BRICK, AS USED ON CHELSEA ACADEMY, BY NIK TAYLOR, FLUSH LIGHT COLOURED MORTAR
 8. WIENERBERGER, SMOOTH GREY AVENUE BRICK
 9. CONTEMPORARY TIMBER DOORS
 10. GLU-LAMINATED TIMBER FINS AND GLASS CANOPY
 11. BLACK POWDER COATED ALUMINIUM LETTERING

Proposed West Facing Rear Elevation
Scale: 1:50

Proposed South elevation

MATERIALS KEY

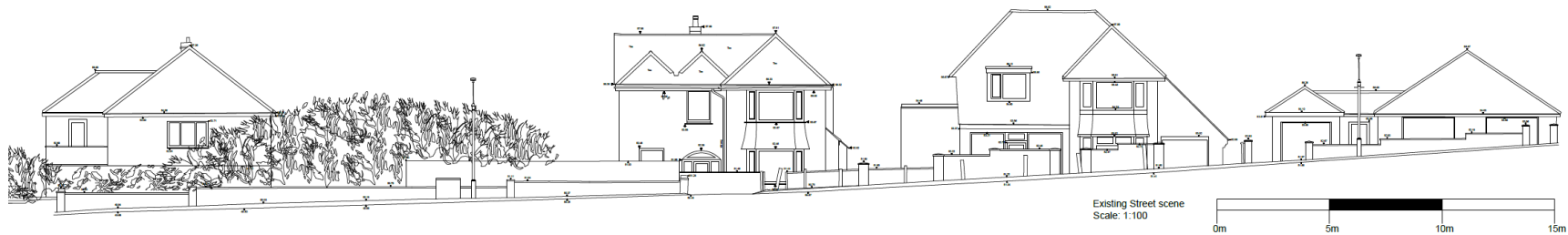
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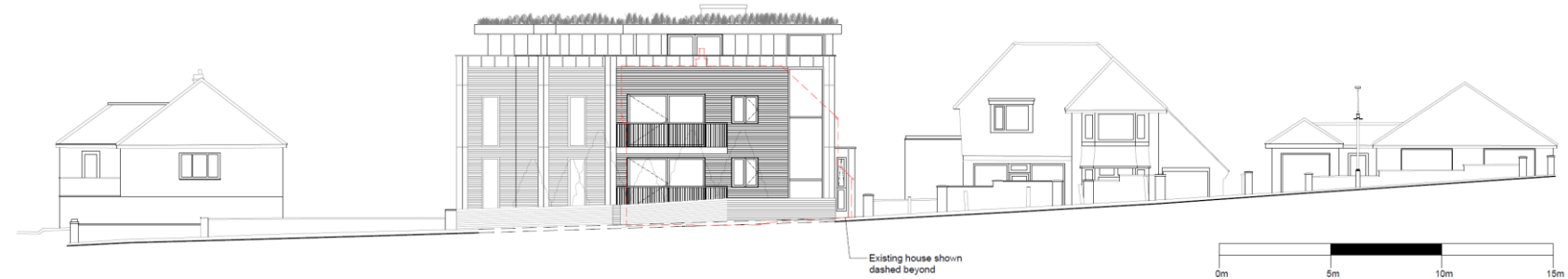
Proposed South Facing Gable Elevation



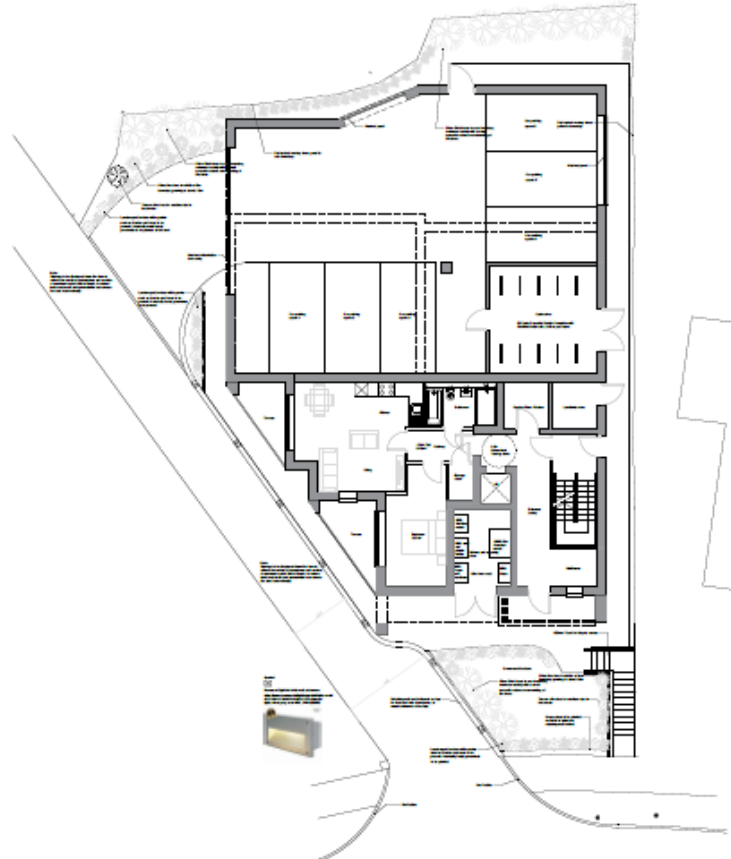
Contextual Front Elevation - existing



Contextual Front Elevation - proposed



Proposed GF Plan



Accommodation Schedule;

Ground Floor;

1 x 1 bed flat - 51.3sqm²

First Floor;

1 x 1 bed flat - 55.7sqm²

1 x 2 bed flat - 61sqm²

1 x 2 bed - 63.5sqm²

Second Floor;

1 x 1 bed flat - 55.7sqm²

1 x 3 bed flat - 86.4sqm²

Third Floor;

1 x 3 bed flat - 86sqm²

Proposed 1st floor plan



Accommodation Schedule;

Ground Floor;

1 x 1 bed flat - 51.3sqm²

First Floor;

1 x 1 bed flat - 55.7sqm²

1 x 2 bed flat - 61sqm²

1 x 2 bed - 63.5sqm²

Second Floor;

1 x 1 bed flat - 55.7sqm²

1 x 3 bed flat - 86.4sqm²

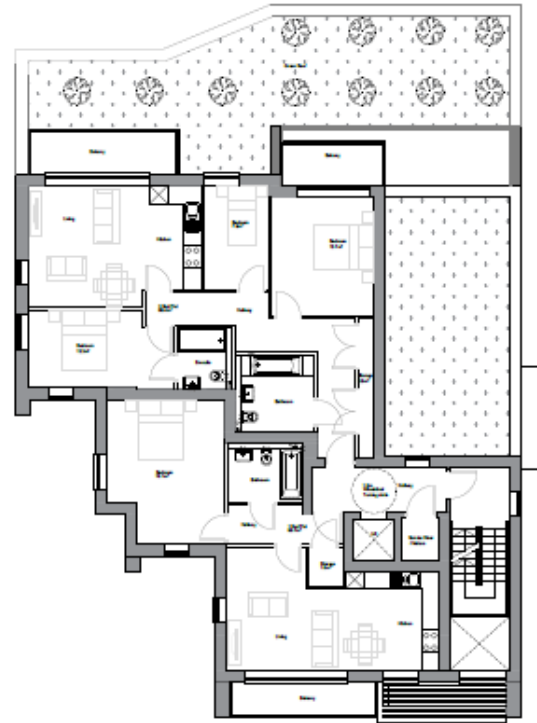
Third Floor;

1 x 3 bed flat - 86sqm²



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Proposed 2nd floor plan



Accommodation Schedule;

Ground Floor;

1 x 1 bed flat - 51.3sqm²

First Floor;

1 x 1 bed flat - 55.7sqm²

1 x 2 bed flat - 61sqm²

1 x 2 bed - 63.5sqm²

Second Floor;

1 x 1 bed flat - 55.7sqm²

1 x 3 bed flat - 86.4sqm²

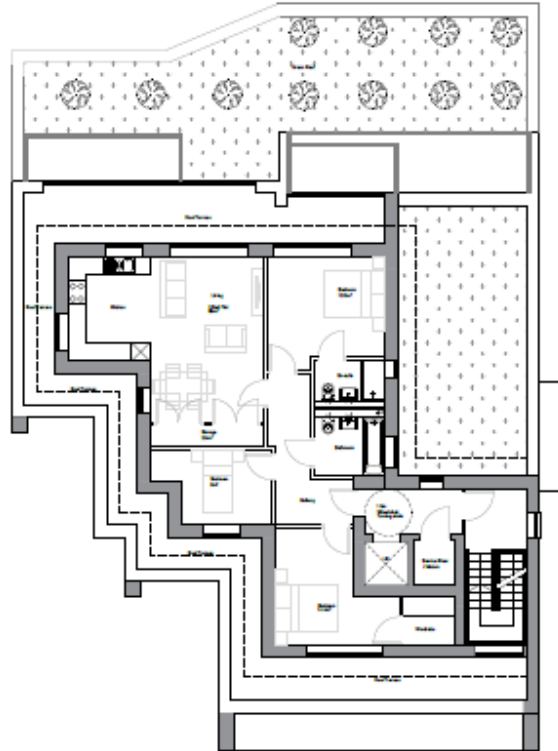
Third Floor;

1 x 3 bed flat - 86sqm²



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Proposed 3rd floor plan



Accommodation Schedule;

Ground Floor;

1 x 1 bed flat - 51.3sqm²

First Floor;

1 x 1 bed flat - 55.7sqm²

1 x 2 bed flat - 61sqm²

1 x 2 bed - 63.5sqm²

Second Floor;

1 x 1 bed flat - 55.7sqm²

1 x 3 bed flat - 86.4sqm²

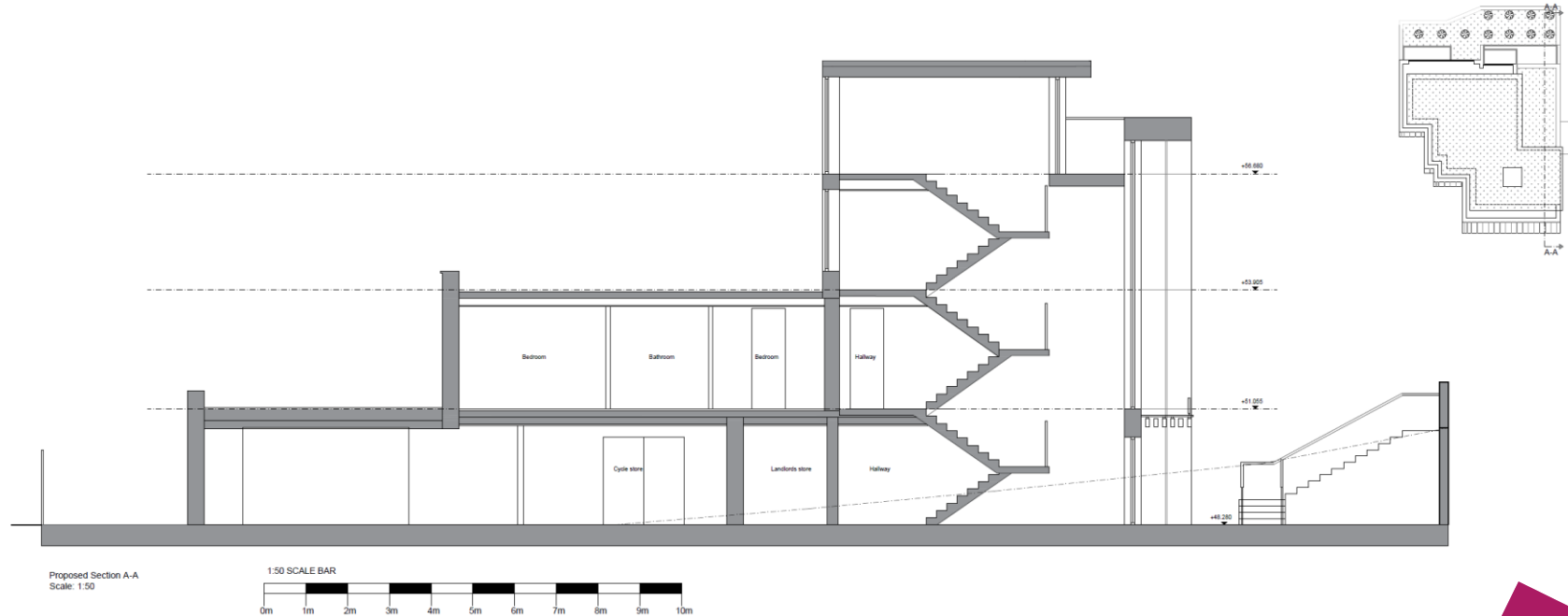
Third Floor;

1 x 3 bed flat - 86sqm²



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Proposed Site Section(s)



Proposed Brick (Mystique bricks (no 7 in material schedule)



Proposed Visuals – eastern (front) and southern elevations



Proposed Visuals – eastern (front) and northern elevations



Proposed Visuals – eastern (front) and southern elevation as viewed from south of site



Proposed Visuals western (rear) and southern elevation as viewed from rear of site



Proposed Visuals – eastern (front) and northern elevations



No. 3 Withyham
Avenue

Proposed Visuals – northern and western (rear) elevations



Proposed Visuals – western (rear) and southern elevations



Key Considerations in the Application

- Principle of proposal
- Design and Appearance - impact on character and appearance of the site and wider area
- Impact on neighbouring amenity
- Standard of accommodation
- Transport/highways impacts

S106 table

- £159,000 commuted sum as per policy CP20 of the City Plan Part One which seeks 20% affordable housing as an equivalent financial contribution on sites of between 5 and 9 (net) dwellings.

Conclusion and Planning Balance

- Considered acceptable in principle
- Provision of additional residential units (6 net) – 3 x 1 bed, 2 x 2 bed and 2 x 3 bed
- Public benefit from affordable housing contribution (20%)
- Design, height scale and massing considered acceptable for site and wider area
- Good standard of accommodation proposed
- No significant adverse harm to neighbours – subject to conditions
- No transport/highway impacts – subject to conditions

Recommendation – Approval subject to completion of S106 agreement for affordable housing contribution

