

Knoll House, Ingram Crescent West

BH2023/00912

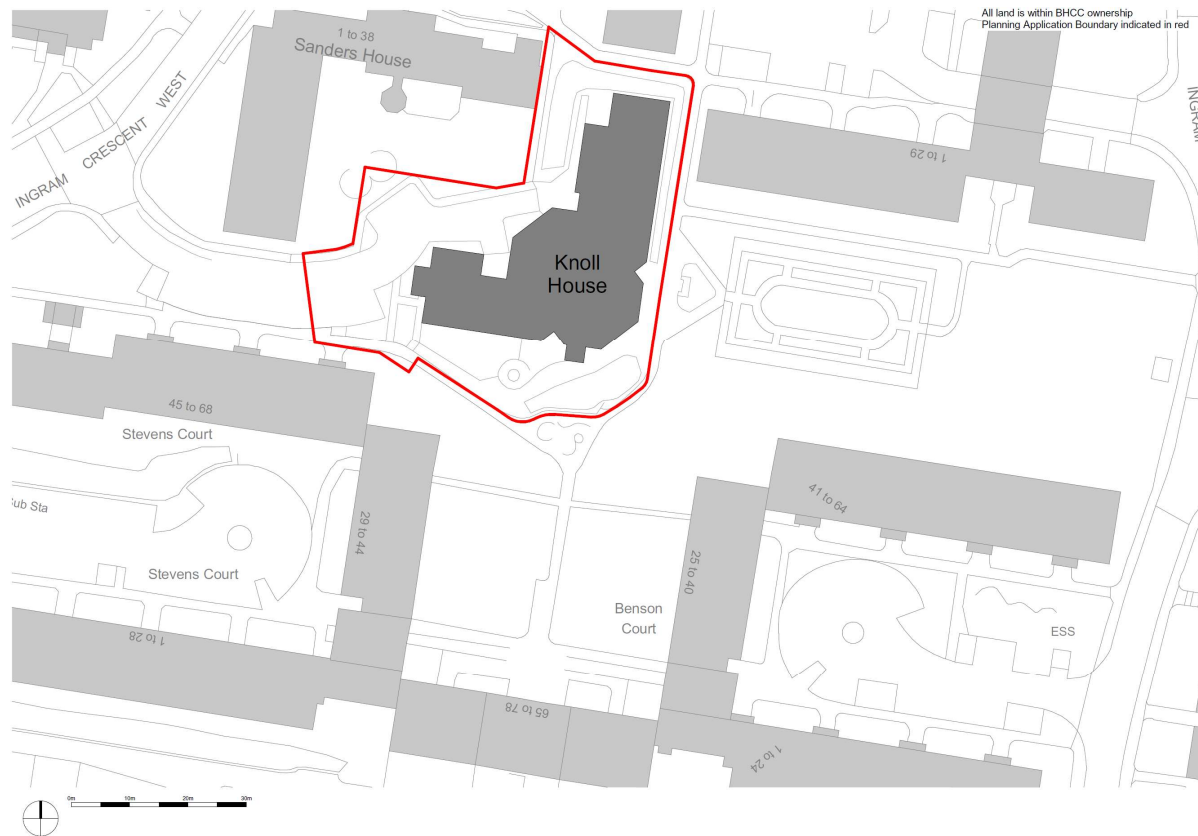


Brighton & Hove
City Council

Application Description

- Demolition of existing two storey building previously in use as a care home. Construction of part three, part four storey building providing 28no. apartments for residents with varying levels of care requirements as well as staff areas, communal facilities and ancillary works. External works to form new turning head, additional car parking spaces and landscaped gardens.

Existing Block Plan



4

BA10191-2001



Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site (from south)



Brighton & Hove
City Council

Photo of front (NW) elevation



Brighton & Hove
City Council

Photo of front, including Jordan Court and Sanders House



Photo of rear (east) elevation and Jordan Court beyond



Brighton & Hove
City Council

Photo of south side and rear elevations



Brighton & Hove
City Council

Photo of south elevation (to right) and adjacent hedges



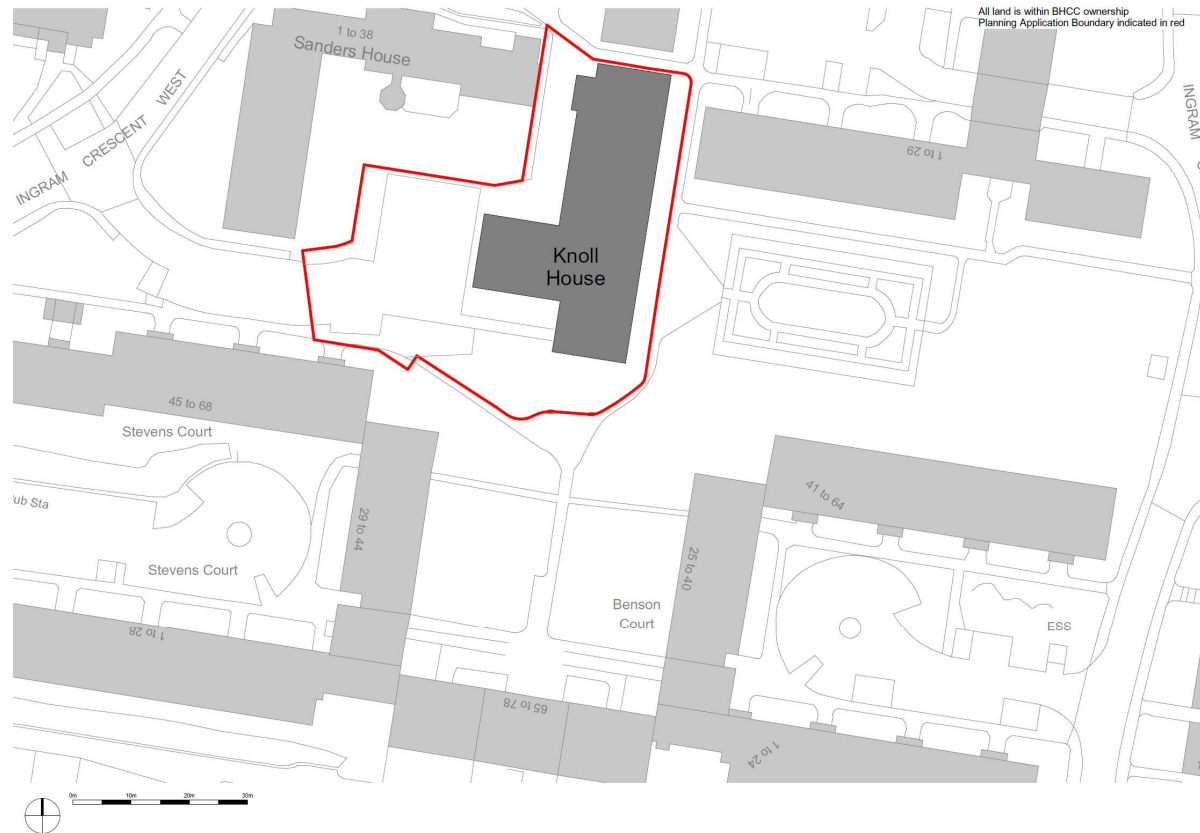
Brighton & Hove
City Council

Photo of north side elevation and existing pedestrian path



Brighton & Hove
City Council

Proposed Block Plan



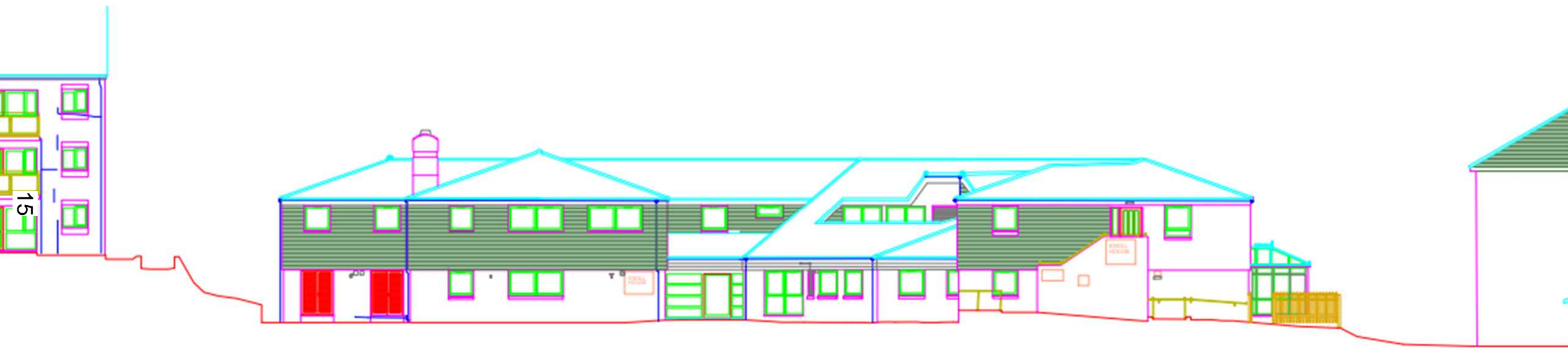
13

BA10191-2002

Split of uses/Number of units

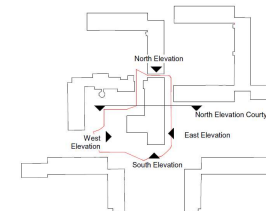
- 28 supported living flats for occupants with brain injuries and physical disabilities.
- All units would be affordable housing (Council rent).
- Staff and communal areas would also be accommodated within the building.

Existing Front (north-western) Elevation



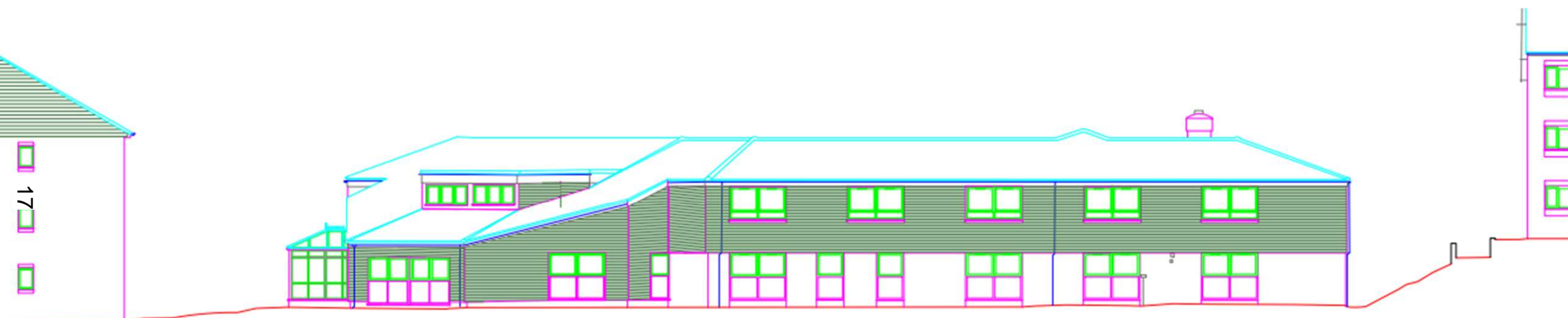
Proposed Front (NW) Elevation

16



BA10191-2022 REV A

Existing Rear (south-eastern) Elevation

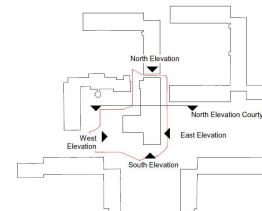


Proposed Rear (SE) Elevation

18

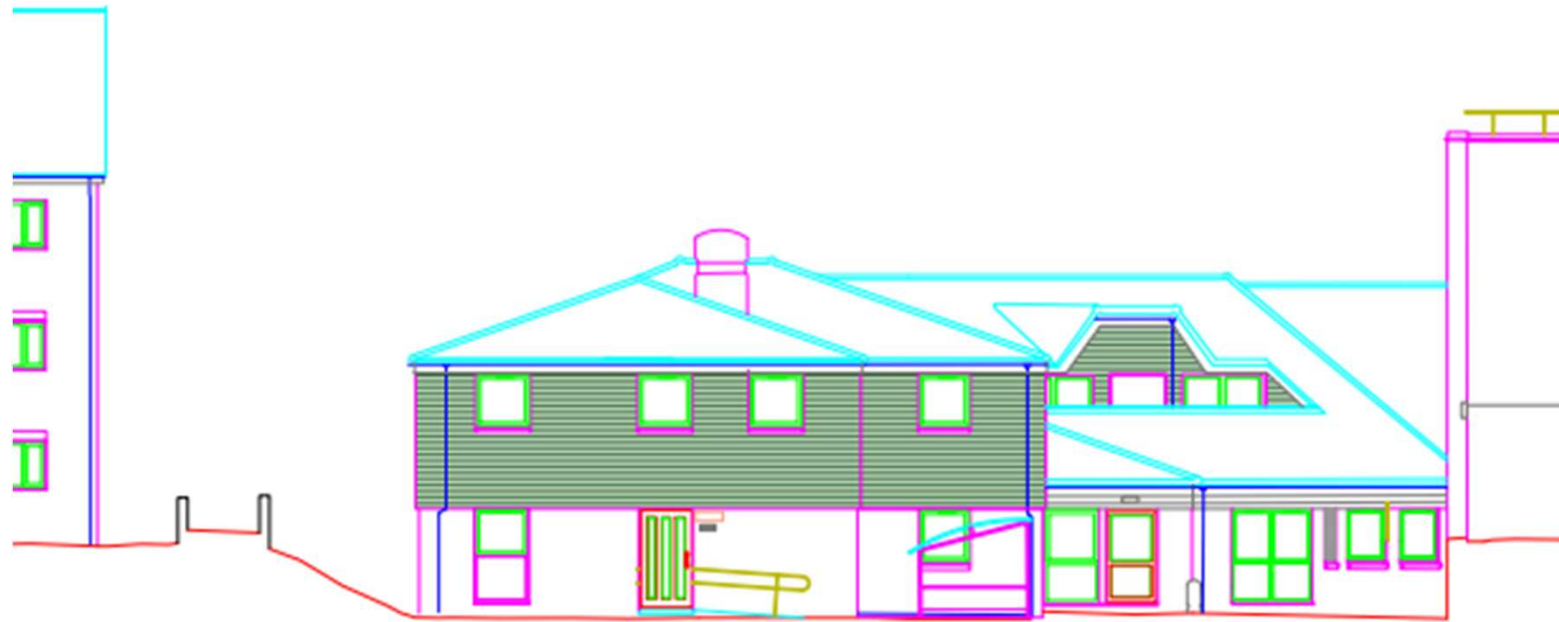


PL East Elevation
1:100



BA10191-2021

Existing Side (North) Elevation



Brighton & Hove
City Council

Proposed Side (North) Elevation



20

BA10191-2023 REV A

Existing Side (South) Elevation



21

004

Proposed Side (South) Elevation



22

BA10191-2020

Proposed Visual (looking towards rear elevation)



© 2018 BENTLEY SYSTEMS, INC. All rights reserved. Bentley and the "B" Bentley logo are registered trademarks or trademarks of Bentley Systems, Incorporated or Bentley Software, Inc. Other brands and product names are trademarks of their respective owners.

Rev. Date Description

Rev. No. Rev. Date Description

Rev. No. Rev. Date Description

Rev. No. Rev. Date Description

PRP

BA10181-2066

Proposed ground floor plan



Proposed first floor plan



Proposed second floor plan



27

BA10181-2012 REV A

Proposed third floor plan



Proposed landscaping (car park and entrance)



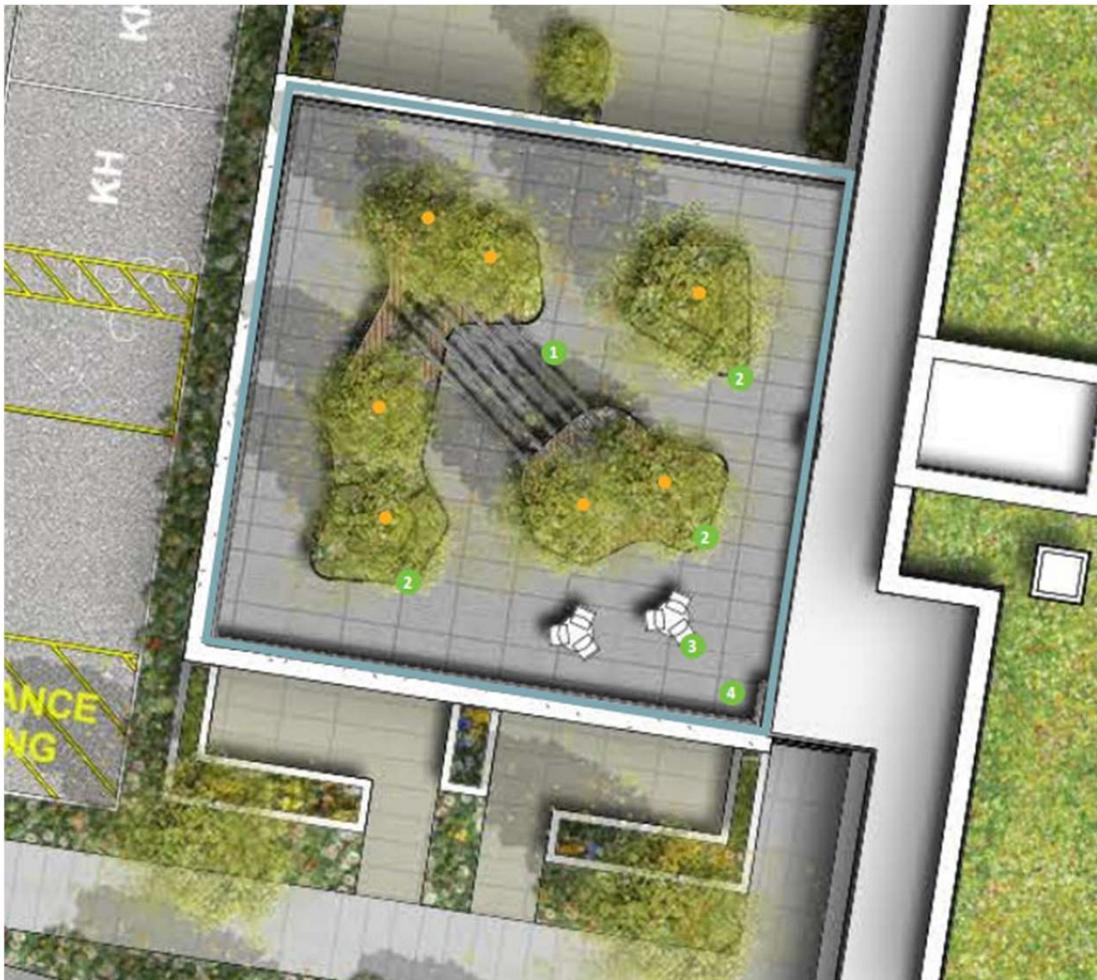
- 1 Ambulance parking bay.
- 2 Marked disabled bay.
- 3 Unmarked disabled bays.
- 4 Standard parking bays for Knoll House.
- 5 Ambulance parking.
- 6 Native and non-native climate change resilient planting.
- 7 1.2m High native hedgerow.
- 8 Raised brick planter.
- 9 Accessible ramped access to existing Portland Road access and Stevens Court.
- 10 Ramped access to Sanders Court.
- 11 Species rich grassland with log piles and insect hotels.
- Retained tree.
- Proposed tree.

Proposed landscaping (western courtyard)



- 1 Access to courtyard.
- 2 Contrasting paving to demarcate private outdoor area.
- 3 Climbing plants.
- 4 Retaining wall with steel flat bar railing top and plant climbing wire.
- 5 Modular steel raised planters with integrated seating including back rests with sensory shade tolerant planting.
- 6 Flexible outdoor furniture to encourage socialising and outdoor interaction.
- 7 Enclosed seating space to allow for both quiet reflection and socialising.
- 8 Potential to incorporate a water butt.
- Retained trees.
- Proposed trees.

Proposed landscaping (roof garden)

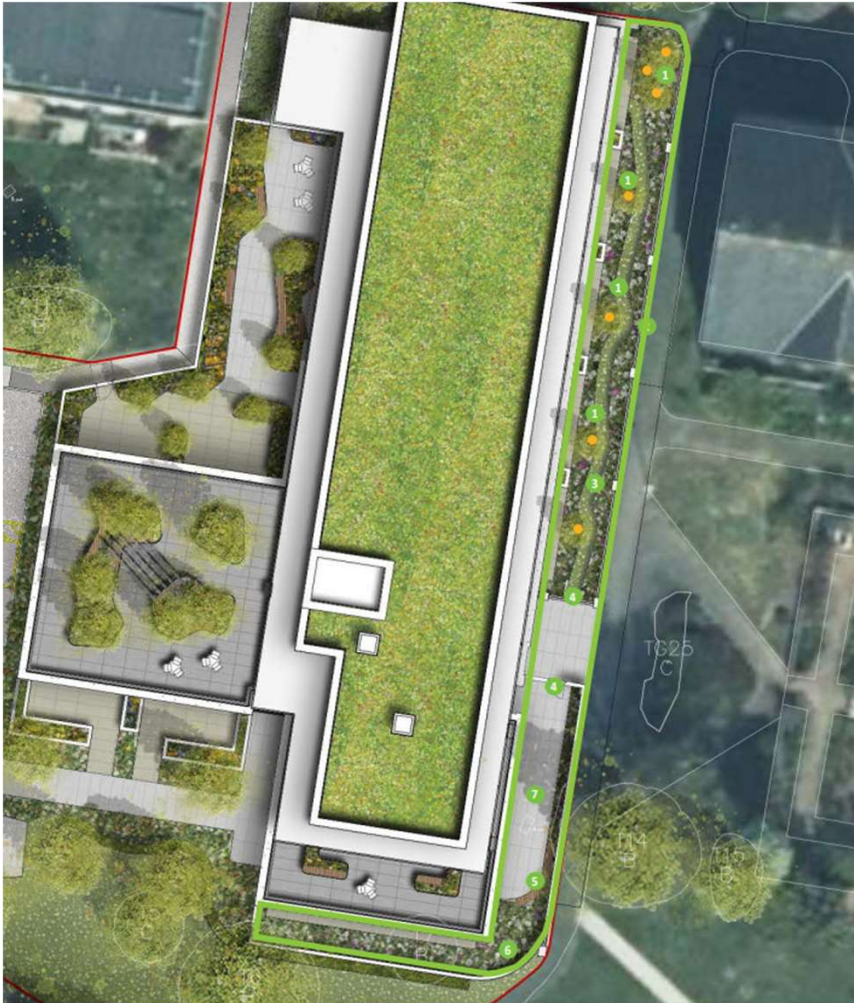


- 1 Pergola structure.
 - 2 Modular steel raised planters with integrated seating including back rests with sensory full sun tolerant planting. Sections left unplanted for residents to grow their own vegetables or flowers.
 - 3 Flexible outdoor furniture to encourage socialising and outdoor interaction.
 - 4 Potential to incorporate a water butt.
 - 5 Green sedum roof.
- Proposed trees.



Brighton & Hove
City Council

Proposed landscaping (eastern courtyard)



- 1 Low level mounding.
- 2 Retaining/boundary wall with climbing plants and flat bar railing top.
- 3 Geo-reinforced green access path to plant room.
- 4 Access.
- 5 Timber bench surrounded by planting.
- 6 Woodland themed shade tolerant planting.
- 7 Patio terrace
- Proposed tree

Representations

One letter of representation has been received commenting on the proposed development as follows:

- The proposal to create accommodation for a vulnerable group is a fantastic initiative.
- It is important that the facility has adequate support staff who are trained to deal with challenging behaviours.

Key Considerations

- **Principle of development;**
- **Design and appearance;**
- **Impact on amenity;**
- **Transport;**
- **Sustainability;**
- **Drainage;**
- **Ecology.**

Conclusion and Planning Balance

- Loss of carehome acceptable as not fit for purpose;
- Development would provide 28 affordable flats for disabled occupants, meeting an identified need;
- Building of acceptable design and character;
- Some loss of spaciousness of site by positioning of the building to north;
- Landscaping beneficial subject to further details and tree protection, and would deliver biodiversity net gain;
- No significant harm to neighbouring amenity, transport network, archaeology or water environment;
- The building would be constructed such that it would be efficient in the use of energy and water.
- Overall, the harm identified by the positioning of the northern elevation is considered outweighed by the benefits of providing 28 affordable flats for a demographic where there is an identified lack of suitable accommodation.
- The application is recommended for **Approval**