

**76-79 And 80  
Buckingham Road  
BH2022/02361**

**4<sup>th</sup> September 2024**



**Brighton & Hove  
City Council**

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# Application Description

- Variation of condition 1 of BH2020/02102 and condition 1 of BH2022/02752 [Mixed use development providing residential units (C3) and community use (F1)] to allow amendments to drawings comprising:
  - Addition of 2no. new residential units: subdivision of one ground floor unit and creation of new unit at lower ground.
  - Minor design alterations to the roof form;
  - removal of the reinforced concrete frame;
  - reconfiguration of internal space including vehicle parking (loss of 4 spaces) and associated alterations.

Also proposing to amend s106 to allow affordable housing by commuted sum (£500,000) rather than on site.

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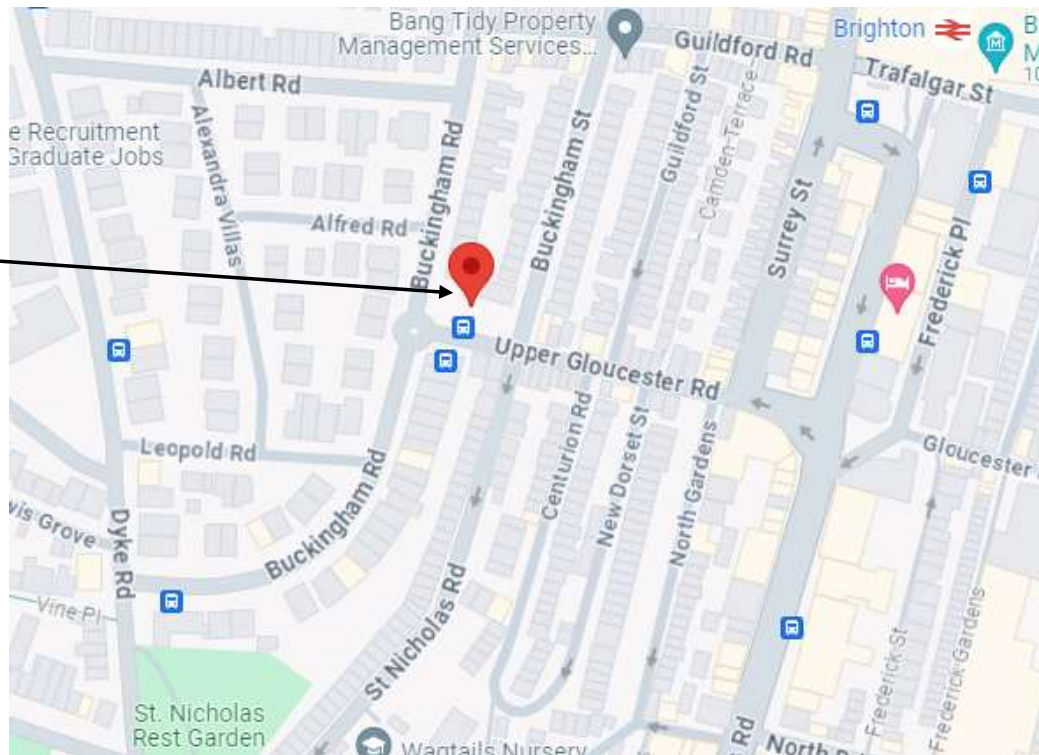
# Background

- 34 units approved under BH2018/01137: 20 units via 5 storey building at no. 80 Buckingham Road, 14 units via conversion of 76-79 Buckingham Road;
- Varied in June 2021 – 14 affordable housing units to be provided in new-build rather than converted units (ref. BH2020/02102);
- Convert has been completed, new-build at early stage of construction.
- Current application seeks 2 additional units in new-build:
  - Approved allowed 20 units in new-build: 14 X 2-bed units, 5 x 1-bed, 1X 3-bed;
  - Now seeking: 22 units in new-build: 16 X 2-bed, 5 X 1-bed, 1 X 3-bed.
  - Converted buildings unchanged.
- Also seeking provision of commuted sum payment of £500,000 rather than on-site Affordable Housing Provision.

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# Map of application site

Site



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# Aerial photo of site



Site

# Existing Location Plan



# Proposed Location Plan

Site



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# 3D Aerial photos of site





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# 3D Aerial photos of site



Site

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# Street photo of site



Brighton & Hove  
City Council

ID

# Street photo of site



# Existing Block Plan



# Proposed Basement Floor Plan



# Proposed Ground Floor Plan

GROUND FLOOR PLAN AS PROPOSED - SCALE 1:200



Phase I complete



1. All dimensions are in meters unless otherwise stated.  
2. The architect shall be responsible for the accuracy of the information provided in this document.  
3. The architect shall not be responsible for the accuracy of the information provided in this document.  
4. The architect shall not be responsible for the accuracy of the information provided in this document.

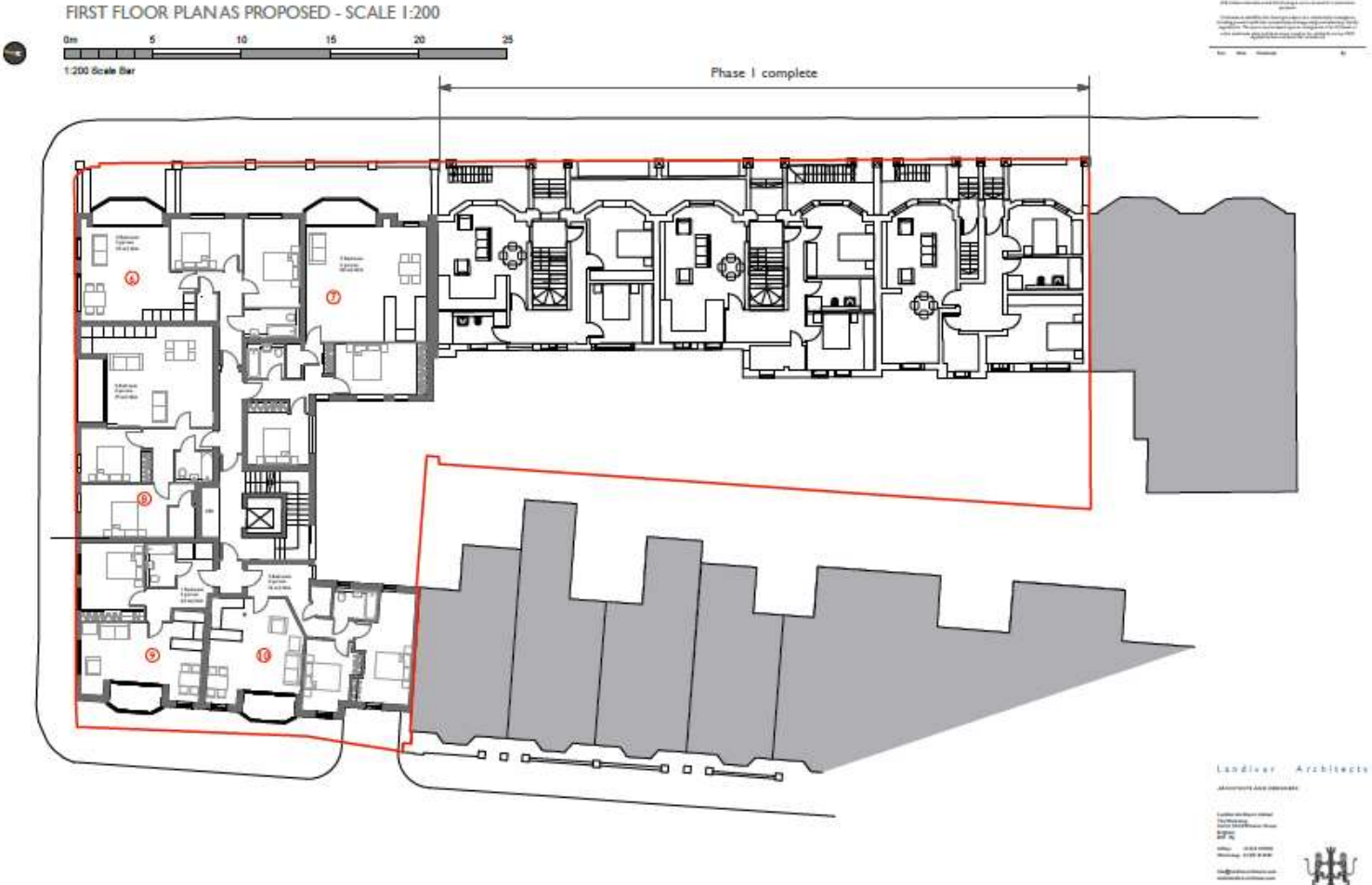
LANGRISH ARCHITECTS

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# Proposed First Floor Plan



# Proposed Second Floor Plan



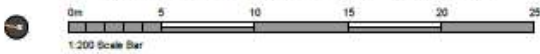


# Proposed Third Floor Plan



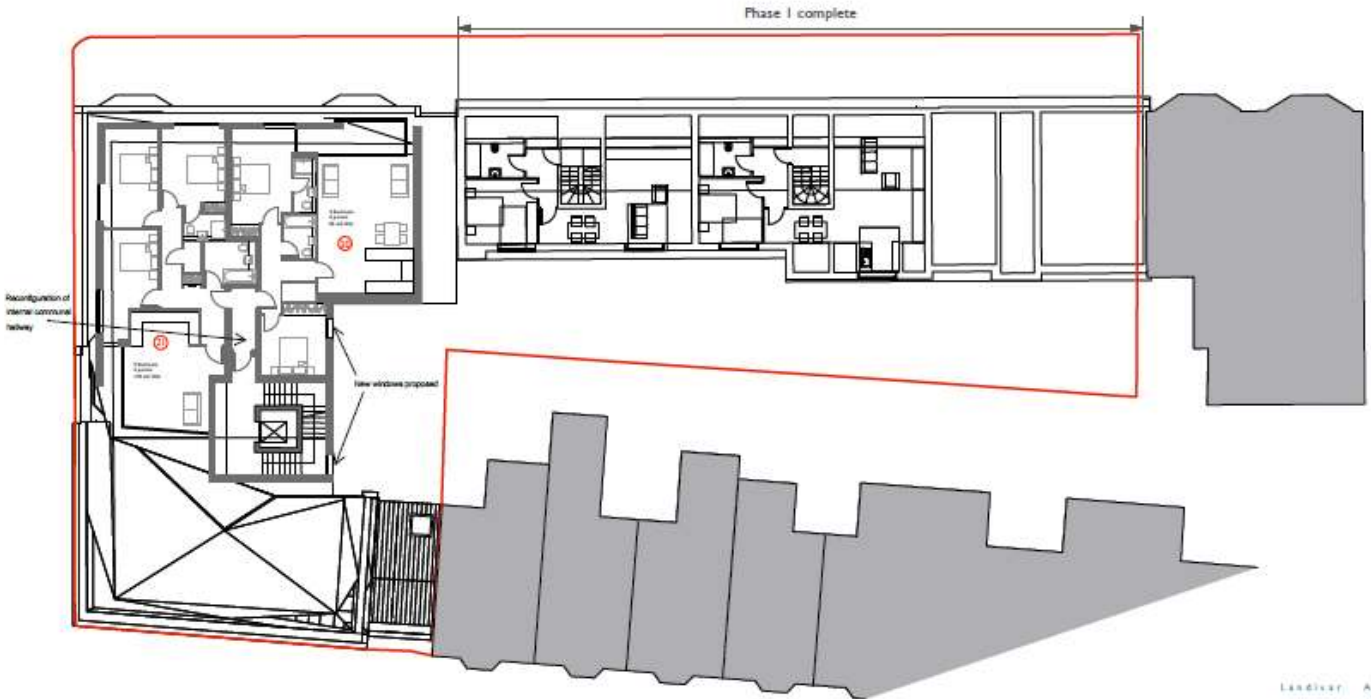
# Proposed Fourth Floor Plan

FOURTH FLOOR PLAN AS PROPOSED - SCALE 1:200



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Rev. 001 10/20/2010



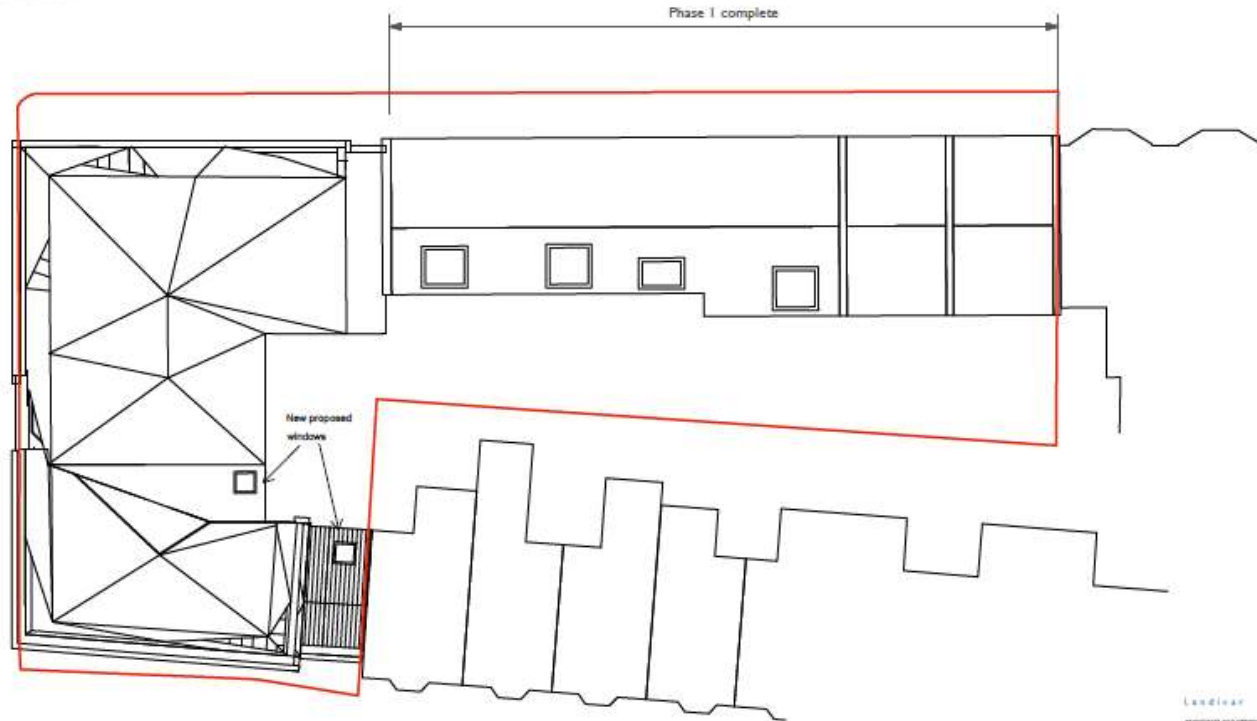
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# Proposed Roof Plan

ROOF PLAN AS PROPOSED - SCALE 1:200  
0m 5 10 15 20 25  
1:200 Scale Bar



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# Buckingham Road Elevation

## Proposed

## Approved



# Proposed Upper Gloucester Road Elevation Elevation

NO ARCHITECTURAL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN IS ACCEPTED BY THE ARCHITECT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL IMPACT ASSESSMENT FOR THIS PROJECT. THE ARCHITECT HAS CONDUCTED A VISUAL IMPACT ASSESSMENT FOR THIS PROJECT. THE ARCHITECT HAS CONDUCTED A VISUAL IMPACT ASSESSMENT FOR THIS PROJECT.



GLoucester Road

Project Name	GLoucester Road
Client	Brighton & Hove City Council
Architect	[Firm Name]
Date	[Date]
Scale	1:200
Sheet No.	D.010
Project No.	[Project No.]
Drawn By	[Name]
Checked By	[Name]

SOUTH ELEVATION AS PROPOSED - SCALE 1:200  
0m 5 10 15 20 25  
1:200 Scale Bar



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City Council

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# Buckingham Street Elevation

## Proposed

## Approved

94



D.008

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# Representations

- No letters of representation received

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# Key Considerations

- Principle of the development
- Design and impacts on the character of the area and Conservation Area
- Housing Mix
- Impact on amenity of future residents
- Impact on neighbouring amenity
- Affordable housing provision
- Sustainable transport issues



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# S106 table

## S106 Head of Terms

### Affordable Housing

- The provision of a commuted sum payment of £500,000 towards the provision of affordable housing in the city, with a review mechanism to ensure any uplift in profit is reflected in the amount secured.

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# Conclusion and Planning Balance

- Principle of development established via approval of BH2018/01137
- Revised scheme acceptable in design terms, with no overall increase in built form
- Provision of 2 additional units welcomed
- Revised housing mix considered acceptable
- Provision of commuted sum rather than on site Affordable Housing provision justified via Viability Assessment - considered accepted
- Standard of accommodate acceptable
- Transport/parking provision – acceptable even with loss of parking given city centre location.

**Recommend: Minded to Grant subject to s106**