

24th April 2013 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
13	Anston House, 137 - 147 Preston Road, Brighton	BH2012/02205	<p>176 additional letters of <u>objection</u> have been received (see attached list for addresses) and additional 55 undisclosed objections have been received raising no new objections which have not been considered within the report.</p> <p>The applicant has submitted 135 standard response forms in <u>support</u> of the application.</p>
73	Brighton Marina Outer Harbour, West Quay & adjoining land	BH2012/04048	<p>A typographical error is noted in the comments of the Coast Protection Engineer in section 5.30 of the report which are amended to read: Piling into chalk will have no detrimental effects to surrounding structures.</p> <p>The Marine Gate Action Group have submitted a further <u>9 letters/emails</u> since the report was finalised <u>objecting</u> to the development largely raising no new objections that have not been considered within the report, other than the points listed below:</p> <ul style="list-style-type: none"> • Adverse impact to ecology in particular birds - a number have been identified by a keen birdwatcher that nest on or migrate to the Spending Beach and the habitat of several protected species are endangered including starlings (red list), herring gulls, ringed plover (amber list), rock pipits and also the common tern (amber list) and cormorants(amber list) and turnstone (amber list), kingfishers (amber list), purple sandpipers (amber list), pied flycatchers (amber list), red-throated divers (amber list) and other habitats within the lagoons would suffer eg as supports lagoon sand shrimps. • Concerns expressed regarding how the disabled will access other blocks not in West Quay easily and access buses/taxis and doctors surgery. • Concern expressed that Transport Assessment (TA) was not updated as result of additional circulation plan provided. • Car park ventilation not sustainable. <p>A further letter of <u>objection</u> has been received from 18 Margaret Street citing no new objections that have not been covered in the report, other than the points below:</p> <ul style="list-style-type: none"> • Environmental Statement does not take account of significant climate change since 2005. • Construction will mean Spending Beach will not be effective for at least 12-18 months and harbour will have to be closed for at least 6 months. • The marine licence for previous scheme approved in 2007 has lapsed.

			<p>Officer response and update: These issues are largely covered within the report but the following information is provided to clarify and update the assessment within the report.</p> <p>The Council is able to determine the application. The Marine Management Organisation (MMO) have parallel jurisdiction with BHCC below Mean High Water Spring but under a separate regime to the Town and Country Planning Act 1990 - the Marine and Coastal Access 2009 Act - as licensing authority. For the avoidance of any doubt, there is joint jurisdiction between BHCC and the MMO below the Mean Low Water Spring as the Brighton Marina Act 1968 (Section 22) deemed the Marina to be within the Borough of Brighton "for all purposes". The works would need to be subject to an application for a fresh Marine Licence (ML).</p> <p>Concerns regarding safety and disruption during construction are covered in the report. These matters are partly covered by other legislation. To update para 8.25 of the report, the council has been advised by the MMO that a ML considers the impacts that would be caused by the proposal to coastal process including impacts to the sea bed, marine ecology, and legitimate users of the sea (incl navigation). Should a more detailed update to the Environmental Statement with regard to construction methodology be required as part of a ML application we are advised this can be requested by the MMO. Brunswick have currently applied for a ML for ground investigation works. It is understood that a second application for a ML would be required for the main detailed development. Again, separate to the planning process, Building Regulations would cover structural aspects and ensure that the design safely sustains and transmits to the ground the loads imposed. If this is adequately proven there is no reason to suppose that the existing sea defences would be adversely affected by the proposed development and it is expected that it would need to be demonstrated within any application for Building Regulations that all likely influences on the new building from the sea and/or the sea defences would be taken into account in the design. In addition to these two separate controls, a planning condition is recommended to agree final detailed construction methodology. Construction impact is also controlled via a Construction Environmental Management Plan (CEMP) and the Environmental Health Team are satisfied. There is no evidence to suggest the harbour will need to be closed for 6 months.</p> <p>Navigational safety is assessed within the submitted Environmental Statement and the findings are not disputed. Marina Bye-laws operate throughout the Marina, and there are duties and responsibilities of the Harbour Authority with regard to navigation. For the avoidance of any doubt, an additional amendment to the Deed of Variation to the original</p>
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			<p>S106 proposed is recommended to include an additional section within the CEMP to ensure details of how access and safety to navigation during construction is maintained at all times is submitted for approval. There would be no loss of berths, as discussed in the report. The applicant has submitted details of locations for relocated berths which is currently under consideration.</p> <p>The Council's Ecologist confirms that the application already adequately addresses the specific concerns raised now. He comments that the Local Plan policy of potential relevance is QD18, which protects certain species and their habitat (including feeding, resting and breeding areas) from the direct and indirect effects of a proposal. The species addressed are specifically defined in the policy as being protected under National legislation, European legislation, or categorised as 'a declining breeder', 'endangered', 'extinct', 'rare' or 'vulnerable' in the British 'Red Data' books. Where such species are found to be affected, the applicant is required to undertake an appropriate site investigation. The policy states that permission will not be granted for proposals that would be liable to cause demonstrable harm to such species and their habitats. In this case, the list of birds and other species provided by the objector does include species which are addressed by policy QD18. However the Environmental Statement (ES) submitted in support of the application addresses the potential effects of the development on such species and proposes mitigation appropriate to meet the requirements of the policy. The one potential exception to this is the Starling roost under The West Quay pub (formerly Jacksons Wharf) which is not specifically addressed in the ES. However the features used by the Starlings will remain available to them post construction as the car park does not extend under the public house and policy QD18 is not therefore relevant in this case.</p> <p>The issue of ventilation is covered in the report. The development achieves improved sustainable standards than the original scheme, which is welcomed.</p> <p>Access issues are covered in the report and the Council's Access Officer raises no objection to the scheme. Disabled parking is provided underneath the other blocks, over the Spending Beach. A buggy shuttle service is secured via the original S106 to aid access to buses/taxis. Disabled access above car park level is not relevant to this application, as this has not changed and was deemed acceptable under the original permission. To clarify, the disabled platform referred to is not to access the doctors surgery as this surgery is actually at the level of the main promenade over the spending beach and has doors opening onto it at grade.</p>
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It is not considered that the TA needs updating as a result of the additional circulation plan provided and this was to provide further clarification only and does not affect the conclusions reached.

Updated conditions:

1. The development shall be carried out in accordance with the approved drawings listed below received on 20th December 2012 unless otherwise stated.

Existing Site:

353/P/100/P3 1:2500 Existing Site Plan
353/050/P1 – Planning Application Site Plan

Proposed Development:

353/P/400/P3 1:1500 South & East Context Elevations
PL 001 Rev A– Site Plan (received 14/1/13)

General Arrangement Floor Plans:

353/P/240/P3 1:500 Plan of Principal Pile Locations

Site Elevations/ Elevational Sections:

353/P/300/P3 1:500 West Elevation
353/P/302/P3 1:500 East Elevation
353/P/303/P3 1:500 North Elevation

Detailed Floor Plans

353/P/552/P3 1:200 West Buildings (Block K+J+A) Typical (2nd-4th) Floor Layout
353/P/555/P3 1:200 West Buildings (Block K+J+A) 8th Floor Layout
353/P/556/P3 1:200 West Buildings (Block K+J+A) 9th Floor Layout
353/P/558/P3 1:200 West Tower (Block K) 25th-33rd Floor Layout
353/P/559/P3 1:200 West Tower (Block K) 34th-39th Floor Layout & Roof plan
353/P/561/P3 1:200 Podium Buildings (BlockH2+C) Ground Floor Layout
353/P/562/P3 1:200 Podium Buildings (BlockH2+C) 3rd Floor Layout
353/P/563/P3 1:200 Podium Buildings (BlockH2+C) 6th Floor Layout
353/P/564/P3 1:200 Podium Buildings (BlockH2+C) 7th Floor Layout
353/P/565/P3 1:200 Podium Buildings (BlockH2+C) 8th Floor Layout
353/P/566/P3 1:200 Podium Buildings (BlockH2+C) 9th and 10th Floor Layout
353/P/567/P3 1:200 Podium Buildings (BlockH2+C) 11th Floor Layout

			<p>353/P/568/P3 1:200 Podium Buildings (Block H2+C) 12th Floor Layout 353/P/580/P3 1:200 West Quay Building (Block F1+F2) Minus 1 Floor Layout 353/P/581/P3 1:200 West Quay Building (Block F1+F2) Ground Floor Layout 353/P/582/P3 1:200 West Quay Building (Block F1+F2) 1st-4th Floor Layout 353/P/583/P3 1:200 West Quay Building (Block F1+F2) 5th Floor Layout 353/P/584/P3 1:200 West Quay Building (Block F1+F2) 6th Floor Layout PL 102 Rev P1 PL 0130 PL0131 PL 0120 PL0121 PL0122</p> <p><u>Detailed Building Elevations and Sections</u> 353/P/600/P3 1:200 Detailed West Elevation (Block A+J) 353/P/601/P3 1:200 Detailed East Elevation (Block K+J) 353/P/603/P3 1:200 Detailed Long Section West Tower (Block K+J) 353/P/605/P3 1:200 Detailed Podium Section Looking East (Block C+H) 353/P/606/P3 1:200 Detailed Section Podium Building (Block C) 353/P/608/P3 1:200 Detailed Podium Section Looking West (Block C+H) 353/P/609/P3 1:200 Detailed Cross Section Promenade Towers and West Pier (Blocks J+H2+H3) 353/P/651/P3 1:200 Detailed West & South Elevations West Tower (Block K) 353/P/652/P3 1:200 Detailed East & North Elevations West Tower (Block K) 353/P/658/P3 1:200 Detailed Elevations Podium Building (Block B) 353/P/653/P3 1:200 Detailed Elevations Podium Building (Block C) 353/P/659/P3 1:200 Detailed Elevations Podium Building (Block D) 353/P/654/P3 1:200 Detailed Elevations Promenade Tower (Block H2) 353/P/657/P3 1:200 Detailed Building Elevations Podium Building (Block A)</p> <p><u>Detailed Plans</u> 353/P/700/P3 1:50 Detailed Typical Plan West Tower (Block K) 353/P/701/P3 1:50 Detailed Typical Plan (Block J) 353/P/702/P3 1:50 Detailed Typical Plan Promenade Tower (Block H2) 353/P/703/P3 1:50 Detailed Typical Plan Podium Building (Block C2) 353/P/705/P3 1:50 Detailed Typical Plan West Quay Building (Block F)</p>
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353/P/706/P3 1:50 Detailed Typical Plan Podium Building (Block A)

Module/Bay Study

353/P/750/P3 01:50 Bay Study Elevation & Section West Tower (Block K)

353/P/751/P3 01:50 Bay Study Elevation & Section (Block J)

353/P/752/P3 01:50 East Bay Study Elevation & Section Podium Building (Block C2)

353/P/753/P3 01:50 North Bay Study Elevation & Section Podium Building (Block C 1)

353/P/754/P3 01:50 East Bay Study Elevation & Section Promenade Tower (Block H2)

353/P/755/P3 01:50 West Bay Study Elevation & Section Promenade Tower (Block H2)

353/P/756/P3 01:50 East Bay Study Elevation & Section West Quay Building (Block F)

353/P/757/P3 01:50 Upper Level Bay Study Elevation & Section West Quay Building (Block F)

Landscape

353P/906/P3 1:100 Café Space

353P/910/P3 1:100 Eastern Promenade Detail

353P/911/P3 1:100 Central Promenade and Green Space Detail

353/P/157/P3 1:1250 East Breakwater access/ uses

Misc. Details

353/P/801/P3 1:200 Marina Bridge Detail Cross Section and Perspective Views

353/P/802/P3 1;200 Black Rock Beach Bridge Plan & Elevation

353/P/803/P3 1:25 Black Rock Beach Bridge Detail Elevation, Cross Section and Perspective

353/P/907/P3 1:100 RNLI Station Plans and Elevations

2139770/CR/0/003 /P3 - Brighton Marina Emergency/Maintenance Access Using Existing Route also showing swept paths

The following Plans received 17th April 2013:

353/050/P1 – Planning Application Site Plan

PL 001 – Site Plan

PL 100 P1 - Level -1 Plan (+5.0m to +10.5m)

PL 102 P1 - Level -1, -2 & -3 Car Park Plans

PL 0123 - West Quay Building (Block F1 + F2) Section Through Entrance Ramp

PL 0124 - West Quay Building (Block F1 + F2) Section Through Promenade – North

PL 0125 - West Quay Building (Block F1 + F2) Section Through Promenade – West

			<p> PL 0126 - West Quay Building (Block F1 + F2) Section Through Promenade – South PL 0127 - West Quay Building (Block F1 + F2) Site Section Through Promenade – West PL 0128 - West Quay Building (Block F1 + F2) Cross Section Through Promenade – East PL 103 P1 - West Quay Building Floor Layout (Level Minus One) PL 0130 - West Quay Building (Block F1 + F2) Detailed Section Through West Quay PL0131 - West Quay Building (Block F1 + F2) West Quay Building (Block F1) PL 0120 – West Quay Building (Block F1 + F2) South Elevation 353/P/656 P4 – Detailed Building Elevations, West Quay South (Block F2) 353/P/152 P4 – Site Plan / Circulation 353/P/156 P4 – Site Plan – Outer Harbour Pedestrian / Cyclist Circulation 353/P/160 P4 – Landscape and Surface Treatment Plan (and protective pile locations) 353/P/201 P4 – Level 0 Plan 353/P/203 P4 – Level 1 Floor Plan (Levels 2-5 similar) 353/P/204 P4 – Level 7 Floor Plan 353/P/909 P4 – West entrance details (received 14/1/13) Reason: For the avoidance of doubt and in the interests of proper planning. </p> <p> 64. No respective phase of the development (in accordance with the agreed Phasing Plan required by condition 2) above the level of the basement car parking structures, shall commence until a feasibility study which identifies the most appropriate form of renewable energy generation for the development has been submitted to and approved in writing by the Local Planning Authority. Photovoltaic panels shall be used to power the street and car park lighting as a minimum. Should renewable energy additional to the photovoltaics prove to be feasible and reasonable in all other respects, it shall be implemented within the development in accordance with the agreed details. Reason: To ensure a sustainable development, to comply with policy SU2 of the Brighton & Hove Local Plan. </p> <p> 65. The sustainability measures contained in chapter 13 of the Environmental Statement shall be implemented within the development. The development shall achieve a Code for Sustainable Homes Level 3 rating as a minimum, with a minimum overall percentage rating of 60% score for residential buildings; and the wheelchair accessible units within each respective phase of the scheme shall achieve a Code for Sustainable Homes Level 4 as a minimum (equating to approximately 10% of units). The non-residential units shall achieve a ‘very good’ BREEAM rating with a minimum 50% rating in energy and water sections of relevant BREEAM assessment. Insulation used for all units shall </p>
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be 15% better than Part L of current Building Regulations.

- (a) No respective phase of the development above the level of the basement car parking structures, shall commence until evidence of how these standards will be met and sustainability measures incorporated within the development has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details
- (b) No respective phase of the development above the level of the basement car parking structures, shall commence until evidence is submitted and approved in writing that: the residential units are registered with an accreditation body or Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage/Interim Certificate for each unit submitted demonstrating that a minimum of Level 3 and an overall score of at least 60% has been achieved in all units; a Design Stage/Interim Certificate for each wheelchair accessible unit within each respective phase of the scheme shall achieve a Code for Sustainable Homes Level 4 as a minimum.
- (c) No respective phase of the development above the level of the basement car parking structures, shall commence until evidence is submitted and approved in writing that: the non residential units and/or development are registered with the BRE under a relevant BREEAM scheme and a Design Stage/Interim Certificate for each unit has been submitted demonstrating that a minimum of 'very good' standard', and evidence that a minimum score of 50% in the energy and water sections of BREEAM has been achieved.
- (d) None of the residential units within each respective phase shall be occupied until a Final/Post Construction Code for Sustainable Homes Certificate issued by a Code accreditation body confirming that each unit built has achieved a minimum of Level 3 and an overall score of at least 60% and each wheelchair accessible unit within each respective phase of the scheme has achieved a minimum of Code for Sustainable Homes Level 4 has been submitted to, and approved in writing by, the Local Planning Authority.
- (e) None of the non-residential units within each respective phase shall be occupied until a Final/Post Construction BREEAM Review Certificate issued by the BRE confirming that each unit built has achieved a minimum standard of 'very good", and evidence that a minimum score of 50% in the energy and water sections of BREEAM has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of

energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

66. No development shall take place above the level of the basement car parking structures until a Sustainable Energy Scheme which demonstrates that the development will achieve a minimum of 20% carbon reduction in annual energy use from low and zero carbon technologies within the development has been submitted to and agreed in writing by the Local Planning Authority. No building which would incorporate any of the measures set out in the Sustainable Energy Scheme shall be constructed until the Scheme has been approved in writing by the Local Planning Authority. The approved Scheme shall thereafter be implemented in accordance with its provisions, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

67. No development shall take place above the level of the basement car parking structures until:

(a) Evidence of energy efficient design resulting in energy and carbon emission savings delivering a minimum of 5% carbon reduction improvement over compliance with current Building Regulations will be achieved has been submitted to and approved in writing by the Local Planning Authority. The development shall incorporate the measures required to achieve the savings agreed.

(b) A management plan for monitoring energy performance shall be submitted to the Local Planning Authority for written approval following which evidence should be submitted once the development is operating within a timescale to be agreed with the Local Planning Authority to demonstrate that the agreed energy performance targets are being achieved. The assessment of initial targets, and subsequent details submitted if targets are not met, shall be carried out by a third party such as an independent consultant, employed at the applicant's expense. Should the development fall below the agreed targets, details of further measures that will be introduced to meet the target shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

			<p>70. Within 6 months of the commencement of the basement car parks hereby approved, technical details for the proposed energy centre and district heating network (DHN) which shall serve the site-wide development in phases, and should also include electrical vehicle charging points, shall be submitted to and approved in writing by the Local Planning Authority. Submitted information should include:</p> <ul style="list-style-type: none"> a) Technical Specification of the energy centre and DHN: boilers and CHP plant specification; heat loads and energy demands; operating temperatures, distribution losses; pipe sizes; pipe-work routes; heat storage; energy centre size and location with facility for expansion to serve later phases of OHD. b) Future proofing plans: phasing plans for extending plant and network to the Outer Harbour scheme; facility to incorporate renewable fuels in future; facility for future connection to a wider scheme; and c) Electrical charging points. <p>The agreed energy centre, electrical points, connections and measures shall be implemented prior to the car park floors are finished and the car parks first brought into use.</p> <p>Reason: To enable the future use of alternative fuels, in the interests of air quality and sustainability, to comply with policy SU2 and SU9 of the Brighton & Hove Local Plan.</p> <p>Updated informative:</p> <p>10. For the avoidance of doubt nothing in this grant of planning permission constitutes consent or approval under the Brighton Marina Act 1968, for which a separate application may need to be made to Brighton & Hove City Council in accordance with that Act.</p>
141	5 Roedean Heights, Brighton	BH2012/03222	<p>An appeal against the non-determination of this application within the statutory time period has been lodged. A start letter for this appeal was received from the Planning Inspectorate, by the council, on 15th April 2013. The recommendation is therefore revised to read as follows:</p> <p>That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in this report and resolves that, had an appeal against non-determination not been lodged, the Local Planning Authority would have REFUSED planning permission for the reasons set out in section 11.</p>

			<p>Typographical errors are noted in the wording of the following reasons for refusal in section 11.1 of the report which are amended to read:</p> <ol style="list-style-type: none"> 1. The scale, bulk and appearance of the proposed building is excessive, fails to respect the immediate and wider context of the application site, and would appear as an incongruous addition to the area, out of keeping with the prevailing character of the locality. The proposal would harm strategic views from the South Downs National Park to the north of the site, and from Marine Drive to the south / east of the site. The proposed development would create a more built up or 'urbanised' edge to the National Park boundary by itself and in conjunction with Ocean Heights, in contrast to the existing dwelling and neighbouring dwellings along Roedean Heights which provide a less intrusive and developed boundary to the urban area. The proposal is therefore contrary to policies HO4, QD1, QD2, QD3, QD4, NC7 and NC8 of the Brighton & Hove Local Plan. 3. The information submitted regarding the proposed underground car park, vehicular access and any clearing and regrading works required to provide clear sight lines, is incomplete and in parts contradictory. The applicant has failed to demonstrate that these elements of the proposal would result in an acceptable appearance and would not cause an increased highway safety risk. Furthermore the required ground works could result in unstable land and no technical information such as details of retaining walls has been submitted. Based upon the information submitted the proposed development is therefore contrary to policies QD1, QD2, QD3, QD4, SU8 and TR7 of Brighton & Hove Local Plan.
169	Blocks A & B Kingsmere, London Road, Brighton	BH2012/03673	<p>Arboriculture Team Comment The proposed cycle storage is in the vicinity of one Yew tree covered by Tree Preservation Order (No 5a) 1972, and this should be constructed paying heed to any roots from this tree that may be in this vicinity. The construction of this unit should be the subject of a condition attached to any planning consent granted.</p> <p>Overall, the Arboricultural Section has no objection to the proposals in this application, subject to suitable conditions being attached to any planning consent granted.</p> <p>Officer response: Amend recommendation to include an additional condition to read:</p>

			<p>No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Construction Specification/Method Statement for the construction of the cycle storage has been submitted to and approved in writing by the Local Planning Authority. This should provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification / Method Statement.</p> <p>Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.</p>
213	39 Upper Gardner Street, Brighton	BH2012/02173	<p>A further submission has been received from the applicant on 19 April 2013 in respect of an article published in The Argus newspaper on 18 April 2013, in which Councillor West is reported as no longer objecting to the application. Councillor West has confirmed that he still objects to the proposal.</p> <p>Officer response: The submission does not raise new material considerations.</p>
233	121-123 Davigdor Road, Hove	BH2012/04042	<p>Amend description of proposal to read: Change of use of part car park to hand car wash (retrospective)</p>

NB. Representations received after midday the Friday before the date of the Committee meeting will not be reported (Sub-Committee resolution of 23 February 2005).

BH2012/02205 - Anston House

6 Abbots Close	Flat 7, 5-6 Clarendon Terrace	41 Dyke Road Drive (x2)
32 Addison Road	Flat 1, 51 Clarendon Villas	42 Dyke Road Drive
71 Addison Road	22 Cleveland Road	43 Dyke Road Drive
7 Arnold Street	14 Cornwall Gardens	41 Eastbourne Road
31 Arnold Street	10 Coventry Street	82 Edburton Avenue
2 Ashley Close	36 Coventry Street	54 Egremont Place (x2)
5 Ashley Close	25 Cornwall Gardens	65 Ewart Street (x2)
3 Beaconsfield Villas	33 Cornwall Gardens	Flat 3, 2 Florence Road
27 Beaconsfield Villa's	Penthouse 2, Cromwell Court, Cromwell Road	13 Florence Road
75 Beaconsfield Villas (x4)	20 Cumberland Road (x2)	27 Freyern Close
132 Beaconsfield Villas	9 Cumberland Road	21 Frith Road
38A Bristol Gardens	33 Dene Vale (x2)	Flat 2, Gelneldon Road
Carmelstead, Carmelstead Close	165 Ditchling Road (x2)	65 Gordon Road
5 Chalkland Rise	Flat 1, 236 Ditchling Road	17 Granville Road
4 Chester Terrace (x2)	4 Down Terrace	51 Grantham Road
107 Chester Terrace (x2)	Flat 2 176 Dyke Road	3 Hamilton Road
135 Chester Terrace	20 Dyke Road Drive	28 Hampstead Road
137 Chester Terrace (x2)	28 Dyke Road Drive	87 Hangleton Road
105 Church Green	29 Dyke Road Drive (x2)	17 Harrington Road (x2)

86 Havelock Road	35 Mafeking Road	12 Preston Mansions
93 Havelock Road	3 Melbourne Street	19 Preston Mansions
145 Havelock Road	8 Melville Road	20 Preston Mansions
155 Havelock Road	36 Mill Drive	28 Preston Mansions
178 Havelock Road	6a Chrichtchurch House, 25 Montpelier Road	30 Preston Mansions
191 Havelock Road	10 North Gardens	3 Preston Park Ave
27 Highdown Road	18 Old Shoreham Road	Flat 2, 5 Preston Park Avenue
122 Holland Road	64a Old Shoreham Road	The Broadwalk, 4A Preston Park Avenue
8 Hunters Mead	39 Osborne Road (x2)	Yew Tree House, 5b Preston Park Avenue
21 Islingword Street (x2)	7 Parkmore Terrace	41 Greenacres, Preston Park Avenue
7 Jesmond Gardens	8 Parkmore Terrace (x2)	49 Greenacres, Preston Park Avenue
15 Kingsbury Street	10 Parkmore Terrace	67 Preston Road (x2)
8 Knoyle Road	51 Park Road	12a Preston Road
2 Loder Road	93 Peacock Lane	31A Preston Road
2 Lovers Walk	29 Port Hall Place	218 The Lodge, Preston Road
3 Loverswalk Cottages	35 Port Hall Place	19a Prestonville Road
4 Lovers Walk Cottages	126 Preston Drive (x2)	24 Prior Road
103 Lowther Road	27 Preston Drove (x2)	25 Pullman Haul
5 Lytton Drive	31 Preston Drove	29 Redhill Drive

Fiaroak, Ringmer Road	57 Surrenden Crescent
11 Robertson Road	1A Surrenden Road
35 Robertson Road	64 Surrenden Road (x2)
2 Copper Beeches Rockery Close	9 The Drove
3 Rockery Close	10 Tivoli Crescent
13B Royal Crescent Mews	56 Tivoli Crescent (x2)
31 Rugby Road (x2)	44 Upper North Street
9 Scarborough Road	57 Vale Avenue
16 Shaftesbury Road (x2)	7 Varndean Holt
33 Southdown Avenue (x2)	8 West Hill Road
44 Southdown Avenue	32 Windmill Drive
43 Springfield Road	8 Withdean Crescent (x2)
91 Springfield Road	19 Withdean Crescent
Flat 63 Wellend Villas, Springfield Road (x2)	47 Withdean Crescent
Flat 76 Wellend Villas, Springfield Road	51 Withdean Crescent
19 Stafford Street	6 Woltsonbury Road
78 Stanford Avenue	
26 Stanley Road	
81 Stanford Road	

