

Kensington Street, Brighton

Introduction

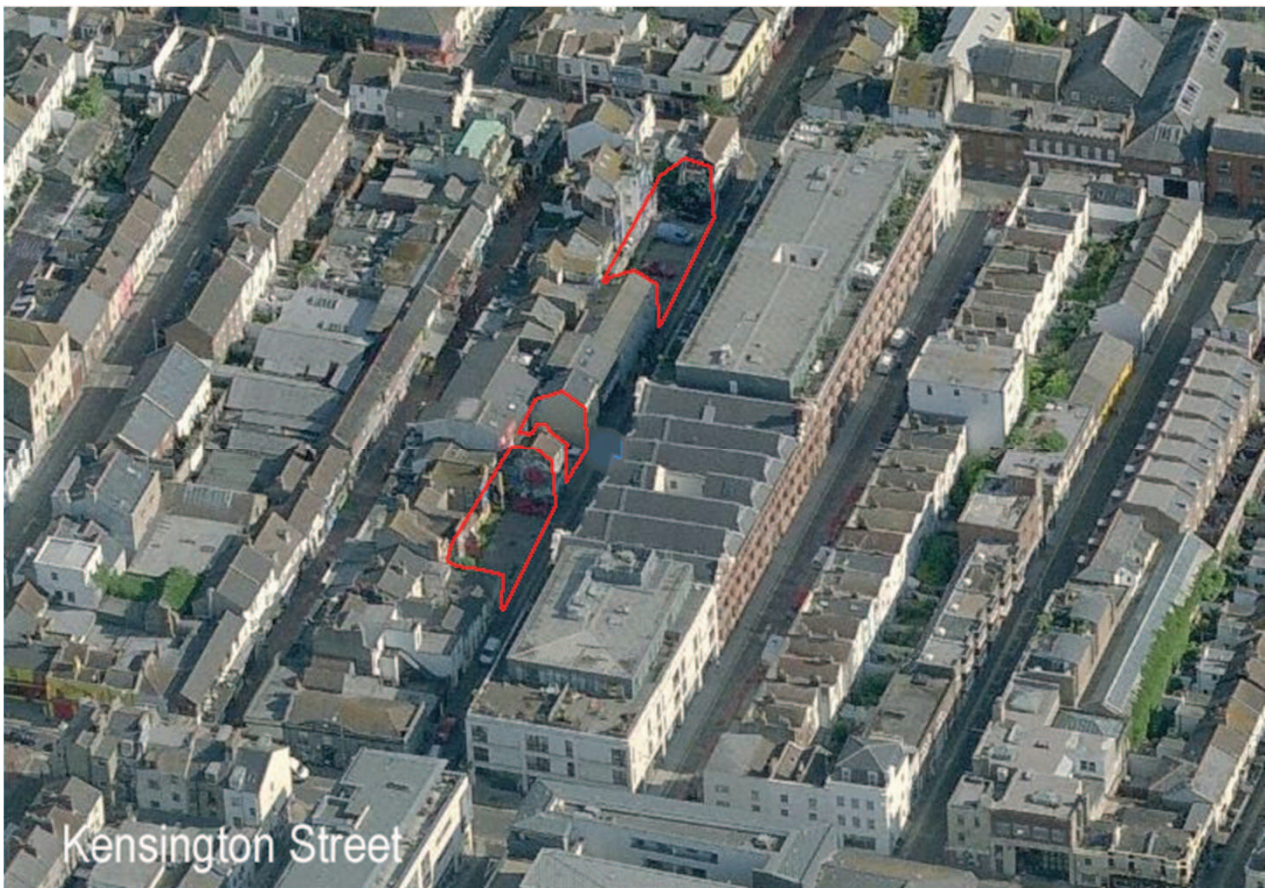
The Proposed scheme comprises of twelve residential dwellings on three small infill sites along the length of Kensington Street in the North Laines area of Central Brighton. The proposed mix is as follows:

- 1 x 2 bedroom, 3 person house at 92m²
- 3 x 1 bedroom, 2 person flats at 50m²
- 5 x 1 bedroom, 2 person flats at 45m²
- 1 x 1 bedroom, 2 person wheelchair flat at 55m²
- 2 x 1 bedroom, 2 person maisonettes at 65m²

Most of the dwellings are arranged over 3 storeys.

The tightness of the site and central location restricts outdoor amenity space to four small patio areas serving the ground floor units.

There is no onsite parking, although secure storage for cycles is provided to a standard one per unit.



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Site

Kensington Street is one of the narrow streets within the North Laines area of Central Brighton running north/south from North Road to Gloucester Road. The street was originally laid out circa 1823-30 with small residential terraced properties in very narrow plots. A few of these survive at the south end of the street.

The west side of the street opposite is occupied by the Argus lofts building, ex newspaper print works and offices, now loft apartments above ground floor workspace. In keeping with the streets of this area Kensington Street is very narrow, closely fronted with residential/commercial buildings. The surround streets have become a vibrant and lively mixed use area, with shops, restaurants and residences and a very active street scene and enlivened by graffiti/mural decorations. The properties fall within the North Laines Conservation Area.

To the west of the site, Kensington Gardens is one of the primary commercial streets, now pedestrianised as a result of the expansion of the shops along its length. It is at the commercial heart of the North Laines area. The 3 storey properties fronting this street now back onto the proposed Kensington Street sites.



Kensington Street, Brighton

Site

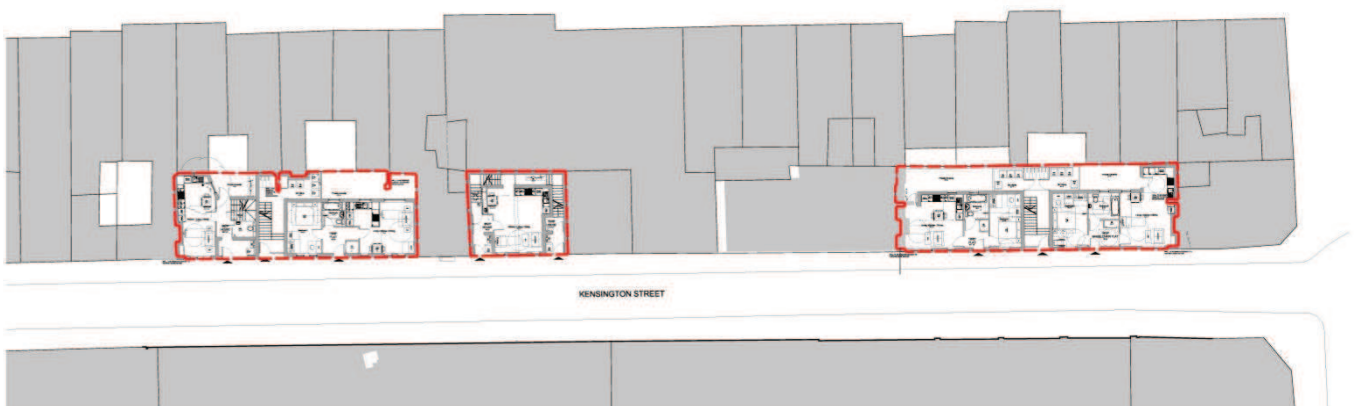
Kensington Street was originally lined with very small, 2 and 3 storey cottages with very shallow plots approximately 7.5m from back of pavement to rear of plot, that used to provide a continuous frontage along its length. The removal of Nos 4 to 7, No 9 and Nos 11 to 14 due to 'slum clearance' in the late '60s/early '70s, and the paving over of the vacant sites for parking, has left 3 gaps along the length of the street.

In recent years these have been enlivened by high quality, full face graffiti art on all the facing walls, constructed for the Brighton Festival. This is now a number of years old and showing signs of wear.

The 3 sites constitute Nos 4 to 7 approximately 21m wide and 7.2m in depth, No 9 approximately 8.5m wide and 7.2m in depth and Nos 11 to 14 approximately 7.5m deep and 24m wide.

The sites are substantially overlooked and there are a number of easements across the site, including services, rights of light and access, but negotiations are on-going to remove or buy thee out.

The 2 larger sites have the benefit of a previous approval for the construction of 10 affordable residential units, reference BH20040/2185. This approval has now lapsed.



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Site Massing

Limited depth and size of each of the sites along Kensington Street limits the possible massing options. The scheme seeks to repair the primary street frontage to Kensington Street with infill development within each of the 3 sites to provide continuous frontage development.

The infills require an active ground floor frontage, but must also be designed to maintain privacy, and amenity for the new residences. Each site is severely overlooked from across the road to the east and from properties to the rear.

The existing pattern of Kensington Street indicates a range of eaves levels and variations in building heights, with minor steps up and down along its length, but with a general continuity of frontage. The proposals are mostly 3 storey with local variations. Connections are to be made at each end, in terms of relationship with the adjacent abutting properties, in particular the 3 storey shop at 24 Gloucester Road at the north end and the two storey cottage at No 3 Kensington Street to the south end. Both of these have slate roofs at approximately 30° pitch.



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Site Massing

The development needs to maintain space to the rear of the properties, albeit quite narrow, to enable light still to penetrate to the rear courts and windows of the abutting properties in Kensington Gardens.

The Proposals provide 3 flats with communal stair and a single 2 bedroom, 3 person cottage arranged over 3 floors. On the southern of the 3 sites 4 to 7 Kensington Street.

The small central site at No9 has 2 x 1 bedroom maisonettes, arranged over 3 storeys, each with their own direct access from Kensington Street.

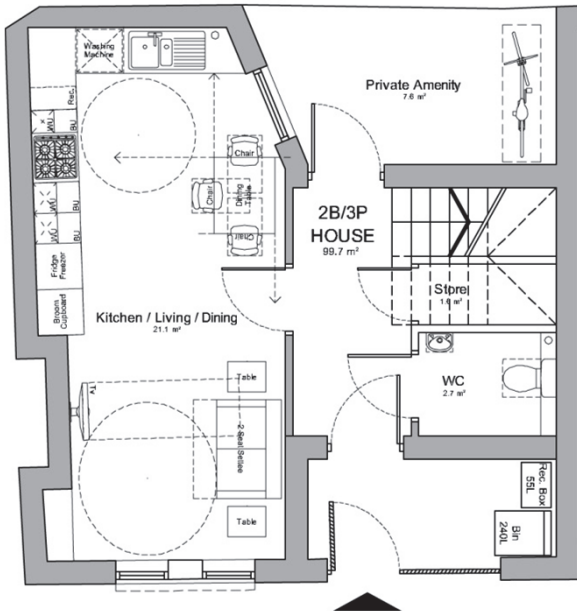
The larger site at the north, at 11 to 14 Kensington Street is arranged over three levels, with 6 flats accessed from a central stair (2 per floor). The ground floor flats in each case have direct access from Kensington Street.

Bins and bicycles are stored to the rear of the communal stairs of the flat blocks, so as not to impinge on the active frontage to Kensington Street. The elevation treatment and fenestration has been devised to carry through the rhythms and variations of Kensington Street, in a modern idiom without a pastiche copy of the existing features of surround buildings. They seek to achieve the liveliness and character established in the surrounding streets, through the mural painting and building embellishments.



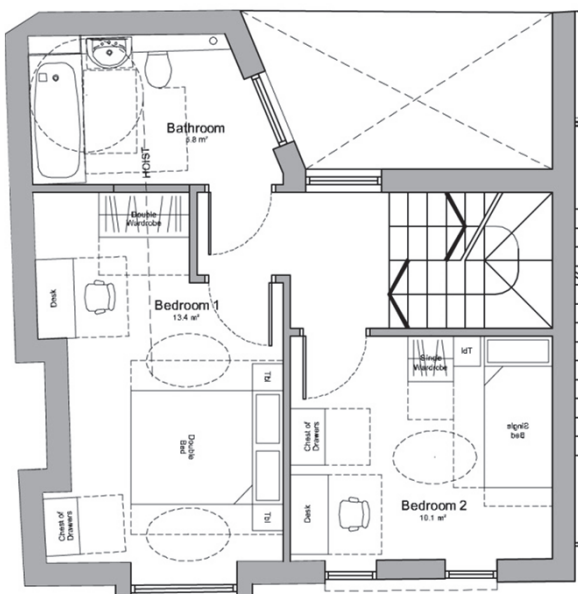
Kensington Street, Brighton

Unit Types: Unit Type 1

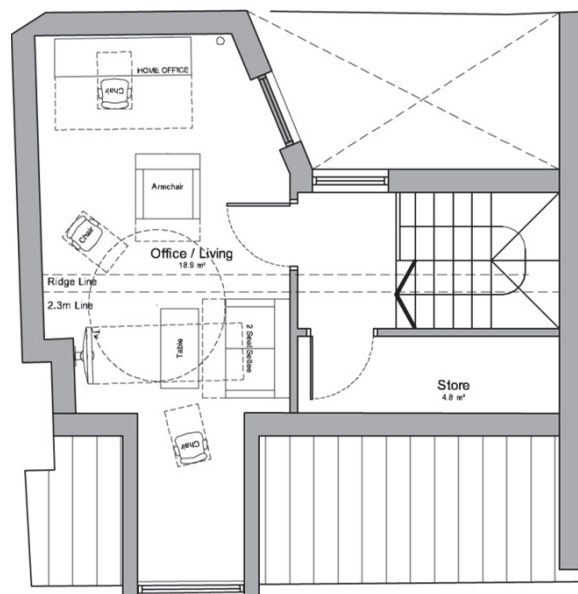


GROUND FLOOR

- Two-bedroom three person house
- This dwelling is designed to connect to the adjacent two storey cottage at the southern end of the Kensington Street site with direct access from Kensington Street.
- It is arranged over three levels, designed to conform as far as possible with Lifetime Homes and HQI standards, although some waivers may be required due to site restrictions.
- The ground floor is arranged with entrance accessible WC and kitchen/dining room.
- The stair is located to the rear of the property to maximise frontage fenestration and outlook.
- 2 No bedrooms are arranged on the first floor, 1 x 2 bed and 1 x 1 bed. An accessible WC is also provided.
- Top floor has a roof and dormer with a living room/lounge arranged adjacent to the top of the access stair.
- Generally floor to ceiling heights are 2.4m. On the top floor this reduces to the low eaves, but rises due to the sloping soffit of the ceiling. Floor to floor is 2.7m.
- A small outdoor amenity court is provided off the ground floor to the rear of the property.



FIRST FLOOR

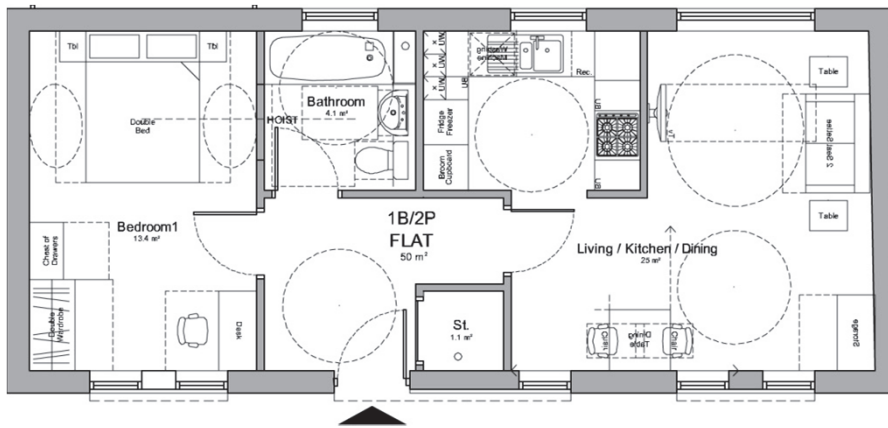


SECOND FLOOR

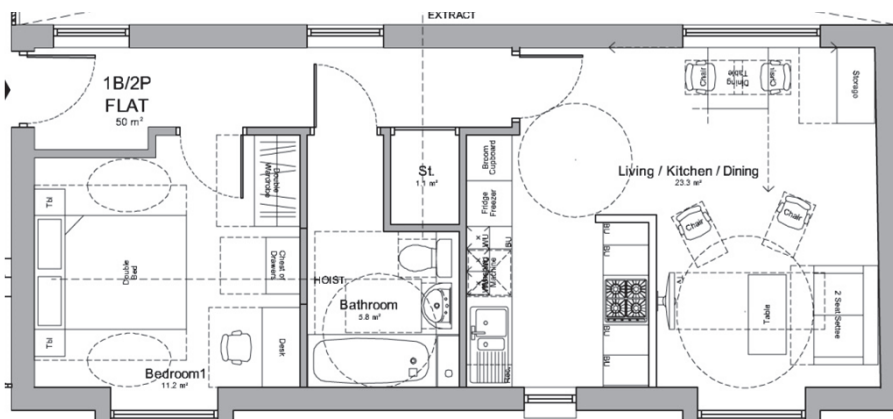
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Unit Types: Unit Type 2

- One-bedroom two person flats – 50m² (3 number)
- These are arranged on three separate floors accessed from a central communal easy access stair, on the southern of the three sites 4 to 7 Kensington Street.
- Habitable rooms face towards the street.
- The ground floor unit is a variation with direct access from the street frontage
- The unit is laid out to conform with HQI and Lifetime Homes Standards
- The ground floor unit has direct access to a small outdoor amenity court to the rear.



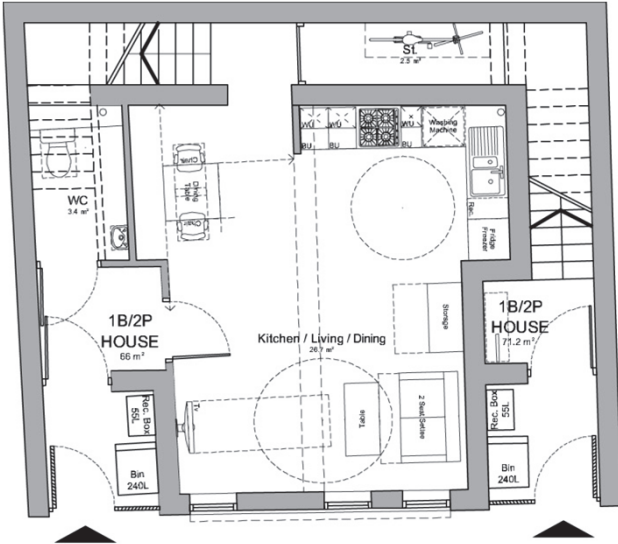
Ground Floor



First/Second Floor

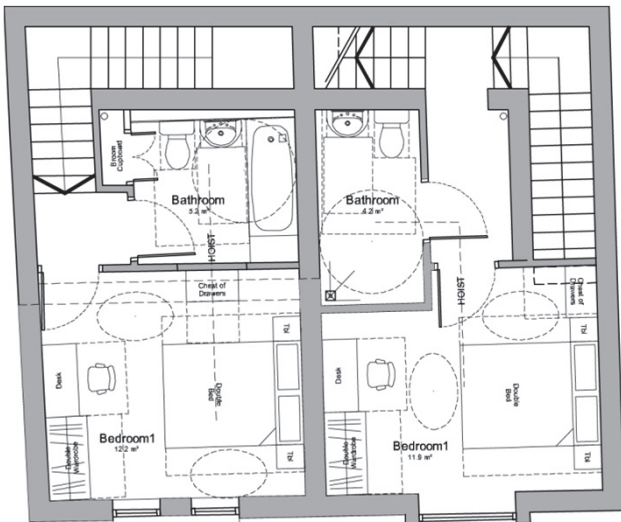
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Unit Types: Unit Type 3

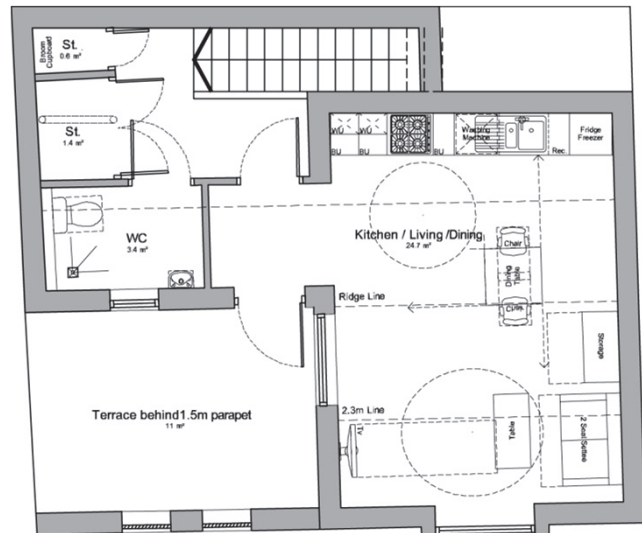


GROUND FLOOR

- 2No – one bed two person maisonettes are provided on the central site, No 9 Kensington Street.
- The site is tightly enclosed on three sides. So the units are laid out to orientate solely to the Kensington Street frontage
- Units are designed each with their own separate ground floor street entrance and bin storage, with separate stairs rising to the upper floor accommodation
- Ground floor unit is laid out with living room, kitchen and accessible WC on the ground floor, adjacent to an entrance lobby.
- The stair rises to first floor, bedroom, with adjacent accessible bathroom
- The upper unit has stair rising from ground floor entrance lobby to first floor, with bedroom and accessible bathroom
- A further stair rises to top floor with a living room, kitchen and dining and an accessible WC
- In general the design is laid out to conform with HQI and Lifetime Homes Standards, however the upside down plan of the upper unit will require a waiver on the Lifetime Homes recommended standard
- Floor to ceiling is 2.4m, although there may be variations on the top floor, as part of the roof slope. Floor to floor is intended to be 2.8m allowing for the party floor construction



FIRST FLOOR

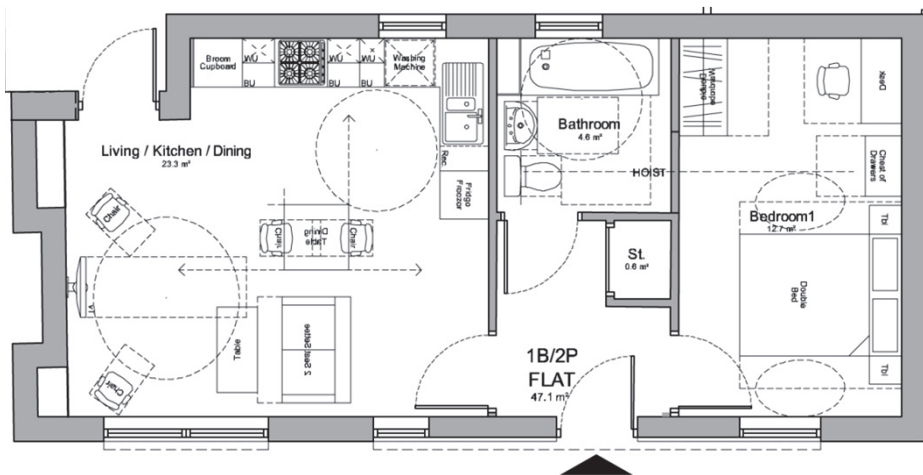


SECOND FLOOR

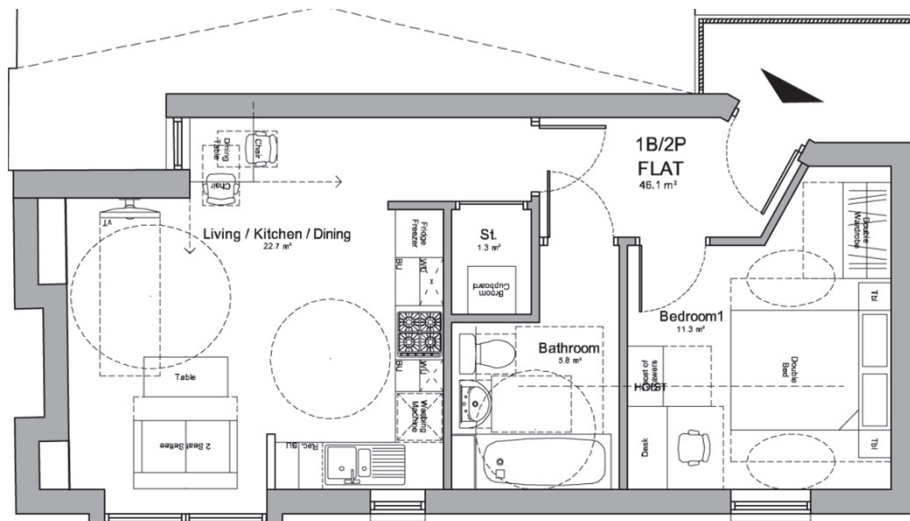
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Unit Types: Unit Type 4

- 5 No one-bed two person flats are arranged in the northern block with an area of 45m²
- These are arranged two flats per floor over three levels
- A central, easy access communal stair is provided with ground floor storage for cycles and bins
- The habitable rooms are orientated towards Kensington Street frontage
- High level windows to the rear provide natural light to the bathroom and lobby areas without overlooking
- The ground floor unit is a variation of the design, allowing for the entrance direct from Kensington Street
- It has access to a small courtyard garden to the rear of the property



Ground Floor.



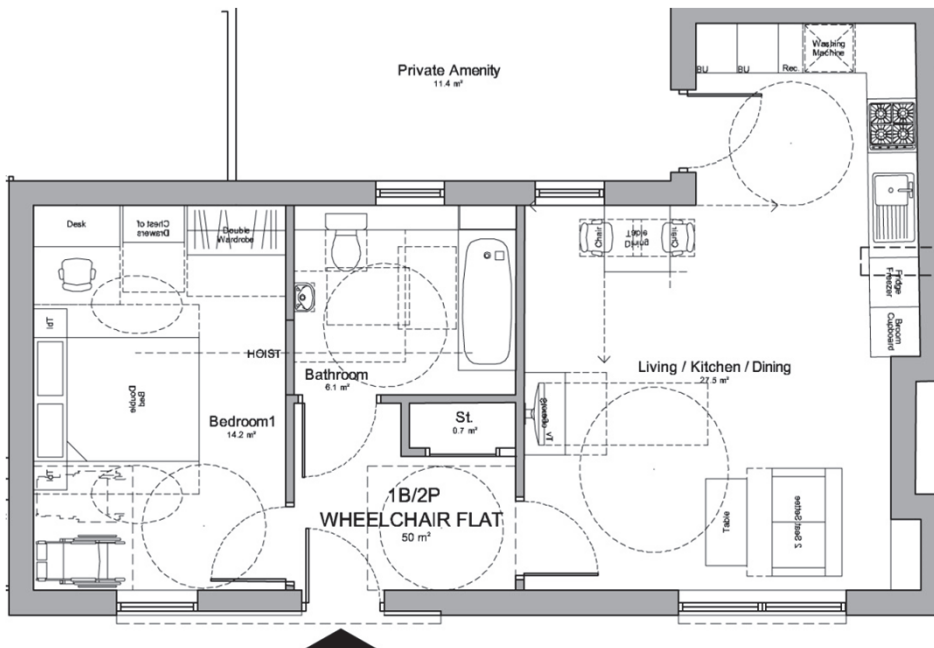
Upper Floor



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Unit Types: Unit Type 5

- One-bedroom two person wheelchair accessible unit
- This unit is located below the block of five one-bedroom flats at the northern site, 11 to 14 Kensington Street
- It has direct access from Kensington Street with rollover level threshold
- It has an enlarged footprint through extension into the north-western corner of the site giving it a floor area of 55m²
- This enables wheelchair accessible standard unit to be laid out with adjustable kitchen, turning circles for wheelchairs in habitable rooms and enlarged circulation and storage
- The entrance lobby has space for wheelchair recharge and gives access to all habitable rooms
- The kitchen is accessed directly from the living room/dining room and is located at the rear of the site
- There is rollover access into a small outdoor courtyard garden to the rear



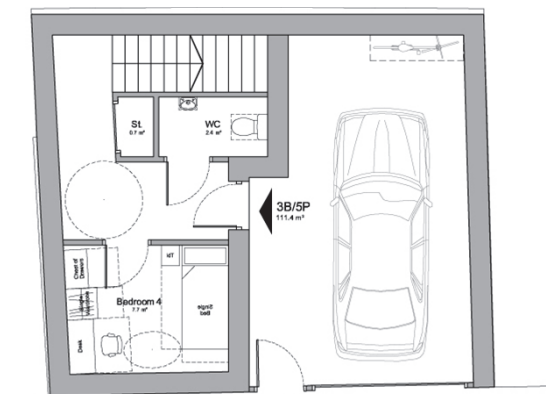
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Unit Types: Unit Type 6 (Alternative proposal)

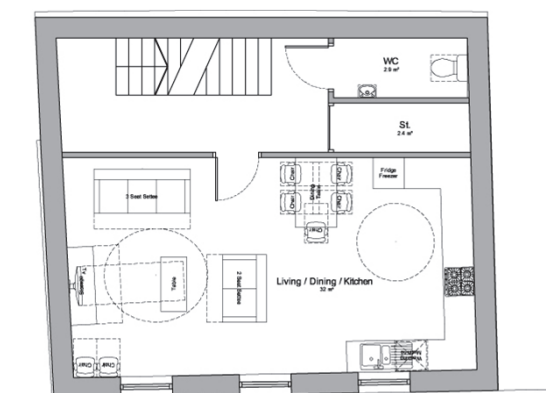
As an alternative proposal for the middle site – 9 Kensington Street. Consideration has been given to the creation of a single family dwelling rather than two one bed maisonettes.

Three bedroom family house:

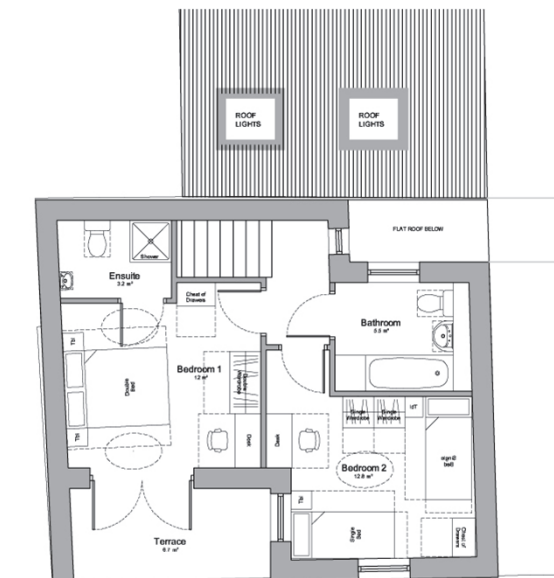
- The site is tightly enclosed on three sides. So the house is laid out to orientate solely to the Kensington Street frontage
- At the ground floor, the main entrance is accessed of a private courtyard area which also accommodates an off-street car parking space.
- Ground floor unit is planned with a single bedroom overlooking the street but with an alternative outlook into the undercroft courtyard.
- The stair rises to the first floor where an open plan living kitchen dining room is proposed.
- A further stair rises to top floor with two bedrooms and a family bathroom.
- Access is available to a private terrace.
- In general the design is laid out to conform with HQI and Lifetime Homes Standards.
- Floor to ceiling is 2.4m, although there may be variations on the top floor, as part of the roof slope. Floor to floor is intended to be 2.8m allowing for the party floor construction



Ground Floor.



First Floor.



Second Floor.



Kensington Street, Brighton

Planning Consultations

Initial Planning review was carried out on 10 April 2014. It was agreed in principal that the existing, lapsed approval provided the basis for the scope of the development.

Further draft comments were received from Sanne Roberts, the Heritage Officer for the site dated 24 April 2014.

As a result of these comments the following adjustments have been made to the design of the schemes:

1. Improved connections are provided to the adjacent retained buildings
2. Mansard roofs are removed in favour of more traditional features, evidenced by surrounding buildings
3. Roof terraces have been removed from frontage of development
4. Improvements are made to elevation treatment, in keeping with character of surrounding area

Public Consultations

A public consultation event is proposed for January 2015 with an exhibition and meeting with local residents to be held at the Jubilee Library close to the site. Public feedback will be recorded and reported in addendum.

