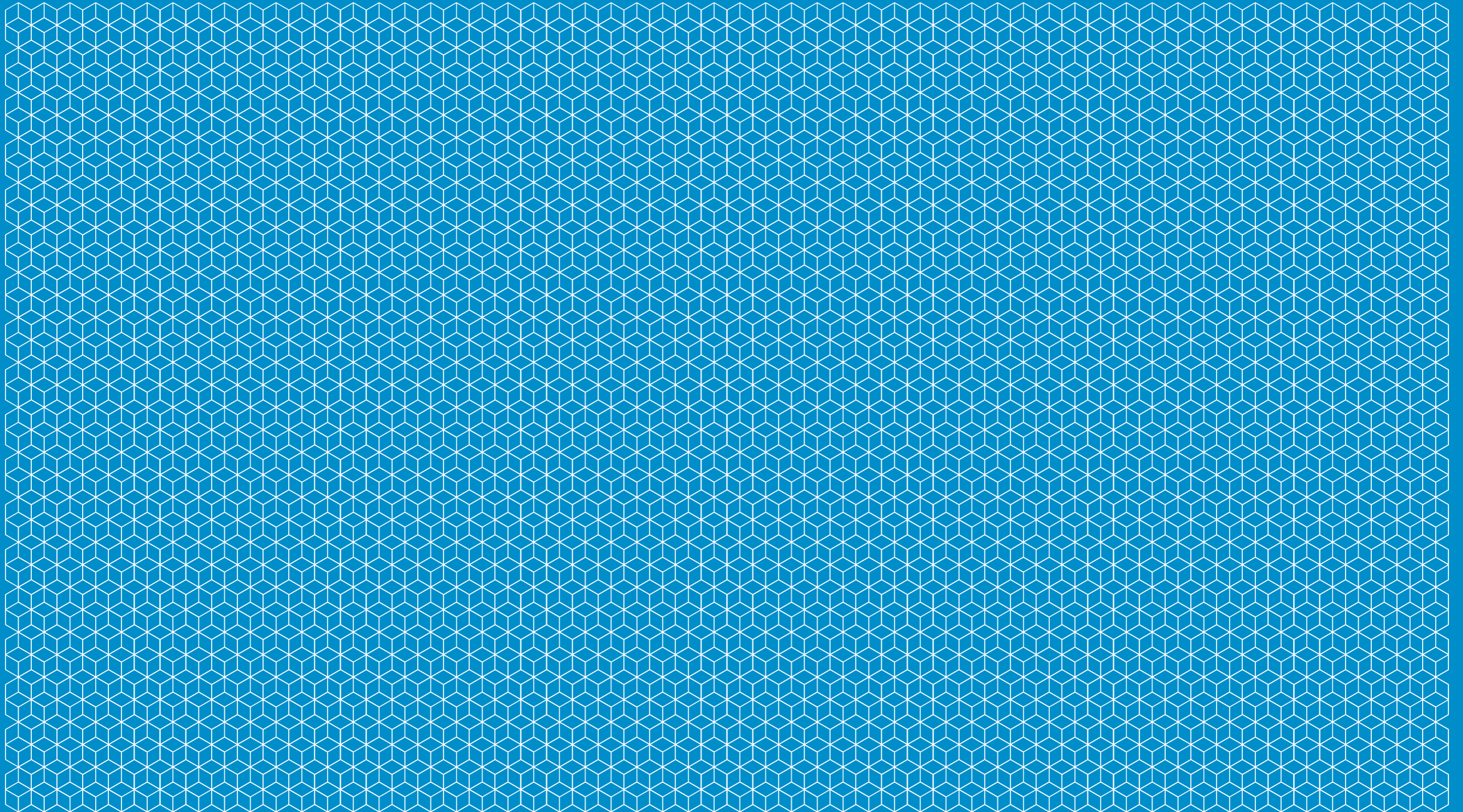


# Hove Gardens, Hove Section 73 - Pre-App Report - NMA

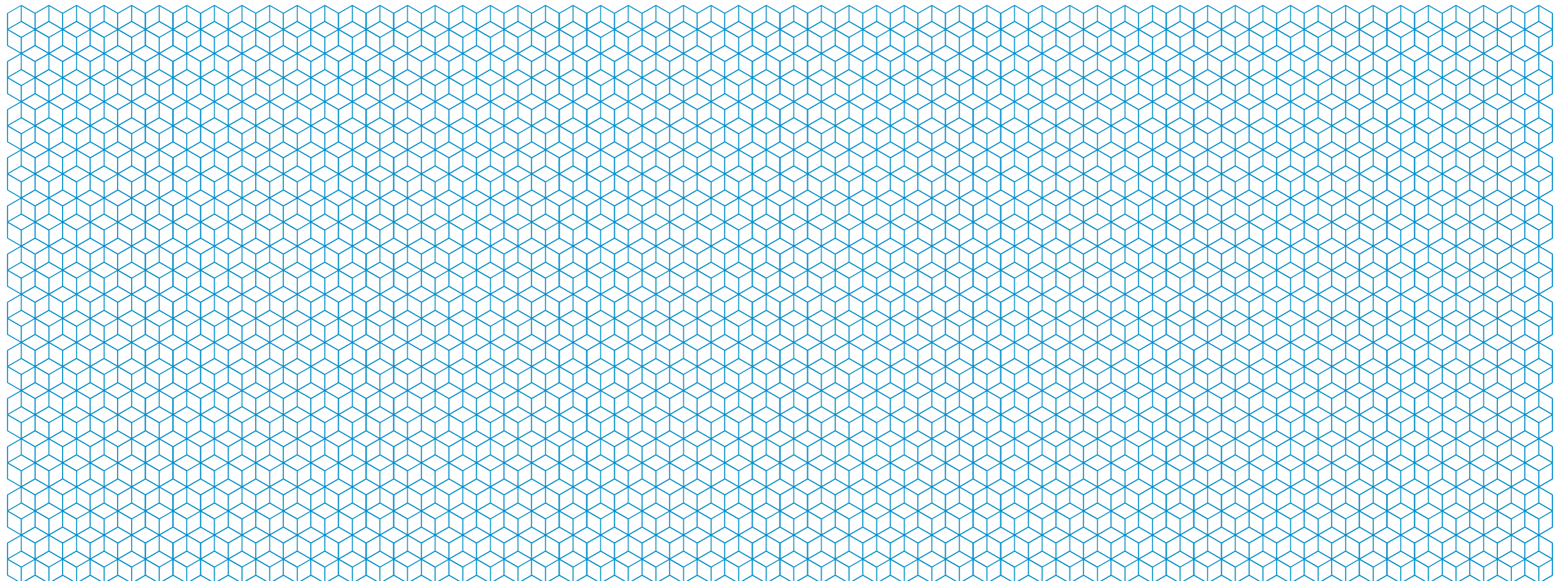
Carey  
Jones  
Chapman  
Tolcher





July 2021  
CJCT  
Section 73 Report  
Planning Ref: BH2020/00917  
Rev 04

# Unit 1-3 Ellen Sreet, Hove



## Brief & Summary of Changes

The following section 73 report has been collated to highlight the minor changes to the elevational design, basement and ground floor plans and landscape proposals following the planning approval in September 2020 (2020/00917)

The document has been arranged with the approved planning drawings to the left of a double page spread and the proposed drawings adjacent, with changes highlighted in a dashed red line to give emphasis to the change.

A list of changes is outlined at the beginning of the report with further annotation on the drawings

Ref No.	Previous Design	Reason for change	Proposed design solution
1.	Removal of voids within deck access to dual aspect homes	Larger expanse of the slab edge is required in order to connect the deck back to the main frame.	Remove voids and provide small areas of planting in-front of apartments to ensure defensible space to front of the homes
2.	Cantilevered deck access to dual aspect homes	Slab depth would be too thick and too much stress placed on the slab at the required width	Small columns to support deck access added to southern elevation
3.	Glazed screening at podium decks	Issue with attaining building insurance if glazing is used on roof terraces. There is a thin film which is placed between the two layers of glass which stops the glass from shattering at impact. On its own, this material can burn and as such, this is deemed not to be an A1/ A2 rated material which insurers don't like.	Glazed balustrading at roof terraces to be replaced with vertical metal railing to match that of the apartments
4.	ASHP's located within basement	ASHP's require fresh air intake and best suited to external areas. With these positioned in the basement and the uplift of plant space required, we would have to reduce parking spaces or move more cycle parking to the ground floor, reducing the commercial offering.	Moved to roof on level 7 to improve ventilation to plant equipment. Proposed position is to have these centralised in order to minimise any visual appearance from street level
5.	Sub-Station, Gas room and core A residential entrance located along Conway Street	Improved ground floor layout as a result of optimised basement layout	Ground floor cycle store moved to Conway Street due to reduction in size of Substation and residential entrance. This improves active frontage along Conway Street and increases commercial demise on ground floor. Dedicated commercial refuse storage.
6.	Basement optimisation following repositioning of plant and structural requirements	Re-positioning of ASHP and plant provision. Coordination with new structural design	Increase of cycle provision within the basement to free up GF floor area . Reduction in width of ramp to ensure structural frame can work more efficiently.
7.	Landscape to southern front of commercial areas	Car park ventilation strategy requires fresh air intake into the basement along southern edge	Increase basement size to allow for ventilation along southern edge of the building. Ground floor vents can be concealed with some planting to provide some vegetation to street edge along Ellen Street
8.	Zinc Roof claddings	To achieve classified A1 material. This solution will also improve construction deliverability.	Suggested anodized aluminium panels
9.	Lighter stone cladding at GF Level	To prevent stains, wear and tear of the lighter stone.	Darker Stone band at base (GF Level)
10.	North Elevation Juliet balcony	To follow internal layout changes.	Omitted juliet balcony
11.	Stone Fascia	Aluminium coated to match lighter stone cladding. The aluminium fascia will only be used at bolt-on balconies to give the aesthetic appearance of stone and the aesthetic continuity between the balconies and the horizontal banding. This solution will also improve construction deliverability.	Powder Coated Aluminium Fascia at bolt-on balconies
12	Vertical metal railing at Deck Acces Balconies	To provide an imperforate walking surface at Deck Access Balconies, a Solid Metal Panel has to be welded to the backside of the metal railing balustrade. Fire Strategy requirement.	Solid Metal Panel to be welded to the backside of the metal railing balustrade

## Drawing References

Consented	Drawing Number	Drawing Title	Revision
P02	CJCT (20) 099	Basment Floor Plan	P11
P02	CJCT (20) 100	Ground Floor Plan	P11
P02	CJCT (20) 201	South Elevation	P11
P02	CJCT (20) 202	North Elevation	P11
P02	CJCT (20) 203	East Elevation	P02
P02	CJCT (20) 204	West Elevation	P01

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## 2.0

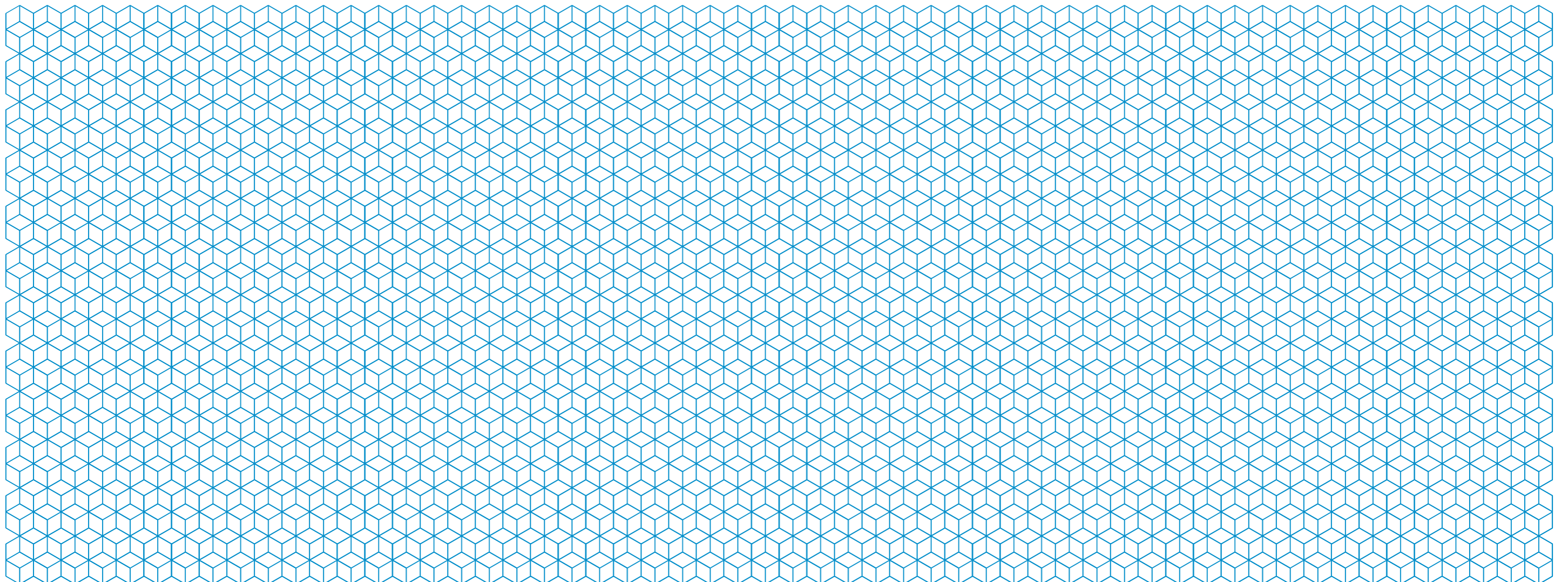
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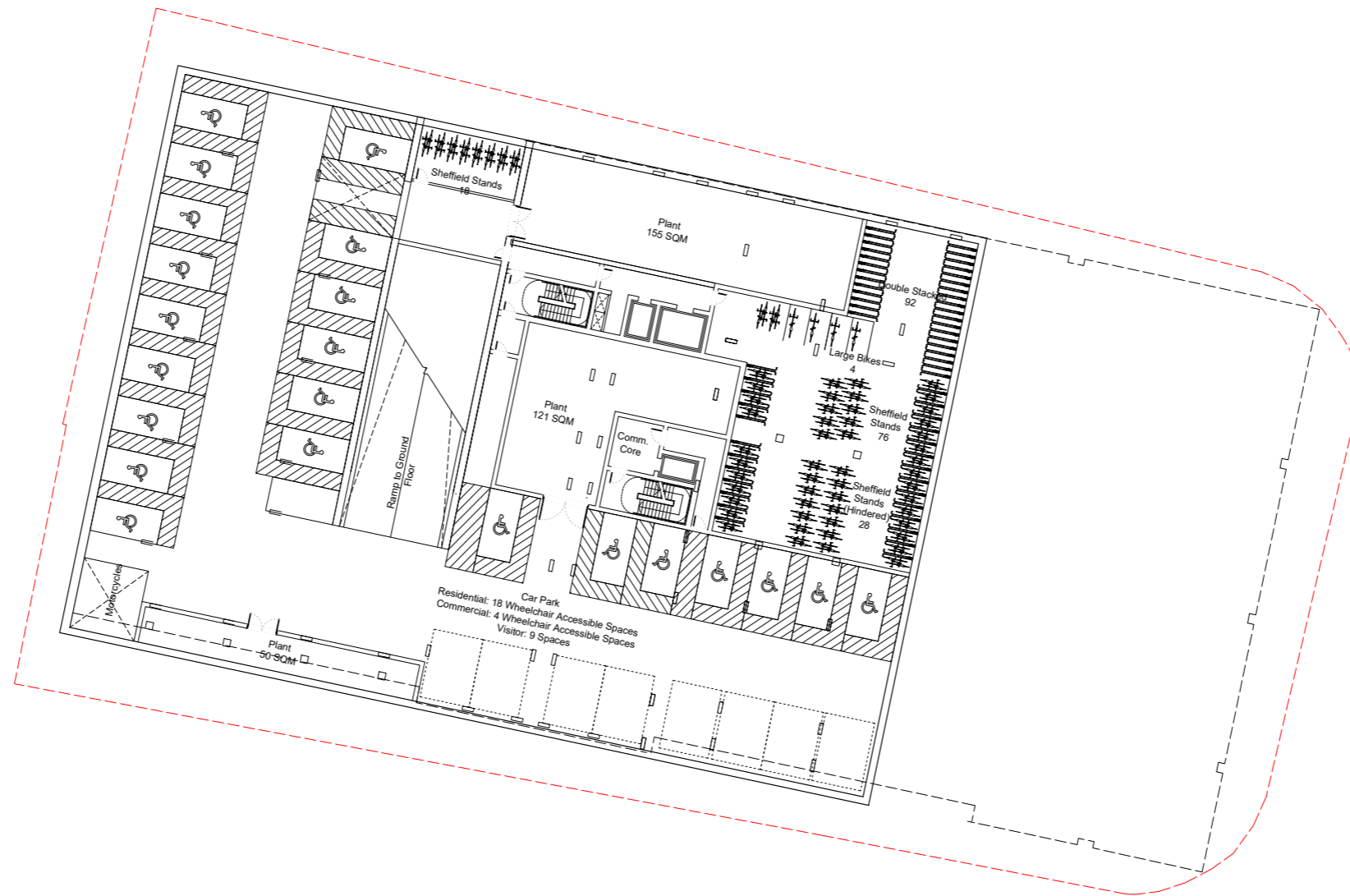


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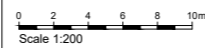
GA Plans



1.1 Basement Floor Plan - Consented



00 PROPOSED BASEMENT PLAN  
Scale - 1:200



P02 SECOND ISSUE  
P01 FIRST ISSUE  
Rev. Des.

ACK 08.07.20 TR  
IED 23.03.20 TR  
By Date Ch.

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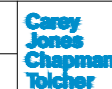


Project: HOVE GARDENS Job No. 33031

Title: PROPOSED BASEMENT PLAN

Scale: 1:200 @A1 Status: Drawn By: ACK  
Date: MARCH 2020 Checked By: TR

Drawing No: (20) 099 Revision: P02



Studio 104, 338 Goswell Road  
London EC1V 7LQ  
Tel +44(0)20 7269 9400  
www.cjclstudios.com

Rose Wharf, East Street  
Leeds LS9 9EE  
Tel +44(0)113 224 5000

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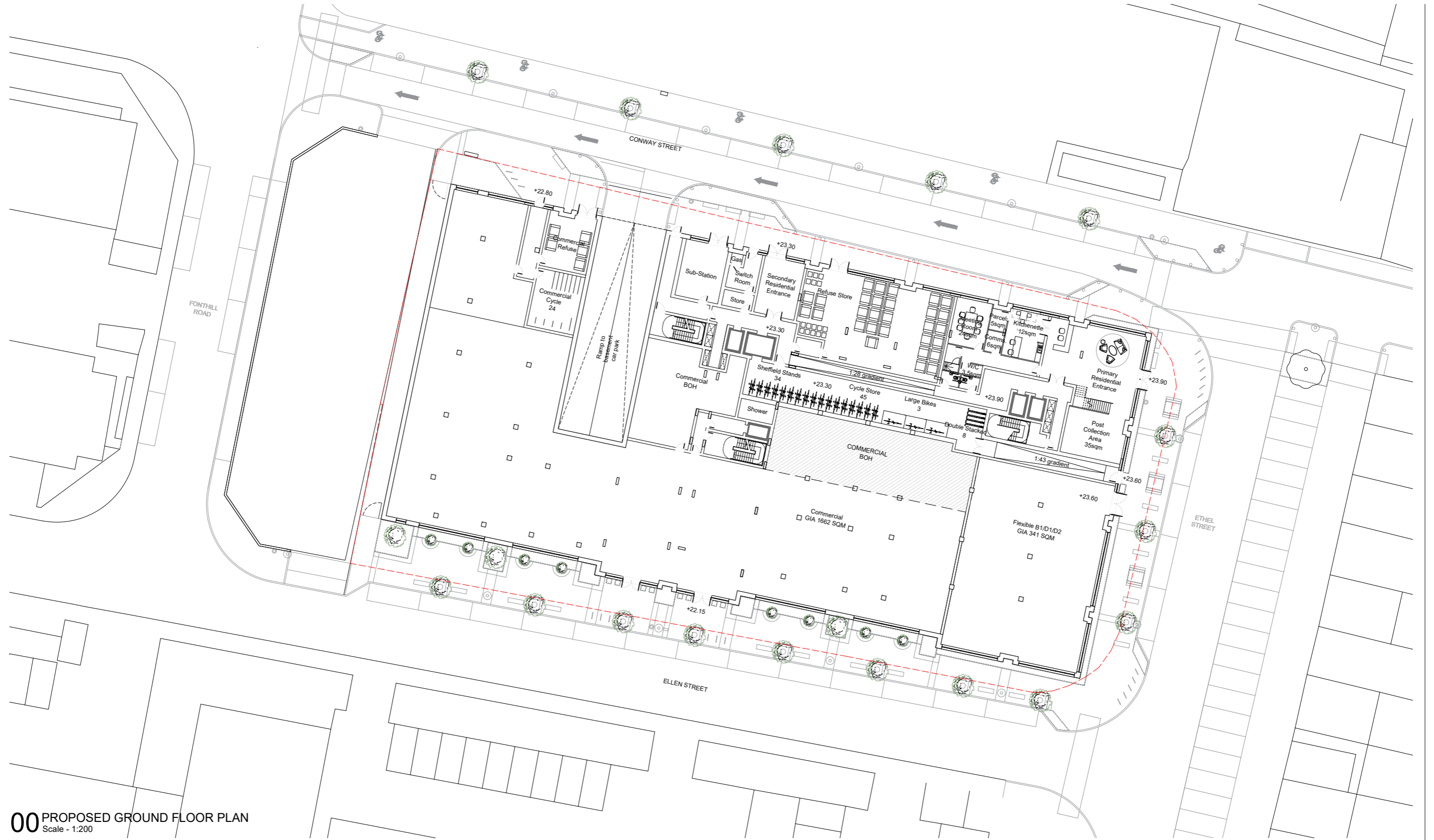


## 1.2 Basement Floor Plan - Proposed

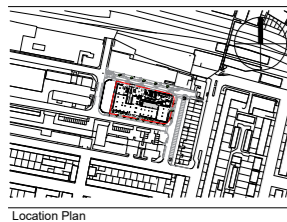


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- ② Columns added to support weight of projecting deck
- ③ Balustrading updated to vertical railing
- ④ ASHP's located on level 7 roof
- ⑤ Updated ground floor layout to improve active frontage and maximise commercial offering. Dedicated Commercial Refuse Storage
- ⑥ Updated basement layout following full MEP and structural optimisation - Improved cycle storage
- ⑦ Updated landscape proposals to accommodate basement ventilation
- ⑧ Anodized Aluminium Panels
- ⑨ Dark Stone at Base
- ⑩ Omitted juliet balcony
- ⑪ Aluminium fascia at balconies
- ⑫ Solid Metal Panel to be welded to the backside of the metal railing balustrade

1.3 Ground Floor Plan - Consented

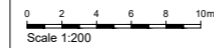


00 PROPOSED GROUND FLOOR PLAN  
Scale - 1:200



P02 SECOND ISSUE  
P01 FIRST ISSUE  
Rev. Des.

ACK 08.07.20 TR  
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A1



Project: HOVE GARDENS Job No: 33031

Title: PROPOSED GROUND FLOOR PLAN

Scale: 1:200 @A1 Status: Drawn By: ACK

Date: JULY 2020 Checked By: TR

Drawing No: (20) 100 Revision: P02

**Carey Jones Chapman Tolcher**

Studio 104, 338 Goswell Road  
London EC1V 7LQ  
Tel +44(0)20 7289 9400  
www.cjctstudios.com

Rose Wharf, East Street  
Leeds LS9 8EE  
Tel +44(0)113 224 5000

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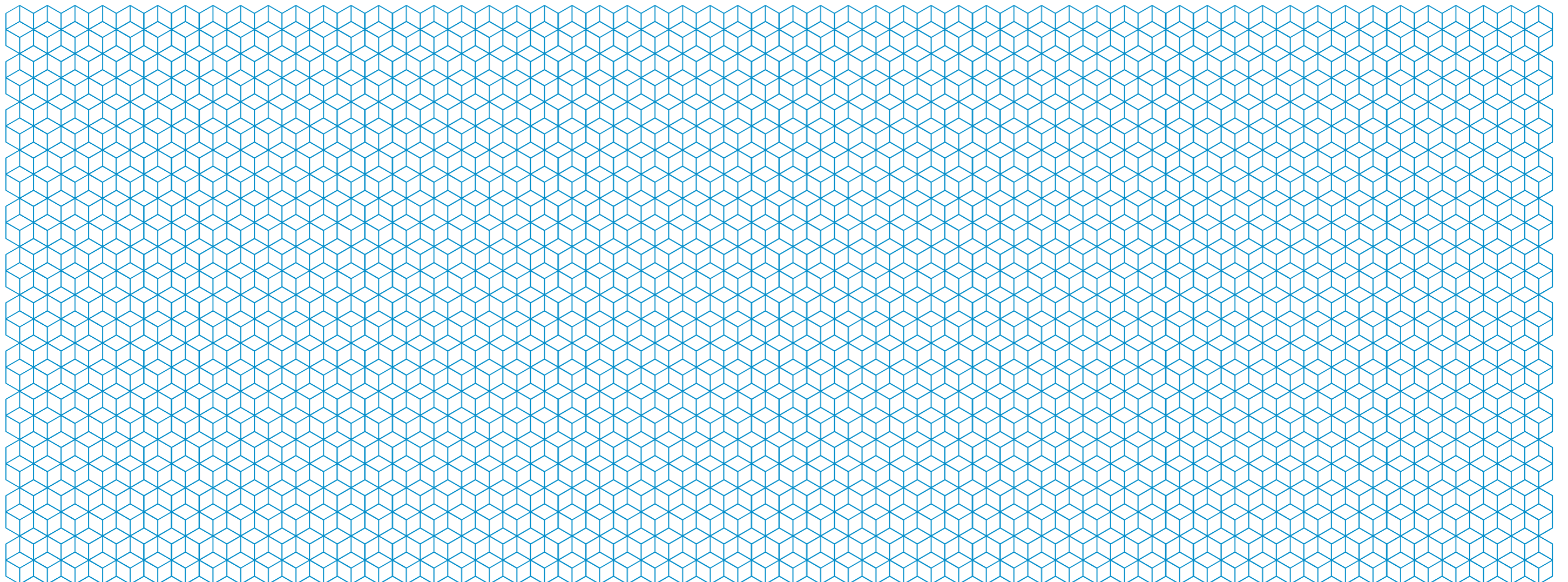






# 2.0

GA Elevations



## 2.1 North Elevation - Consented

### MATERIALS LEGEND:

1. ZINC ROOF
2. METAL PANELS
3. BACK PAINTED GLASS
4. DARK GREY PPC ALUMINIUM WINDOW FRAME
5. VERTICAL SOLIDER COURSE BRICKWORK
6. LIGHT BUFF BRICKWORK - 1
7. LIGHT CREAM BRICKWORK - 2
8. METAL RAIL BALUSTRADE
9. GLASS BALUSTRADE
10. GREEN CERAMIC TILE
11. LIGHT PRE-CAST CONCRETE - 2
12. MANIFESTATION TO GLAZING
13. ALUMINIUM METAL PANEL

Parapet  
▼ +80.425 AOD

Level 17  
▼ +75.85 AOD

Level 16  
▼ +72.85 AOD

Level 15  
▼ +69.85 AOD

Level 14  
▼ +66.85 AOD

Level 13  
▼ +63.85 AOD

Level 12  
▼ +60.85 AOD

Level 11  
▼ +57.4 AOD

Level 10  
▼ +54.4 AOD

Level 9  
▼ +51.4 AOD

Level 8  
▼ +48.4 AOD

Level 7  
▼ +45.4 AOD

Level 6  
▼ +42.4 AOD

Level 5  
▼ +39.4 AOD

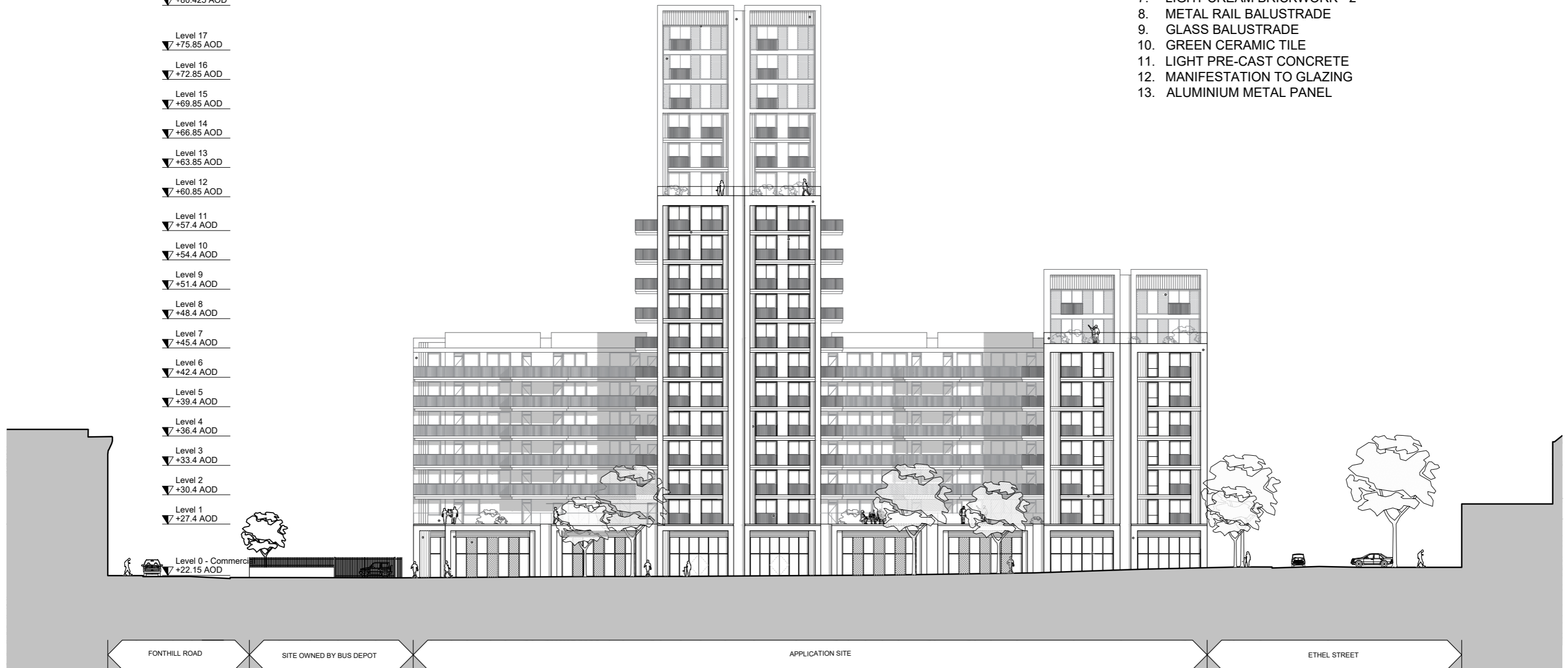
Level 4  
▼ +36.4 AOD

Level 3  
▼ +33.4 AOD

Level 2  
▼ +30.4 AOD

Level 1  
▼ +27.4 AOD

Level 0 - Commercial  
▼ +22.15 AOD



## 2.2 South Elevation - Proposed

### MATERIALS LEGEND

1. BASE STONE CLADDING
2. STONE CLADDING
3. ANODISED ALUMINIUM METAL PANEL - B715
4. BACK PAINTED GLASS
5. DARK GREY WINDOW FRAME / PARAPET / WINDOW REVEAL - RAL 7022
6. SOLDIER COURSE
7. LIGHT BUFF BRICKWORK
8. LIGHT WHITE BRICKWORK - VALENCIA MIX
9. GREEN CERAMIC TILES - LISTELOS + CONCA
10. POWDER COATED ALUMINIUM (HORIZONTAL BANDING AT BOLT ON BALCONIES)
11. METAL RAIL BALUSTRADE



- ① Removal of slab voids to deck access
- ② Columns added to support weight of projecting deck
- ③ Balustrading updated to vertical railing
- ④ ASHP's located on level 7 roof
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- ⑨ Dark Stone at Base
- ⑩ Omitted juliet balcony
- ⑪ Aluminium fascia at balconies
- ⑫ Solid Metal Panel to be welded to the backside of the metal railing balustrade

## 2.3 North Elevation - Consented

### MATERIALS LEGEND:

1. ZINC ROOF
2. METAL PANELS
3. BACK PAINTED GLASS
4. DARK GREY PPC ALUMINIUM WINDOW FRAME
5. VERTICAL SOLIDER COURSE BRICKWORK
6. LIGHT BUFF BRICKWORK - 1
7. LIGHT CREAM BRICKWORK - 2
8. METAL RAIL BALUSTRADE
9. GLASS BALUSTRADE
10. GREEN CERAMIC TILE
11. LIGHT PRE-CAST CONCRETE
12. MANIFESTATION TO GLAZING
13. ALUMINIUM METAL PANEL

Parapet  
▼ +80.425 AOD

Level 17  
▼ +75.85 AOD

Level 16  
▼ +72.85 AOD

Level 15  
▼ +69.85 AOD

Level 14  
▼ +66.85 AOD

Level 13  
▼ +63.85 AOD

Level 12  
▼ +60.85 AOD

Level 11  
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Level 10  
▼ +54.4 AOD

Level 9  
▼ +51.4 AOD

Level 8  
▼ +48.4 AOD

Level 7  
▼ +45.4 AOD

Level 6  
▼ +42.4 AOD

Level 5  
▼ +39.4 AOD

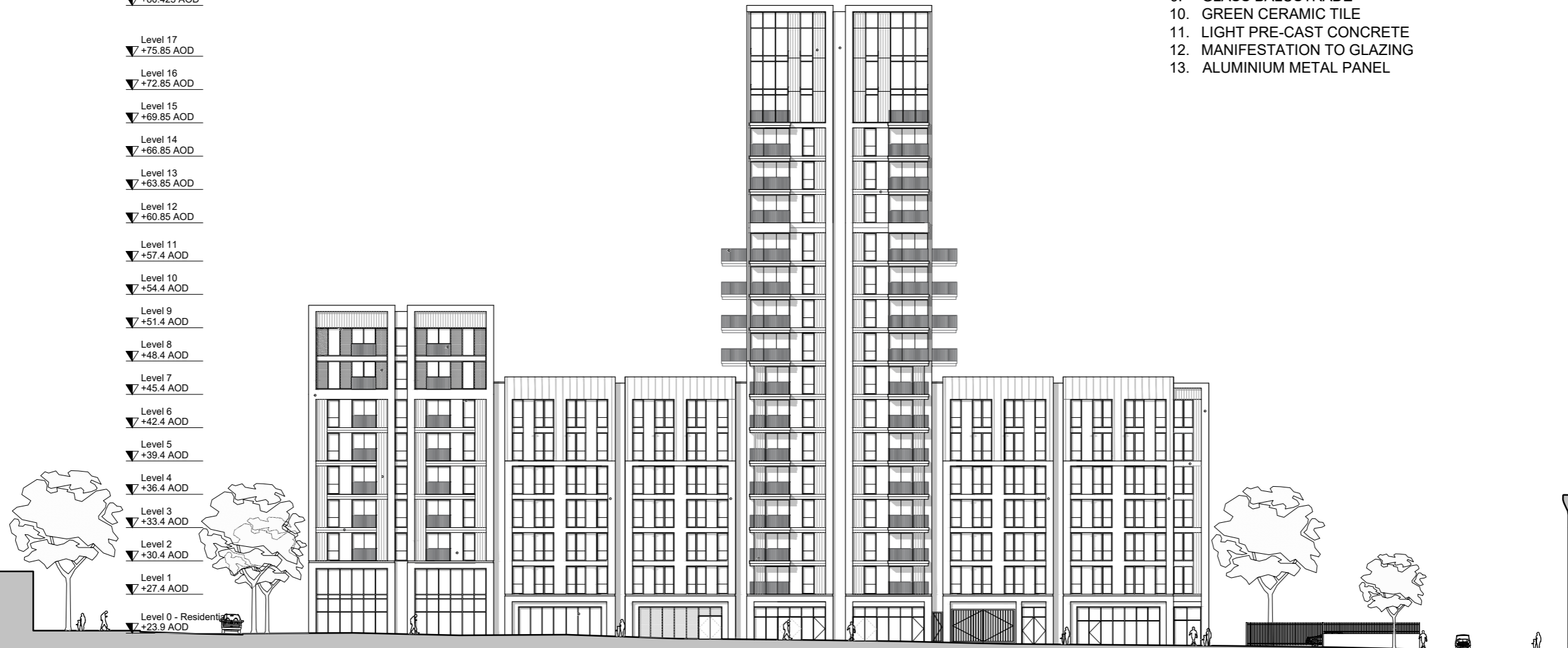
Level 4  
▼ +36.4 AOD

Level 3  
▼ +33.4 AOD

Level 2  
▼ +30.4 AOD

Level 1  
▼ +27.4 AOD

Level 0 - Residential  
▼ +23.9 AOD



ETHEL STREET

APPLICATION SITE

SITE OWNED BY BUS DEPOT

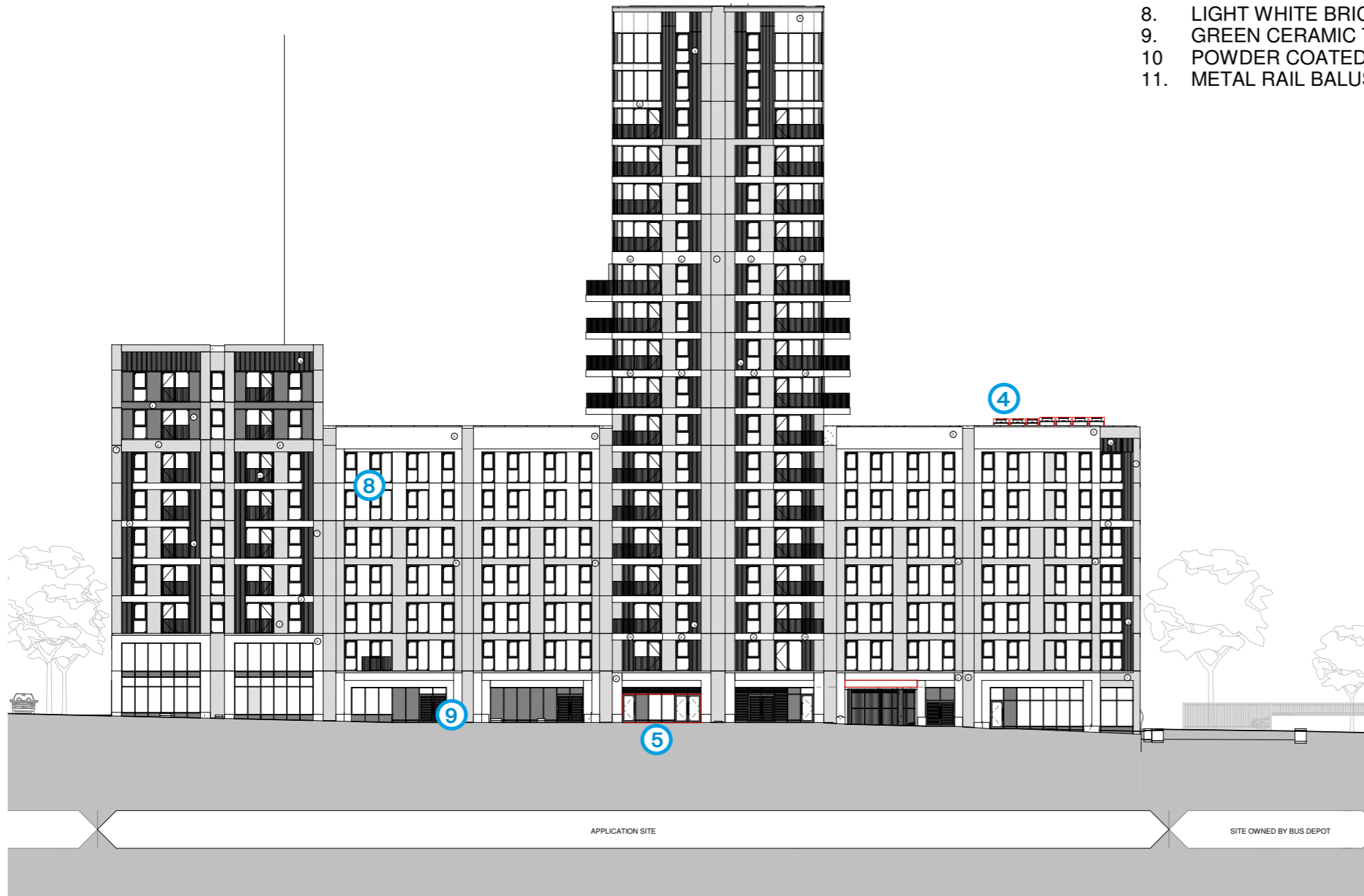
FONTHILL ROAD



## 2.4 North Elevation - Proposed

### MATERIALS LEGEND

1. BASE STONE CLADDING
2. STONE CLADDING
3. ANODISED ALUMINIUM METAL PANEL - B715
4. BACK PAINTED GLASS
5. DARK GREY WINDOW FRAME / PARAPET / WINDOW REVEAL - RAL 7022
6. SOLDIER COURSE
7. LIGHT BUFF BRICKWORK
8. LIGHT WHITE BRICKWORK - VALENCIA MIX
9. GREEN CERAMIC TILES - LISTELOS + CONCA
10. POWDER COATED ALUMINIUM (HORIZONTAL BANDING AT BOLT ON BALCONIES)
11. METAL RAIL BALUSTRADE

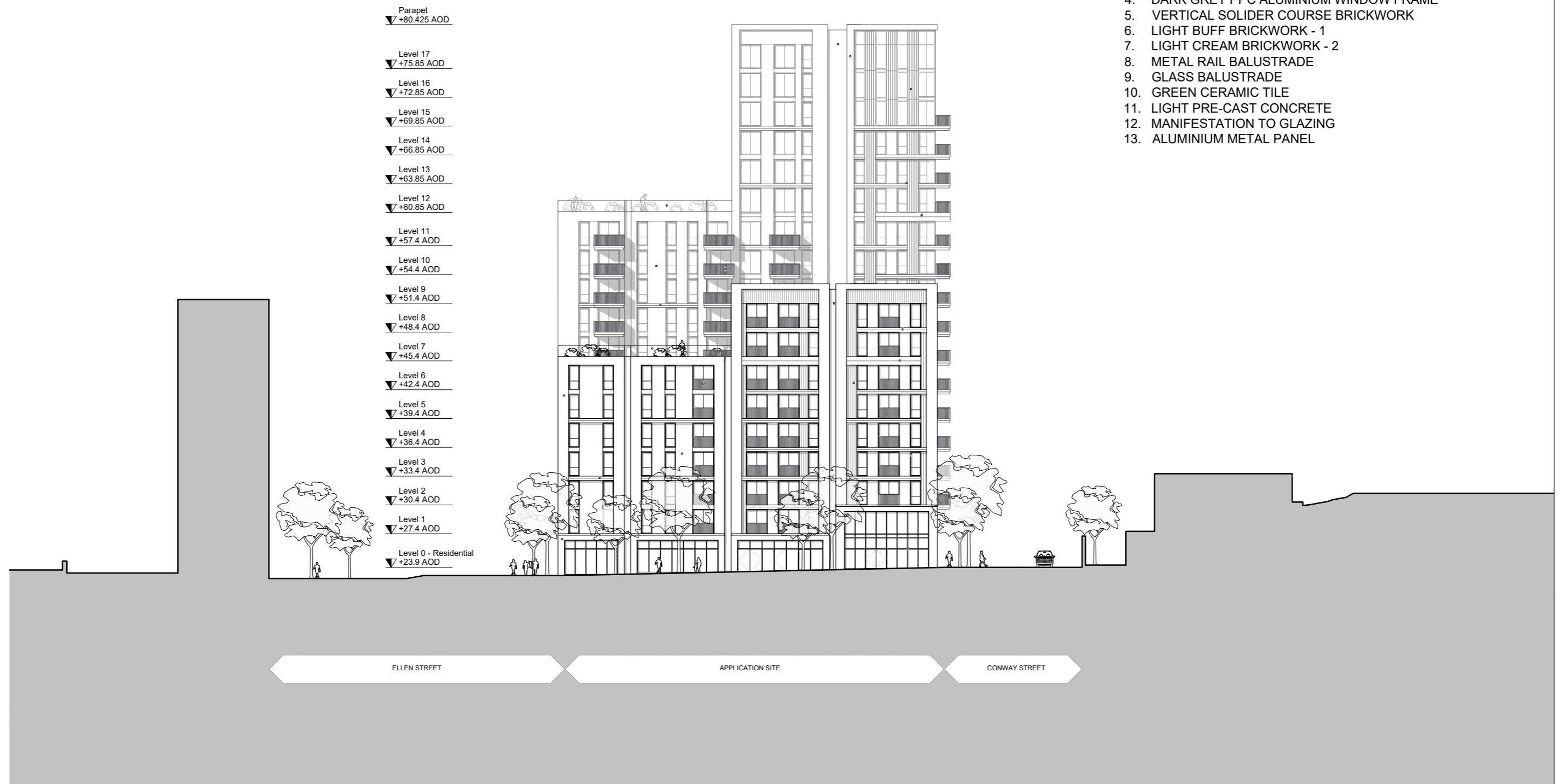


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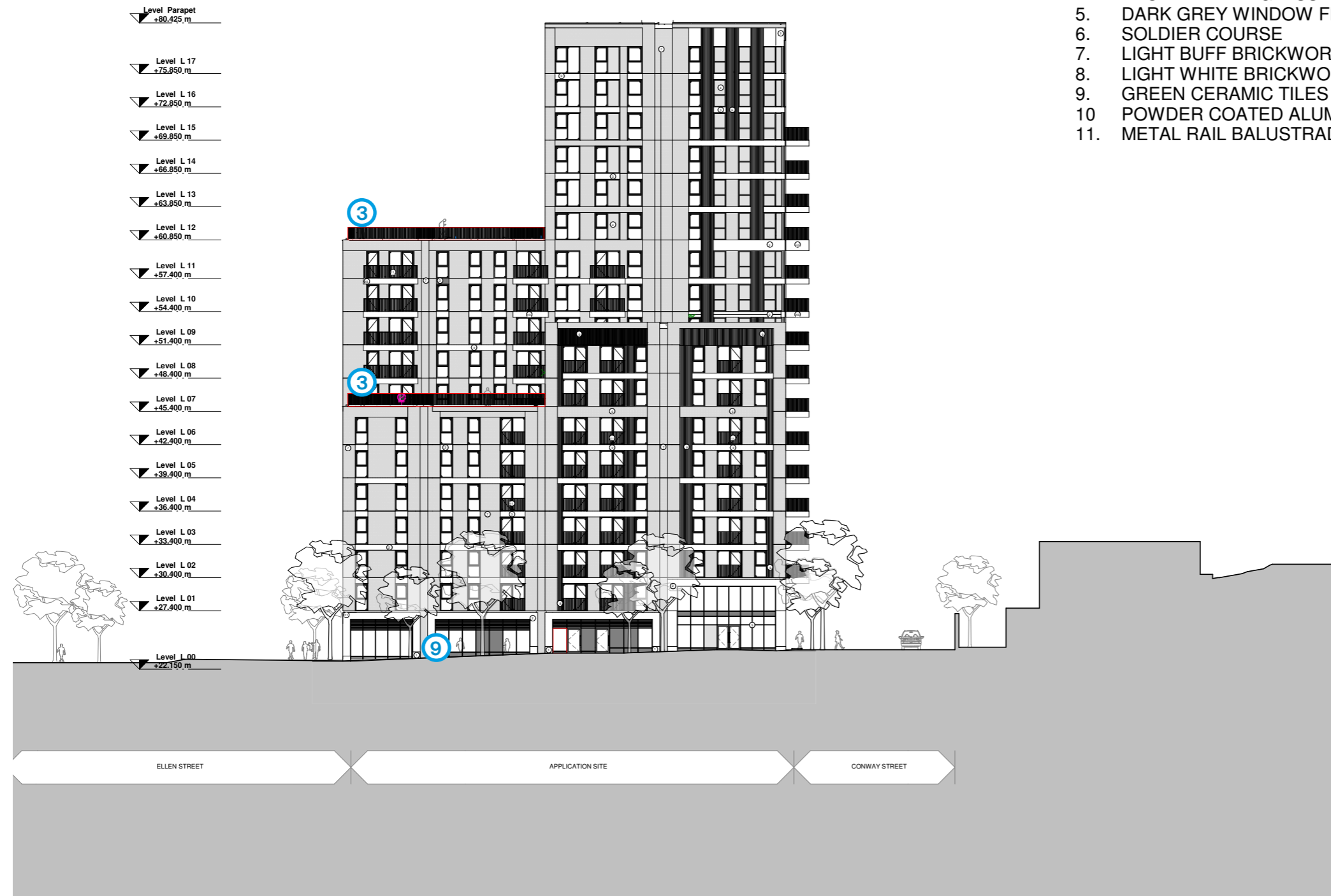
## 2.5 East Elevation - Consented

### MATERIALS LEGEND:

1. ZINC ROOF
2. METAL PANELS
3. BACK PAINTED GLASS
4. DARK GREY PPC ALUMINIUM WINDOW FRAME
5. VERTICAL SOLIDER COURSE BRICKWORK
6. LIGHT BUFF BRICKWORK - 1
7. LIGHT CREAM BRICKWORK - 2
8. METAL RAIL BALUSTRADE
9. GLASS BALUSTRADE
10. GREEN CERAMIC TILE
11. LIGHT PRE-CAST CONCRETE
12. MANIFESTATION TO GLAZING
13. ALUMINIUM METAL PANEL



## 2.6 East Elevation - Proposed



### MATERIALS LEGEND

1. BASE STONE CLADDING
2. STONE CLADDING
3. ANODISED ALUMINIUM METAL PANEL - B715
4. BACK PAINTED GLASS
5. DARK GREY WINDOW FRAME / PARAPET / WINDOW REVEAL - RAL 7022
6. SOLDIER COURSE
7. LIGHT BUFF BRICKWORK
8. LIGHT WHITE BRICKWORK - VALENCIA MIX
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