Brighton & Hove City Council

PLANNING COMMITTEE ADDENDUM

2.00PM, THURSDAY, 17 SEPTEMBER 2020

VIRTUAL VIA SKYPE

Background Document – Hove Park Draft Design Code

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ADDENDUM

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AECOM

HOVE PARK
Design Code

locality
the power of community

DRAFT REPORT

AUGUST 2020

Quality information

Prepared by	Checked by
Stela Kontogianni	**Ben Castell**
Urban Designer	Director

Revision History

Revision	Revision date	Details	Name	Position
3		Review	Locality	
2		Review	xxxx	Hove Park Neighbourhood Group
1	24-08-20	Review, site visit	Ben Castell	Director
0	01-07-20	Research, site visit, drawings	Stela Kontogianni	Urban Designer

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Introduction

01

1. Introduction

1.1. Introduction

Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been commissioned to provide design support to Hove Park Neighbourhood Forum (the Forum).

The Forum is making good progress in the production of its Neighbourhood Plan and has requested to access professional advice on design guidelines for any potential building modification or infill development within the Hove Park Ward area. This document should support Neighbourhood Plan policies that guide the assessment of potential building modification or development proposals and encourage high-quality design. It advises on physical design helping to create distinctive places that are integrated with the character of the neighbourhoods that form the Hove Park area.

1.2. Objective

The main objective of this report is to develop design guidelines that any building modification or potential development in Hove Park Ward should follow in order to retain and protect the historic and residential character of the area. The report will also address streetscape improvement, pedestrian and cycling safety, and sustainability strategies where appropriate.

1.3. Process

Following an online inception meeting and site visit, AECOM and members of the Forum carried out a high-level assessment of Hove Park. The following steps were agreed with the group to produce this report:

- Initial online meeting and site visit;
- Urban design analysis;
- Preparation of design principles and guidelines to be used to assess potential developments;
- Draft report with design guidelines; and
- Final report.

1.4. Area of Study

Hove Park Ward is located north of Hove station and north-west of Brighton. The area is delimited by: Dyke Avenue to the north; King George VI Avenue (A2038) to the west and Old Shoreham Road (A270) to the south. The railway line runs in parallel with the south and east boundaries of the Neighbourhood Plan providing a good level of connectivity.

The area has a varied topography, which will be described in more detail in the next chapter, offering great views to the sea, woodland and interesting perspectives on house façades and streets. There is a wide variety of typology ranging from detached, semi-detached, terraced and bungalows. Flats can also be found around the area, some of which blend nicely into the surrounding context.

There are three conservation areas within the Hove Park Neighbourhood Plan area; the Woodland Drive, Enginneerium and Togdean areas. Woodland Drive was designated in 1996 covering approximately 11.18 ha. The Engineerium was designated in 1982 covering approximately 3.60 ha, while the Togdean conservation area was designated in 1989 covering 13.60 ha. More details on the conservation areas will be presented in the next chapter.

The area contains a Catholic School & Sixth Form College, BHASVIC, Brighton Girls School, Bilingual Primary School and Hove Park Upper School. There is also retail in the area covering large plots of land. Green spaces and sport facilities can be found in the area providing a variety of options for leisure activities for all ages.

The primary roads are London Road to the east of Hove Park Ward Area and A27 to the north. The area is easily accessible from the east, Preston Park, south-east, Brighton, or south, Hove or Aldrington.

Within the last two years, two major applications[1] have been submitted concerning mix use developments in Sackville Trading Estate and Toads Hole Valley. Those areas are situated just outside the Hove Park Neighbourhood Plan Area, but will impact on it in many ways, such as traffic, movement and visual impact.

1. Toads Hole Valley application can be found here: https://planningapps.brighton-hove.gov.uk/online-applications/simpleSearchResults.do?action=firstPage
Sackville Trading Estate application can be found here: https://planningapps.brighton-hove.gov.uk/online-applications/applicationDetails.do?keyVal=Q1OISADM0PA00&activeTab=summary

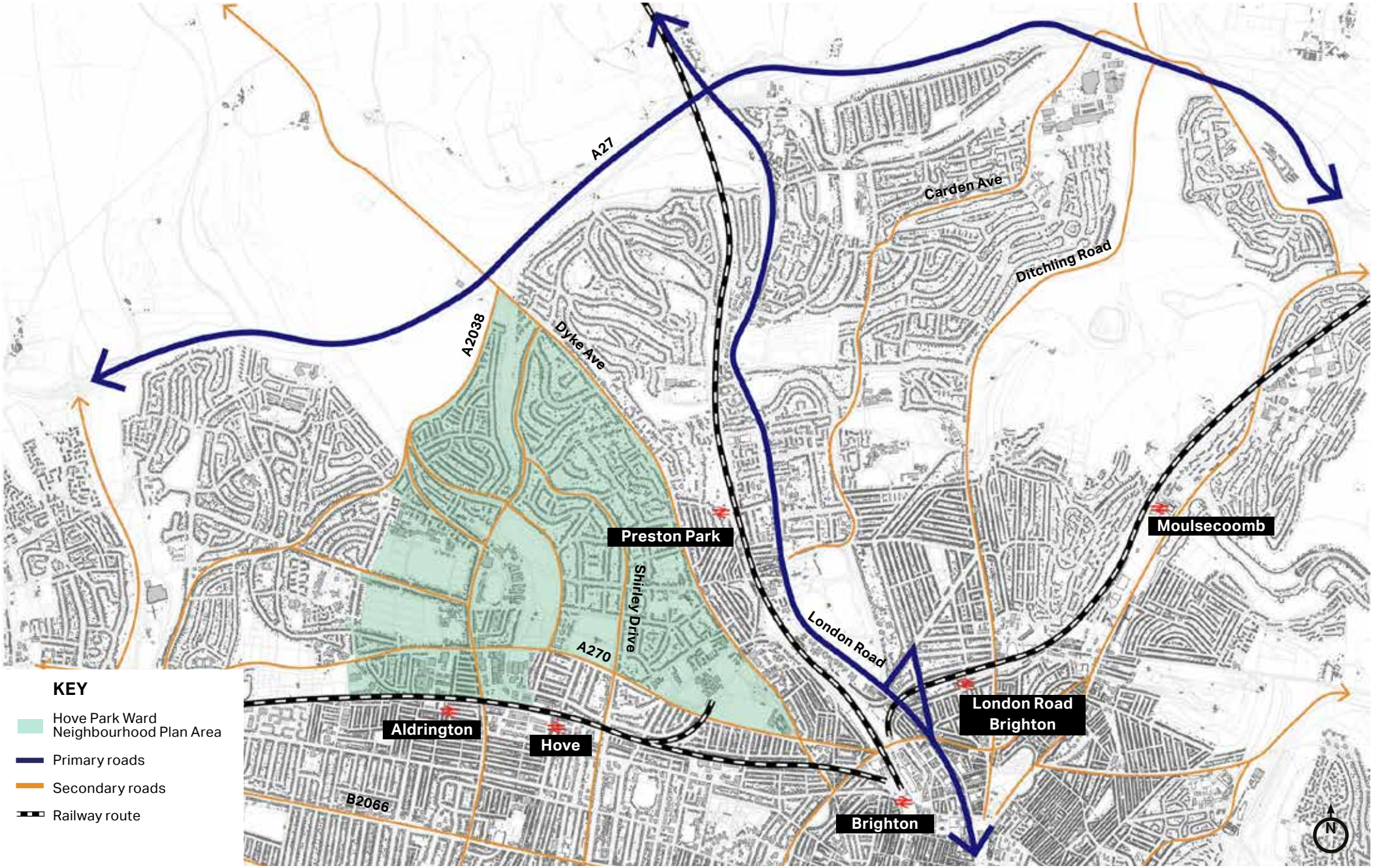

Figure 1: Hove Park Neighbourhood Plan Area.

Local Character Analysis

02

2. Local Character Analysis

This section outlines the broad physical, historic and contextual characteristics of the Hove Park area. It analyses the street layout, the architectural style of the buildings, cycle and pedestrian movement and parking arrangements in the area. The images in this section have been used to give examples of the character of Hove Park area.

2.1. Settlement pattern and urban form

Hove Park Ward has a unique topography that, to a large extent, defines its character and identity. The hilly landscape offers sea views even at the northern point of the area and the height differences also create interesting views from the houses to the parks and the roads. In particular, the houses along Goldstone Crescent have great views to Hove Park due to the differences in levels.

The urban form is also defined by the development blocks. Those can vary in shape and size according to the configuration of the layout, topography and existing landscape features. In this case, the majority of development blocks have the structure of irregular perimeter blocks. Those provide clarity between the fronts and backs of the buildings, between public and private spaces, and enable continuous overlooking of the street. They can also be very efficient in terms of development density.

Another unique characteristic of the area is the closes, as seen in fig,2. Those can also create a feeling of enclosure and a variety in the structure of development blocks.

Figure 2: Closes should be preserved and defined as one of the characteristics of the settlement pattern in the area, Meadow Close.

Figure 3: Perimeter development blocks are prevalent in the area and should be preserved.

Figure 4: The area is relatively hilly and this topography creates interesting perspectives on buildings, roads and open spaces.

Figure 5: Movement networks and green spaces.

2.2. Green and open spaces

There is an abundance of green and open spaces within Hove Park area and around. Those include public parks, open green spaces, squares, allotments and large street trees.

Many facilities are offered in the public parks ranging from tennis courts, football courts, lido and cafés attracting all ages. Located at the centre and south of the area, they are easily accessible via train, bus, walking or cycling. The allotments cover large plots in the area situated north of Nevill Avenue and west of Nevill Road.

Large street trees can be found along the roads creating a pleasant environment for walking. Those, in combination with the sea views and large front gardens offer a feeling of openness in the area.

Figure 6: Large street trees along the public realm create a pleasant environment for walking.

Figure 7: Hove Park from Goldstone Cres.

Figure 8: Allotment plots located along Nevill Road and Nevill Avenue.

Figure 9: Map showing the green and open spaces in Hove Park Ward area.

2.3. Housing

2.3.1. Conservation areas

As mentioned above, there are three conservation areas (CAs): Woodland Drive, Tongdean and the Enginnerium[1].

Woodland Drive CA includes a wide curving road with generously sized front and rear gardens. The architectural style of the buildings includes detached houses with pitched roofs, timbered gables, Mock Tudor detailing and well maintained boundary treatments. Most buildings have roofs covered in clay tiles and most have one or two gables to the street at first floor level, covered in the typical half-timbering favoured at the time of building. The buildings are typically black and white with plum brickwork and roofs, and black-painted metal casement windows with leaded lights.

The Togdean area also includes large houses with extensive greenery. The boundary walls are imposing and vary in style and materials, while mature street trees create pleasant pedestrian paths.

The Enginnerium area demonstrates the industrial heritage with polychromatic brickwork of the large listed Victorian industrial buildings. It is surrounded by a high pebble and brick wall, while the tall chimney stack and the two boiler houses are a local landmark.

1. Reference link can be found here: https://www.brighton-hove.gov.uk/content/planning/heritage/conservation-areas

2.3.2. Typology

The map opposite shows that the most frequent typologies include: detached, semi-detached and terraced houses as well as bungalows and apartments.

Detached houses are found predominately at the east side of the Hove Park Ward area whilst at the west side there is a variety of semi-detached houses, bungalows and terraced houses. Apartments are found in the corner of Goldstone Cres and Old Shoreham Road as well as along Orchard Road, Nevill Road and Hangleton Road.

Figure 10: Example of semi-detached houses in Hove Park Ward area.

Figure 11: Detached houses along the Woodland Drive sharing the same architectural style creating consistency.

Figure 12: New development of apartments along Goldstone Cres and Old Shoreham Road corner that blends nicely with the surroundings.

Figure 13: Map showing the typologies in Hove Park Ward area.

2.4. Architectural details and materials

The Hove Park area is characterised by a variety of building styles covering a range of time periods. Contemporary developments are also found in the area, some of them presenting good examples of a non-intrusive architecture into the surrounding context. Roofline is shaped due to the topography of the area and allows for a variety of heights. It includes pitched roofs with clay tiles as well as chimney stacks, dormers with deep over-hanging eaves and tiled cheeks.

Boundary treatments and fencing vary in materials, heights and style and therefore, should also be included as architectural detail. Materials and types of fencing include low brick or stone walls, planting, railings with ornament details and gates, transparent or not. The front gardens are a generous size with some of them sloping in particular areas due to topography. Those treatments help to give the area visual continuity and emphasise the distinction between private grounds and public realm.

Mock Tudor detailing is characteristic along Woodland Drive creating a cohesion of the architectural form which has been well preserved. Half timbering technique is favoured with timbers arranged in a variety of ways, with square, diamond-shape, or triangular panels infilled with white painted render or red brick. Other used materials are dark plum brick, with metal casement windows.

The photos presented on the next pages summarise a portfolio of building styles, materials used on the façades, fenestration, roof styles, fencing, gates and boundary treatments.

Figure 14: Half timbering technique arranged in squares infilled with red brick.

Figure 15: Gable roof with an extension on the right side.

Figure 16: Half timbering technique arranged in squares and diamond-shape infilled with white render.

Figure 17: Facade with white render on the ground floor and clay tiles on the first floor, visible from the street due to the transparent gate.

Figure 23: Low brick wall creates clear separation with the private space and also helps with openness.

Figure 18: Chimney stacks placed on the side of the house facing the street creates an interesting visual.

Figure 19: Transparent gates help with enclosure, openness and create a good visual impact with the private spaces while separating them from the public ones.

Figure 20: Bay windows with white render create nice shadows and shapes while also bringing in some diversity in the architectural style of the buildings in the area.

Figure 21: Variety of fencing gives a diversity flavour in the neighbourhood in terms of materials and transparency.

Figure 22: Planting and flowers in the large front gardens create a good visual impact both for owners and people passing by.

2.5. Car parking

Parking is often off-street in the form of private residential parking. Most plots are large enough to provide parking in the form of front, side parking. Most off-street residential parking spaces are screened by a variety of features including low walls, soft landscaping, hedges and gates, which all soften the impact of parking on the general streetscape.

On-street parking is also found in the area where there is relevant designation on the streets. Large street trees and wide pavements create a pleasant environment which also softens the impact of on-street parking.

Figure 24: On-street parking (on the right) and parking court (on the left) along Woodland Parade manage car traffic from the retail shops.

Figure 25: On-plot parking on large front gardens where there is capacity for more than one car.

Figure 26: Driveway parallel to Goldstone Cres with on-street and off-street parking.

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Design guidelines

03

3. Design guidelines

This section sets out the guidance that will influence the design of potential new development and inform the retrofit of existing properties in Hove Park Ward. Where possible, images from the ward area are used to exemplify the design guidelines. If not possible, best practice examples from elsewhere are used.

3.1. General Design Principles

A brief reference to general design principles will be mentioned before the main part of the design guidance with reference to Hove Park Ward.

The guidelines developed in the document focus on residential environments. However, new housing development should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, considering not only the immediate neighbouring buildings but also the townscape and landscape of the wider locality.

The local pattern of streets and spaces, building traditions, materials and natural environment should all help to determine the character and identity of a development recognising that new building technologies are capable of delivering acceptable built forms and may sometimes be more efficient. It is important with any proposal that full account is taken of the local context and that the new design embodies the 'sense of place' and also meets the aspirations of people already living in that area.

As a first step, there are a number of design principles that should be present in any proposals. As **general design guidelines** new development should:

- Respect the existing settlement pattern in order to preserve the character;
- Integrate with existing paths, streets and circulation networks;
- Reinforce or enhance the established character of streets, greens and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Integrate housing tenures;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other; and
- Aim for innovative design and eco-friendly buildings while respecting the architectural heritage and tradition of the area.

Street grid and layout

- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

Local green spaces, views and character

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Has the proposal been considered within its wider physical context?

- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal affect the character of a rural location?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how will this be used by the new owners and how will it be managed?

Gateway and access features

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?

Buildings layout and grouping

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

Building line and boundary treatment

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

Building heights and roofline

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?

Household extensions

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extension, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?

Building materials and surface treatment

- What is the distinctive material in the area, if any?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?

- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?

Car parking solutions

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?

Architectural details and contemporary design

- If the proposal is within a conservation area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?

3.2. Hove Park Ward design principles

There are a set of design principles, guidelines and codes that are specific to Hove Park Ward. These are based on:

- The analysis of village character presented in chapter 2; and
- Discussion with members of the Neighbourhood Plan Steering Group.

They are presented in this section under the following headings:

- Development patterns and open space principles;
- Access and movement;
- Built form;
- Boundary treatments; and
- Eco-design, including SuDs.

3.2.1. Development patterns and open space principles

The Hove Park Ward area owns its character to the topography, the patterns of the development blocks and layout of its buildings. New developments should respect the particular building and open space patterns in order to contribute positively to their character:

- Any new development should be carefully sited taking into account the topography of the area. New buildings should respect the hilly landscape and avoid obstructing the views to green areas and to the sea;
- Infill development in the back gardens of houses can be appropriate in some circumstances but particular attention should be paid to safe access, clear boundary lines, privacy and the potential loss of green space;
- New developments must demonstrate an understanding of the scale, building orientation, enclosure, and facade rhythm of the surrounding built environment to respect its character;
- New properties should vary in types based on the existing typologies found in the area. The use of a repeating type of dwelling along the entirety of the street should be avoided to create variety and interest in the streetscape; and
- Boundaries such as walls or hedgerows, whichever is appropriate to the street, should enclose and define each street along the back edge of the pavement, adhering to a clear building line.

Figure 27: Variety in building orientations and heights gives an interesting visual impact.

Figure 28: Contemporary design can fit within its surroundings when materials and massing is consistent with the character of the area.

Figure 29: Variation on roof heights create an interesting visual impact on the hilly landscape.

Figure 30: Materials in new development should be carefully selected in order to blend with the surroundings.

3.2.2. Access and movement

Improving pedestrian and cycle connectivity

The topography in Hove Park Ward Neighbourhood Area creates challenges for pedestrians and cycles. However, there are already some cycle routes in the area and there are cyclists to be seen around. New developments should aim to improve the existing conditions:

- Good quality public realm can help create a pleasant environment and encourage walking. In some areas, the public realm is fragmented and therefore, interrupts the continuous walking and creates confusion. Public realm should provide a clear walking path with materials to enhance continuity and boundary treatments that clearly separate public from private space;
- Signage and wayfinding systems should be implemented around the area to help with navigation and highlight places of interest like parks, retail market, local centre, stations. In this way, people will have a better idea about their location in terms of those destinations which could eventually encourage more people into cycling and walking. Footpaths and cycle routes could also be highlighted to make people more aware of their existence;
- Large mature trees is a characteristic of some roads in the area. Those create a pleasant public realm which in combination with the great sea views offer a great opportunity for walking and cycling. Therefore, any new development should also support having large trees along the pedestrian paths to keep this green continuity. In addition, boundary treatments should be of high quality enhancing planting, hedges and transparent gates;
- On high-traffic and/or high-speed roads, cyclists must be kept away from moving traffic and parked vehicles as much as possible through the use of traffic calming, physical separation, road marking and signage. On streets with less traffic and speed limits no higher than 20 miph, the road can be shared between different modes; and
- Build outs could also be used not only as a traffic calming measure but also to create a feeling of spaciousness when walking along the pedestrian road. Kerb extensions can also be decorated with appropriate planting and street furniture without emending visibility.

Figure 31: Prioritising pedestrians (Source: http://www.vangoghwalk.org/2013/04/)

Figure 32: Lack of physical separation Dyke Road Avenue may be daunting for inexperienced cyclists.

Figure 33: Traffic calming measures taken in Bloomingdale,US to create a safe and pleasant environment. Link: https://ggwash.org/view/74076/curb-extensions-are-finally-coming-to-bloomingdale

Junctions and pedestrian crossings

- Crossing points that are safe, convenient, and accessible for pedestrians of all abilities must be placed at frequent intervals on pedestrian desire lines and at key nodes;
- Junctions must enable good visibility between vehicles and pedestrians. For this purpose, street furniture, planting, and parked cars must be kept away from visibility splays to avoid obstructing sight lines - see table and diagram opposite. Junctions and crossing points may also be surfaced with distinct materials, colours, or textures as additional cues for drivers to use caution;

1. **Shared carriageway (neighbourhood traffic). Traffic calming measures may be introduced at key locations.**
2. **Footway.**
3. **Residential frontage with boundary hedges and front gardens.**

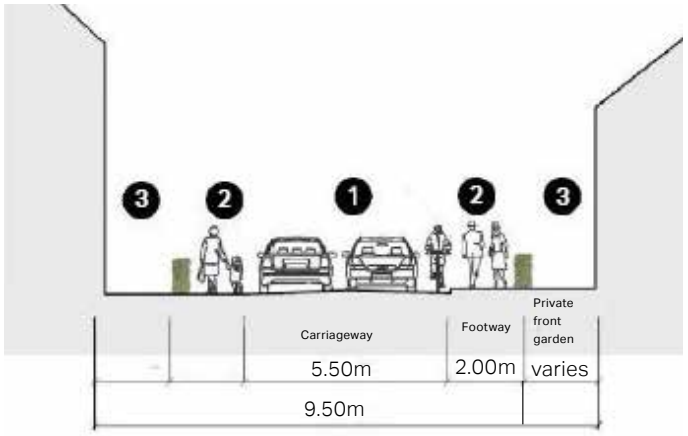


Figure 34: Section showing indicative dimensions for residential streets.

- As most collisions happen at junctions, they must be designed to prioritise safety over speed or capacity. Junctions should be designed with sharper corners to prevent vehicles from turning at high speed. Traffic signals, where required, must be timed to enable the elderly, children, and disabled to cross safely;
- Existing roads that border new developments must be retrofitted with additional crossings and safer junctions where required in order to increase accessibility and safety;
- Traffic calming measures should be introduced at crossing points to increase safety and discourage speeding. Along major streets, for example, kerb build outs can be used to reduce pedestrian crossing distances. At junctions with minor roads, the carriageway surface can be raised across a pedestrian crossing to prioritise pedestrian movements;
- Along low-traffic lanes and residential streets, crossing points can be more informal. For example, pedestrians may cross at any section of a street whose surface is shared between different users;
- To assist visually impaired pedestrians and guide dogs, tactile paving must be appropriately placed at crossing points;

Figure 35: Example of a raised crossing across a new main road in Cambridge, with contrasting paving materials and space for low-level planting and street furniture. Note: the materials and architectural styles in this photo are indicative only; new streets and buildings in the Parish must use the materials that are appropriate to its context.

3.2.3. Built form

Housing mix

A variety of houses can be found in Hove Park Ward ranging from detached houses, semi-detached, terraced, bungalows and flats. It is important that newly developed areas keep providing a mixture of housing to allow for a variety of options and bring balance to the population profile. A mixed community is important for cohesion.

Figure 36: Scale of the new development should respect the surroundings and this is evident from the roofline that is created.

Figure 37: Existing built form respects the surroundings, the existing woodland, leaving also a generous space for well-maintained front gardens and a wide public realm which hosts large street trees.

Building modification, extensions and plot infills

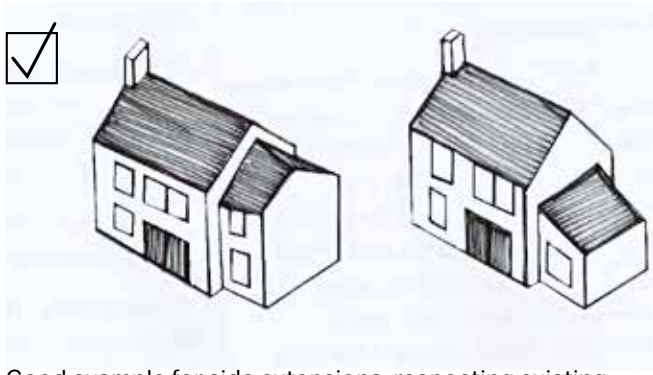
Extensions to dwellings can have a significant impact not only on the character and appearance of the building, but also on the street scene within which it sits. A well-designed extension can enhance the appearance of its street, whereas an unsympathetic extension can have a harmful impact, create problems for neighbouring residents and affect the overall character of the area.

The Planning Portal[1] contains more detailed information on building modifications and extensions, setting out what is usually permitted without planning permission (permitted development) as well as what requires planning permission.

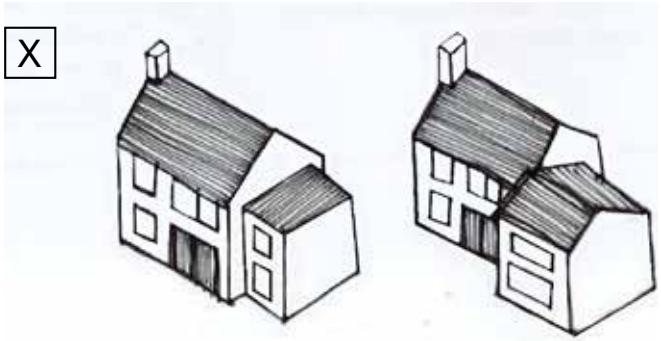
Some general principles of building modifications and extensions can be found below:

- Extensions must be appropriate to the scale, massing and design of the main building, and should complement the streetscape;
- Alterations and extensions of historic buildings within a conservation area should preserve and where possible enhance the character of the conservation area;
- Extensions are more likely to be successful if they do not exceed the height of the original or adjacent buildings. Two-storey extensions, where appropriate, should be constructed with a pitch sympathetic to that of the existing roof;
- The design, materials and architectural detailing of extensions should be high-quality and respond to the host building and the local character of the Neighbourhood Plan area; and
- The impact on the space around the building should avoid overlooking, overshadowing, or overbearing.

Figure 38: Extensions on the roofs to add dormers is common in the area. However, they should always be appropriate to the scale, massing and design of the main. This has not been achieved in this example.



Good example for side extensions, respecting existing building scale, massing and building line.



Both extensions present a negative approach when considering how it fits to the existing building. Major issues regarding roofline and building line.

[1] Planning Portal. https://www.planningportal.co.uk/info/200234/home_improvement_projects

Design treatment in case of loft conversion:

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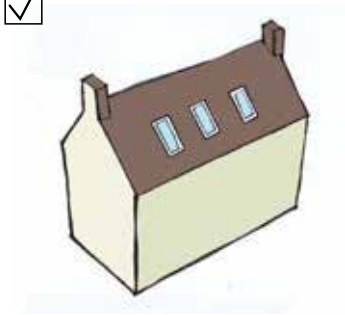

Loft conversion incorporating skylights.

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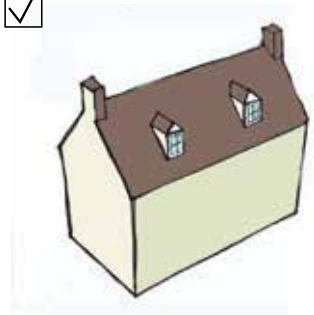

Loft conversion incorporating gabled dormers.

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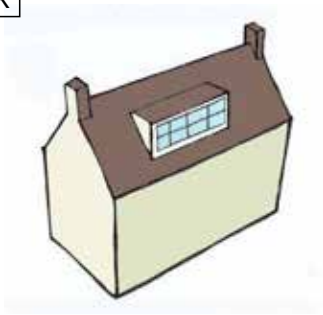
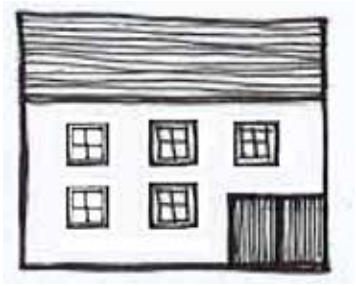


Loft conversion incorporating a long shed dormer which is out of scale with the original building.

☑



Original roofline of an existing building.

☑

Loft conversion incorporating gabled dormers.

☒

Loft conversion incorporating gabled dormers which are out of scale and do not consider existing window rhythm nor frequency.

Scale, density and massing

- Building form, proportions, roofscape and overall appearance should be considerate towards the character of Hove Park Ward area and any new addition should positively contribute to this character. Local buildings should be used as exemplars for new developments;
- Contemporary interpretations of local forms should be encouraged. Particularly, design elements and details such as implementing more natural light, promoting the use of local building materials, integrating low energy consumption techniques, or addition more articulation to building elevations should be promoted regardless of location;
- Building should be sympathetic in scale to the context and should not normally exceed two and half storeys. New development blocks should generally consist of generous front gardens and detached, semi-detached houses and bungalows; and
- Subtle variation in height is encouraged to add visual interest, such as altering eaves and ridge heights. The bulk and pitch of roofs, however, must remain sympathetic to the local vernacular. Another way to achieve visual interest could be by varying frontage widths and plan forms. The application of a uniform building type throughout a development must be avoided.

Figure 39: Contemporary interpretations of local forms are encouraged with attention on the design details and promotion of eco-design solutions.

Figure 40: Local buildings should be used as exemplars for the new developments in terms of building form, proportions, roofscape and overall appearance.

The diagram below applies relevant site and building layout principles to a small hypothetical site in the neighbourhood plan area.

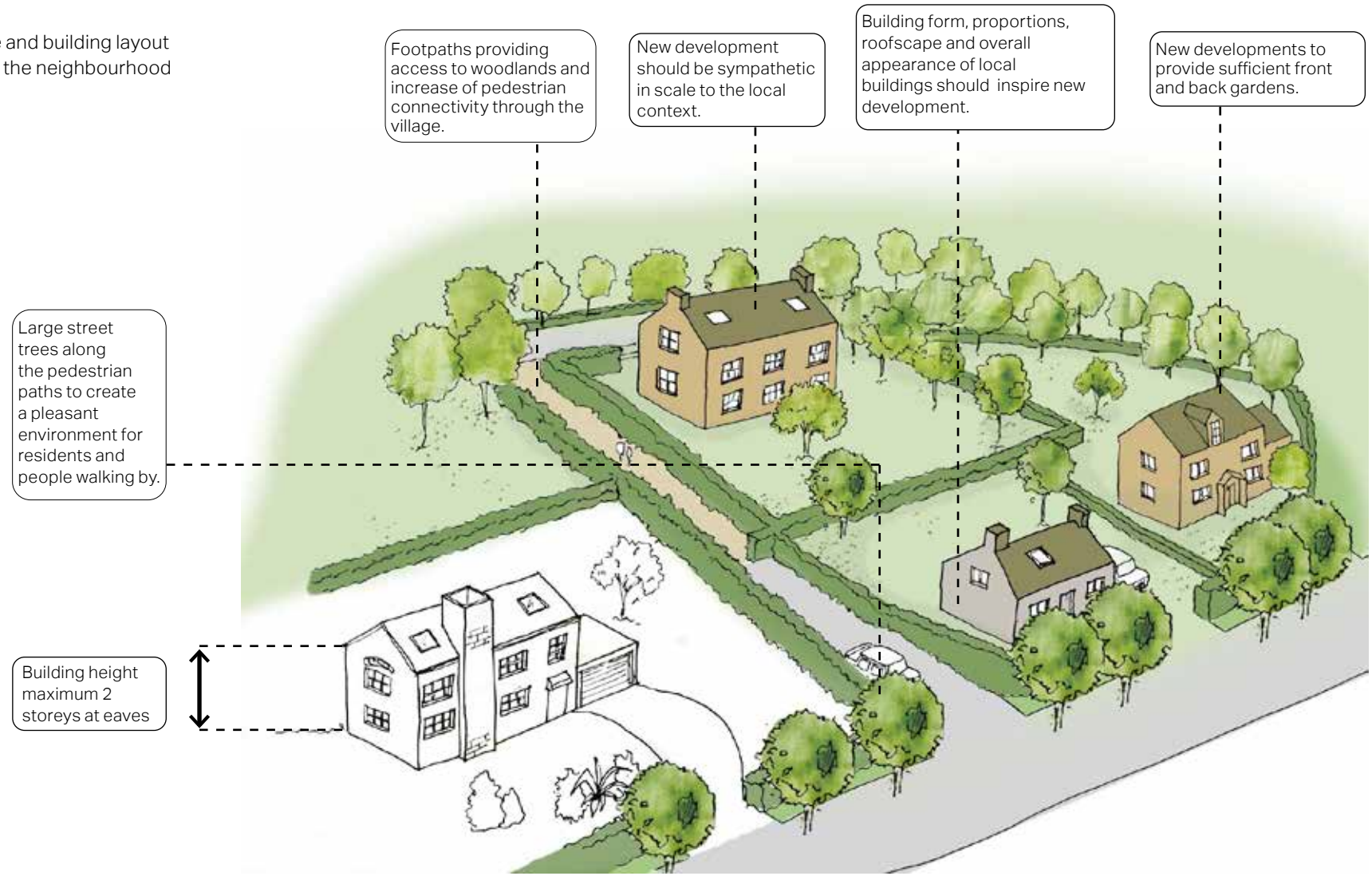


Figure 41: Illustrative plan for a small hypothetical development highlighting many of the elements of the Hove Park Ward design guidelines where they relate to the pattern, layout and massing of buildings.

Fenestration

- Fenestration on public/private spaces increase the natural surveillance and enhances the attractiveness of the place. Long stretches of blank (windowless) walls should be avoided. Overall, considerations for natural surveillance, interaction, and privacy must all be addressed carefully;
- The number and size of the windows should be proportionate to each elevation. Because sunlight has an important effect on the circadian rhythm, windows must be of sufficient size and number for abundant natural light;
- Site layout and building massing should ensure access to sunshine and avoid overshadowing neighbouring buildings and gardens. New developments should also maximise opportunities for long-distance views;
- A restrained palette of window styles and shapes must be used across a given façade to avoid visual clutter and dissonance. Within a cluster of buildings, however, diversity in fenestration can add visual interest and avoid monotonous repetitions; and
- Necessary window repair or replacement must be sympathetic to the host building and local vernacular, especially within or in proximity to conservation areas. Fenestration must reflect an understanding of locally distinctive features such as window rhythm, scale, proportions, materials, ornamentation, and articulation. This should however not result in low-quality pastiche replica.

Figure 42: Casement windows is a characteristic of the houses within the conservation area and gives the impression of a cohesion in the architectural style.

Figure 43: Use of modern materials on windows is encouraged as long as the quality is high and the style is sympathetic to its surroundings. Particular care should be taken in conservation areas.

Figure 44: Bow windows increase natural surveillance and sunlight inside homes.

Figure 45: Bay windows with patterns create an interesting sun reflection within the homes and a positive visual impact from the outside.

Boundary treatments

- The use of well-defined building lines and setbacks contribute to the overall character of the area and a sense of enclosure on the streets and public spaces. To respect the existing context, both the building and the boundary feature should be consistent with neighbouring properties while enabling enough variations for visual interest;
- Existing hedges, hedgerow trees and walls should wherever appropriate be retained to contribute to the feeling of enclosure. Additional or replacement hedges and trees should be planted to ensure the continuity of existing hedges and rejuvenate the tree canopy to provide continuity of hedge and hedgerow tree cover; and
- Locally distinctive landscape features and planting, such as brick boundary walls, gates and hedges of native species should be used in new development to define boundaries. There are many types of fencing and gates found in the area ranging from brick walls with ornaments to metal fences with timber. Non transparent gates that offer no visual interest should be avoided.

Figure 46: Transparent gates provide a clear separation between private and public space and a good visibility.

Figure 47: Well-maintained hedges enhance the green coverage in the area and create a good visual match with the existing woodland and trees.

Figure 48: Hedges and trees as part of the boundary treatment break the 'hard' fencing created by long continuous stone and brick walls.

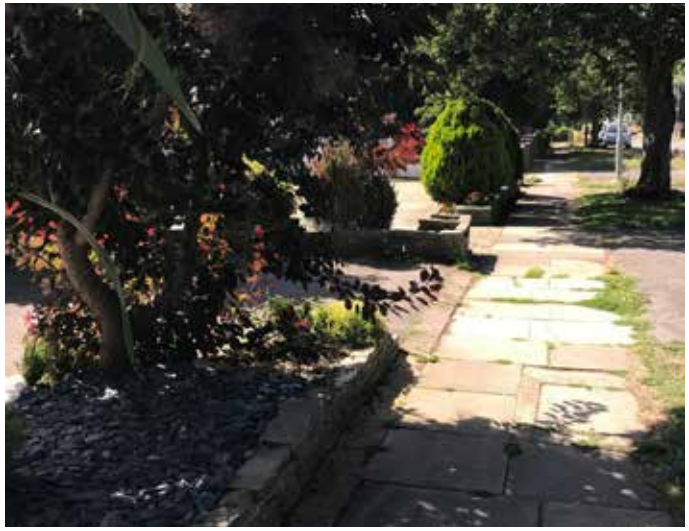


Figure 49: Planting a low brick and stone walls enhance openness in the area and create a pleasant environment for pedestrians.

3.2.4. Eco-design, including SuDS

Principles

Energy efficient or eco-design combines energy efficient construction, appliances, and lighting with commercially available renewable energy systems, such as solar water heating and solar electricity.

Starting from the design stage there are strategies that can be incorporated towards passive solar heating, cooling, and energy efficient landscaping which are determined by local climate and site conditions.

The purpose of these interventions is to reduce the overall home energy use as cost effectively as the circumstances permit. In addition, eco-design is not an architectural style in itself, but a set of principles that can be applied to a wide range of architectural styles to suit the local context and character of the village.

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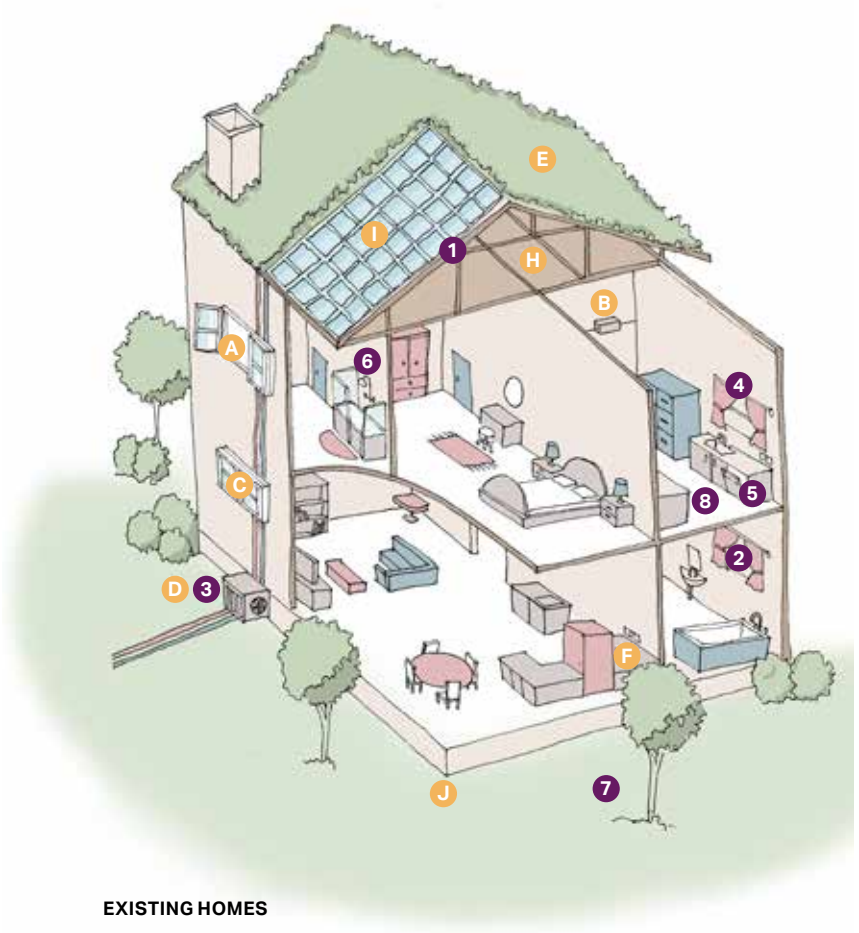

Figure 50: Diagram showing low-carbon homes in both existing and new build conditions

Solar Roof Panels

Solar panels over a rooftop can have a positive environmental impact, however their design and installation should be done carefully considering potential implications within conservations areas. Preserving the character of the village should be a priority.

Some solutions of sensitive implementation of solar roof panels are suggested as follows:

On new builds:

- Design solar panel features from the start, forming part of the design concept. Some attractive options are solar shingles and photovoltaic slates; and
- Use the solar panels as a material in their own right.

On retrofits:

- Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels;
- Consider introducing other tile or slate colours to create a composition with the solar panel materials;
- Conversely, aim to introduce contrast and boldness with proportion. There has been increased interest in black panels due to their more attractive appearance. Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels;
- Careful consideration of the location of solar panels on buildings within the conservation areas. It might be appropriate to introduce solar panels to areas of the building that are more concealed in order to preserve the character and appearance of the conservation area; and
- Solar panels can be added to listed buildings, but they need to be carefully sited and consent will be required.

Figure 51: Integration of solar panels on the south-facing pane of the roof.

Figure 52: Use of shingle-like solar panels on a slate roof, with the design and colour of the solar panels matching those of the slate tiles.

SuDs

The term SuDS stands for Sustainable Drainage Systems. It covers a range of approaches to managing surface water in a more sustainable way to reduce flood risk and improve water quality whilst improving amenity benefits.

SuDS work by reducing the amount and rate at which surface water reaches a waterway or combined sewer system. Usually, the most sustainable option is collecting this water for reuse, for example in a water butt or rainwater harvesting system, as this has the added benefit of reducing pressure on important water sources.

Where reuse is not possible there are two alternative approaches using SuDS:

- Infiltration, which allows water to percolate into the ground and eventually restore groundwater; and
- Attenuation and controlled release, which holds back the water and slowly releases it into the sewer network. Although the overall volume entering the sewer system is the same, the peak flow is reduced. This reduces the risk of sewers overflowing. Attenuation and controlled release options are suitable when either infiltration is not possible (for example where the water table is high or soils are clay) or where infiltration could be polluting (such as on contaminated sites).

The most effective type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination. A number of overarching principles can however be applied:

- Manage surface water as close to where it originates as possible;
- Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down so that it does not overwhelm water courses or the sewer network;
- Improve water quality by filtering pollutants to help avoid environmental contamination;
- Form a 'SuDS train' of two or three different surface water management approaches;
- Integrate into development and improve amenity through early consideration in the development process and good design practices;
- SuDS are often as important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream;
- Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area;
- Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water; and
- SuDS must be designed sensitively to augment the landscape and provide biodiversity and amenity benefits.

Figure 53: Examples of SuDS designed as a public amenity and fully integrated into the design of the public realm in Stockholm, Sweden.

Storage and Slow release

Rainwater harvesting refers to the systems capturing and storing rainwater as well as those enabling the reuse in-situ of grey water. Simple storage solutions, such as water butts, can help provide significant attenuation. To be able to continue to provide benefits, there has to be some headroom within the storage solution. If water is not reused, a slow release valve allows water from the storage to trickle out, recreating capacity for future rainfall events. New digital technologies that predict rainfall events can enable stored water to be released when the sewer has greatest capacity to accept it.

These systems involve pipes and storage devices that could be unsightly if added without an integral vision for design. Therefore, some design recommendation would be to:

- Conceal tanks by cladding them in complimentary materials;
- Use attractive materials or finishing for pipes;
- Combine landscape/planters with water capture systems;
- Underground tanks; and
- Utilise water bodies for storage.

Figure 54: Examples of water butts used for rainwater harvesting.

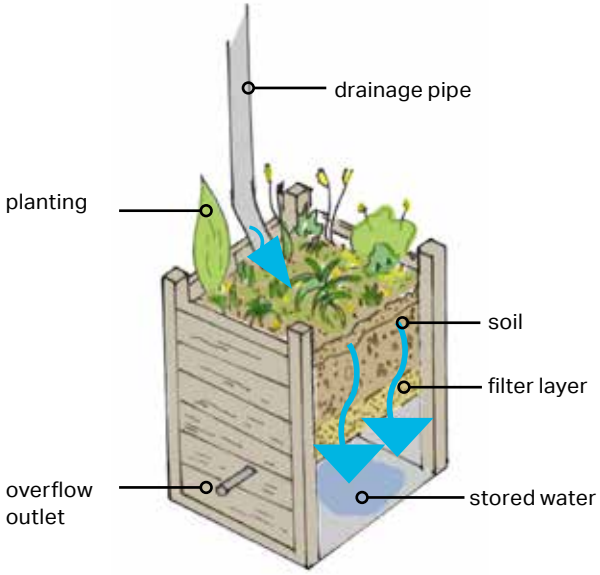

Figure 55: Diagram illustrating the functioning of a stormwater planter.

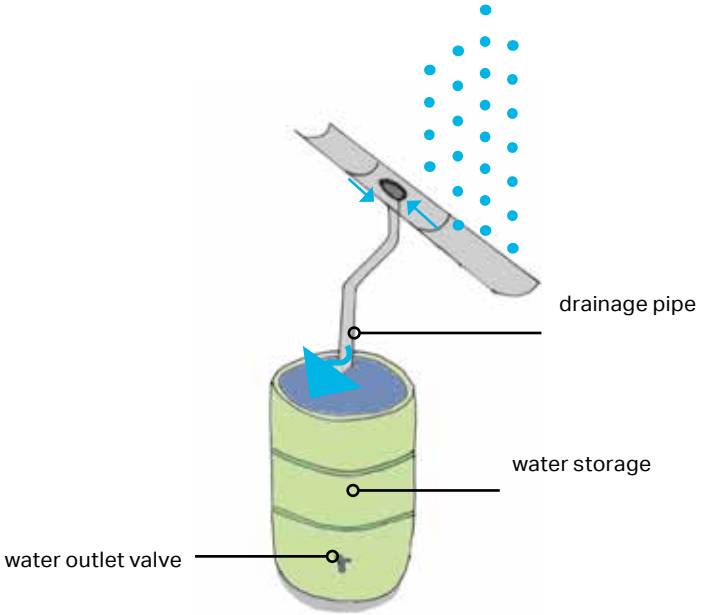

Figure 56: Diagram illustrating the functioning of a water butt.

Permeable paving

Permeable paving can be used where appropriate on footpaths, public squares, and private access roads and private areas within the individual development boundaries. In addition, permeable pavement must also:

- Respect the material palette;
- Help to frame the building;
- Create an arrival statement;
- Be in harmony with the landscape treatment of the property; and
- Help define the property boundary.

Regulations, standards, and guidelines relevant to permeable paving and sustainable drainage are listed below:

- Flood and Water Management Act 2010, Schedule 3[1];
- The Building Regulations Part H – Drainage and Waste Disposal[2];
- Town and Country Planning (General Permitted Development) (England) Order 2015[3];
- Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems[4];
- The SuDS Manual (C753)[5];
- BS 8582:2013 Code of practice for surface water management for development sites[6];
- BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers[7]; and
- Guidance on the Permeable Surfacing of Front Gardens[8].

1. Great Britain (2010). *Flood and Water Management Act, Schedule 3.* Available at: http://www.legislation.gov.uk/ukpga/2010/29/schedule/3
2. Great Britain (2010). *The Building Regulations Part H – Drainage and Waste Disposal.* Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/442889/BR_PDF_AD_H_2015.pdf
3. Great Britain (2015). *Town and Country Planning (General Permitted Development) (England) Order 2015.* Available at: http://www.legislation.gov.uk/uksi/2015/596/pdfs/uksi_20150596_en.pdf
4. Great Britain. Department for Environment, Food and Rural Affairs (2015). *Sustainable drainage systems – non-statutory technical standards for sustainable drainage systems.* Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf
5. CIRIA (2015). *The SuDS Manual (C753).*
6. British Standards Institution (2013). *BS 8582:2013 Code of practice for surface water management for development sites.* Available at: https://shop.bsigroup.com/ProductDetail/?pid=000000000030253266
7. British Standards Institution (2009). *BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers.* Available at: https://shop.bsigroup.com/ProductDetail/?pid=000000000030159352
8. Great Britain. Ministry of Housing, Communities & Local Government (2008). *Guidance on the Permeable Surfacing of Front Gardens.* Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

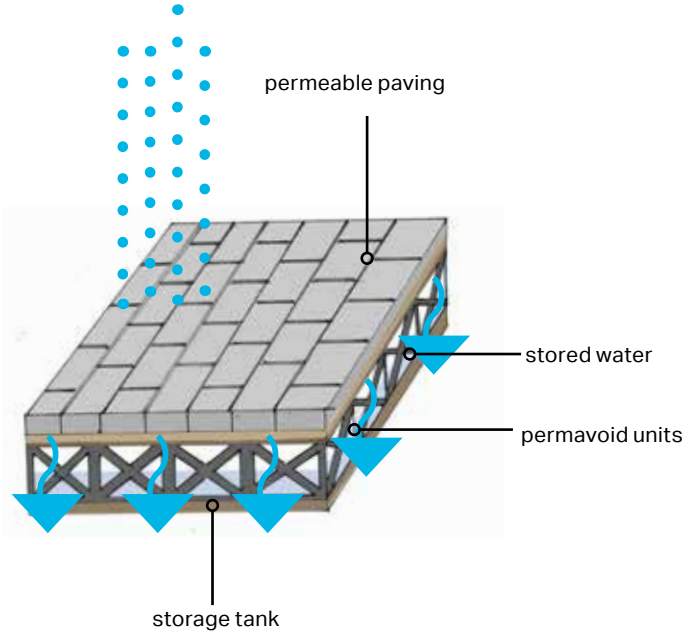

Figure 57: Diagram illustrating the functioning of a soak away

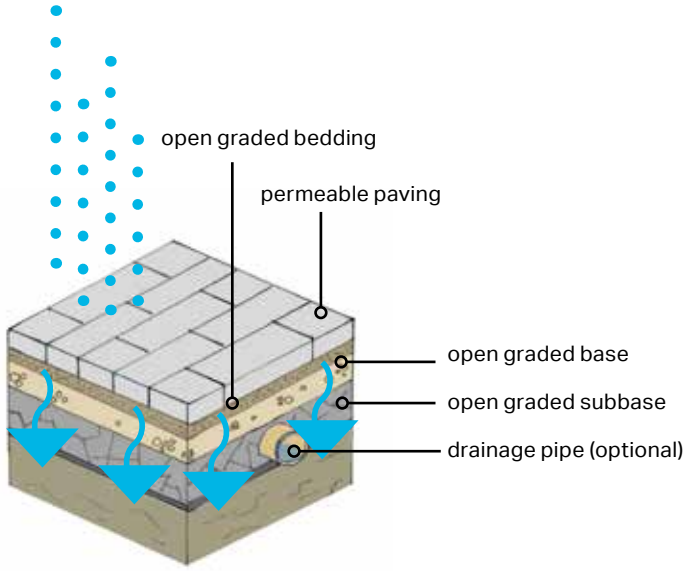

Figure 58: Diagram illustrating the functioning of a soak away

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Delivery

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4. Delivery

The Design Guidelines will be a valuable tool in securing context-driven, high-quality development in Hove Park Ward. They will be used in different ways by different actors in the planning and development process, as summarised in the table.

Actors	How They Will Use the Design Guidelines
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Neighbourhood Forum	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

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Contact
Ben Castell
Technical Director
T: +44 (0)20 7798 5137
E: ben.castell@aecom.com

aecom.com