

DUDENEY LODGE & NETTLETON COURT, HOLLINGDEAN

IDEAS PRESENTATION - YOUR PLACE, YOUR FUTURE

7567-ECE-DO-01 REV B

APRIL 2025



DUDENEY LODGE AND NETTLETON COURT

EAST SIDE NETTLETON COURT



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Brighton and Hove Council

New Homes For Neighborhoods

At Brighton Council, we are committed to delivering high-quality, sustainable new homes that enhance our neighbourhoods and meet the evolving needs of our communities. Through the New Homes for Neighbourhoods programme, we are transforming underutilised sites into well-designed, energy-efficient housing that contributes positively to the local area. Our approach prioritises thoughtful place-making, strong community connections, and long-term sustainability, ensuring that each development not only provides much-needed homes but also enriches the wider environment.

By working collaboratively with architects, planners, and local stakeholders, we aim to create places where people want to live—balancing design excellence with affordability, accessibility, and environmental responsibility. These vision documents outline our aspirations for the future, setting a clear framework for how we intend to shape thriving, inclusive communities across our city.

ECE Architecture

ECE is a 115 strong Architect and Town Planning AJ100 practice with studios in London, Sussex, and Bristol, specialising in Residential, Education, Commercial, Civic & Healthcare sectors.

Our expertise and enthusiasm is applied in partnership with our clients to provide innovative and sustainable solutions to all stages of the development process.

We aspire to the highest quality of design and service to our clients and the wider communities in which our projects are delivered.

We are proud to have won several awards for our buildings including RIBA Awards, Civic Trust Awards, an Iconic Award and a range of Regional Design Awards.

Design Team / Consultants

Ridge and Partners LLP -
Multidisciplinary Consultant (Access and Transport, Utilities, Environmental, Topographical).

B&M
Quantity Surveying

Savills
Valuation and Surveying

Project Centre
Highways

Anderson Acoustics
Air Quality

Lizard Landscape Design & Ecology
Landscape, Ecology, BNG

Archaeological Services Ltd
Archaeology

Anstey Horne
Daylight / Sunlight

Nova Acoustics
Noise

1.0 INTRODUCTION

1.1. Summary

This Ideas Presentation has been prepared on behalf of Brighton Council Regeneration Team, the landowner, to outline the vision and objectives for the development plans of Dudeney Lodge and Nettleton Court, Hollingdean. The Site is a strategically important development proposal in the centre of Brighton.

The primary goals of this Ideas Presentation are as follows:

- 01 Present a comprehensive vision setting out key objectives and placemaking principles.**
- 02 Provide a summary of the Site and its local context analysis conducted to date.**
- 03 Development potential of the Site within the context of current Planning Policy.**
- 04 Introduce an initial concept proposal for the Site and illustrate how it has been influenced by the vision and site assessment.**
- 05 Discuss the next steps in fulfilling the vision for the Site.**
- 06 This document outlines the new site proposal, which includes completely removing the existing building following feedback from the structural engineer.**

THE IDEA

1.2. The Idea

The Idea for the Site at Dudeney Lodge and Nettleton Court, Hollingdean is structured into three parts; A Clear Idea, Key Objectives and Placemaking Principles; they are not meant to be exhaustive or exclusive, but rather a guide to offering a thriving, sustainable new community for Hollingdean :

- Connectivity to the local community prioritising the enhancement the perforate nature of the site. Creating pockets of amenity and landscaping.
- Designing an attractive and high-quality environment which incorporates green spaces, trees, street furniture and street lighting. Avoiding large swathes of car parking, bin storage and unattractive tarmacked areas.
- Incorporating new and enhancing existing amenity facilities and functional spaces to allow people to socialise freely and safely. Consider safety and accessibility of new pedestrian routes and road layouts to allow all users to access local amenities including families with young children, wheelchair users and others.
- Avoid areas of undefined or underused areas of land that do not enhance the setting or provide a functional purpose
- Build in opportunities for biodiversity enhancement and surface water management such as swales and SUDS throughout the design.
- Design parking to be unobtrusive and to avoid dominance in the street scene, in this cae utilising the existing basement car parking areas. Consider opportunities to reduce the reliance upon private cars within the community.
- Maximise existing views from the new development and roof top amenity spaces, consider the positioning and height of new buildings to allow natural light and key views to remain in situ.



Key objectives for the Dudeney Lodge and Nettleton Court Site are set out below:



- 1** Stitch site of Dudeney and Nettleton, Hollingdean seamlessly with the neighbouring areas, creating a robust connection with the established environment and local communities.
- “Innovative, Sustainable, Resilient: Shaping Hollingdean’s Net-Zero Future”**
- “Nature and Design United: Creating Eco-Friendly Spaces for Hollingdean’s Residents”**



- 3** Establish a new destination and neighbourhood for Hollingdean. It will be a welcoming place for both current and prospective residents.
- “Redefining Sustainability: Net-Zero Homes, Thriving Communities”**
- “Greening Brighton: Connecting Nature, Communities, and a Sustainable Future”**



- 2** To let the rich history and distinctive character of Dudeney and Nettleton guide the vision. Embrace the past while planning for the future, ensuring appreciation for the Site’s heritage.
- “Green Homes, Strong Communities: Designed to create unique character”**
- “Character at Hollingdean’s Core: Creating Eco-Friendly Spaces for Brighton’s Future”**



- 4** To advocate a sustainable lifestyle in the heart of Brighton, fostering immediate positive transformation while safeguarding existing communities for the future.
- “Building a Greener Future: Sustainable, Energy-Efficient Homes for All”**
- “Sustainable Green Spaces: Fostering Biodiversity and Connection for All”**

2.0 SITE CONTEXT

2.1. The Site

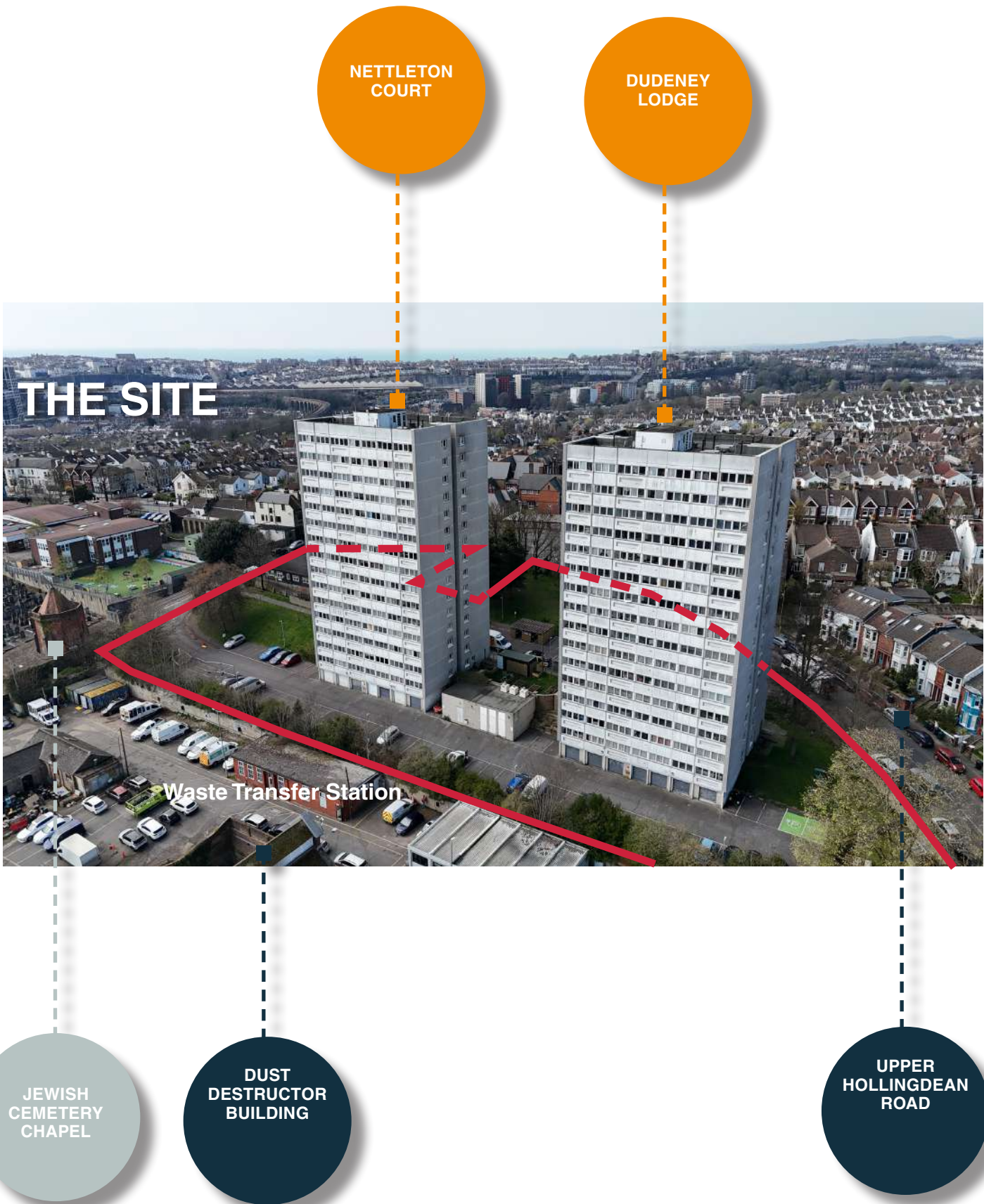
The Site is located prominently in the Hollingdean area overlooking Brighton. It is in close proximity to key transport links, local amenities, and the vibrant local centre of 5 ways a little further up the hill. It is bordered by established residential neighbourhoods and the Council Waste Transfer Depot, a mix of industrial, commercial and community spaces that contribute to the area’s dynamic character.

The site benefits from its prime location, offering excellent connectivity with strong transport links providing access to the city’s extensive public transport network, facilitating connections to surrounding areas and beyond.

This location presents an exceptional opportunity for a new residential development in a highly sustainable setting. Its close proximity to local shops, services, and employment hubs ensures a well-integrated urban lifestyle, easily accessible by foot, bicycle, and public transport.










Distances to local amenities and places of interest:

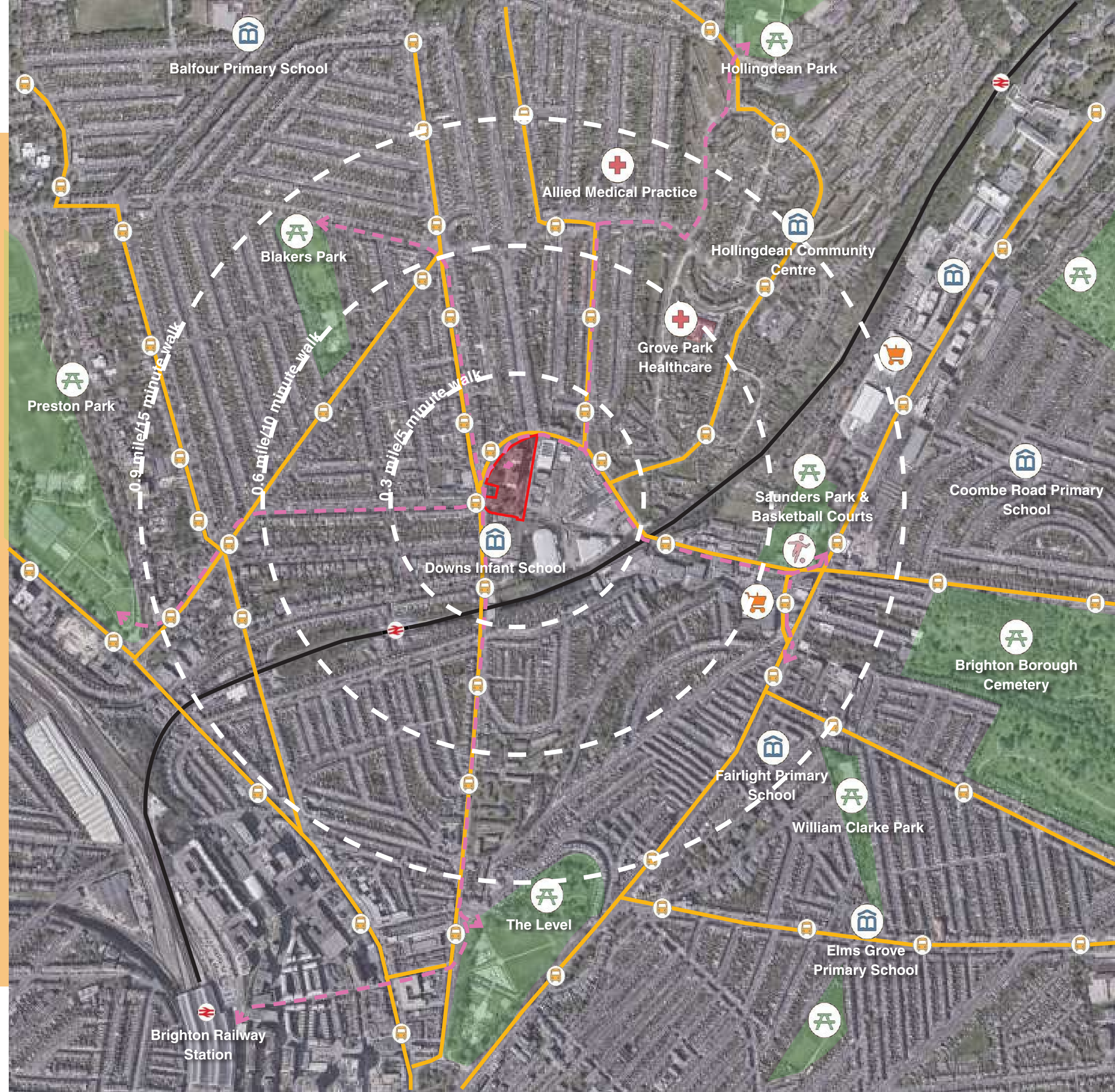
- Brighton Station (20 minute walk)
- London Rd Station (8 minute walk)
- Brighton Town Centre (20 minute walk)
- 5 Ways (10 minute walk)
- Preston Park (15 minute walk)
- Downs Infant Primary School (0.5 minute walk)
- Grove Park Medical Centre (10 miute walk)
- Sainsbury supermarket (10 minute walk)



“Hollingdean is a vibrant residential area located in the northeastern part of Brighton, known for its diverse community and strong sense of local identity. Hollingdean offers a unique blend of urban convenience and natural beauty. The area is characterised by a mix of traditional terraced houses, modern developments, and green spaces like Hollingbury Park and the nearby Wild Park Nature Reserve. It boasts a range of amenities, including local shops, cafes, schools, and community centres, making it a popular choice for families and professionals alike. Its close proximity to central Brighton and excellent transport links further enhance its appeal, while community events and initiatives reflect the area’s friendly and inclusive atmosphere..”

AMENITIES & CONNECTIVITY

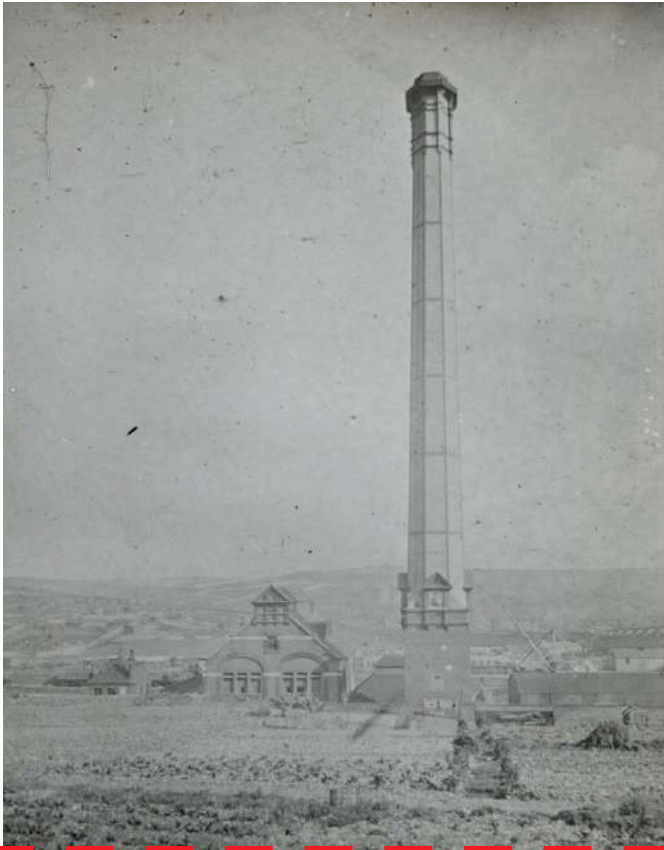
-  TRAIN STATION
-  BUS STOP
-  SPORTS / LEISURE
-  RECREATION / GREEN SPACE
-  EDUCATIONAL
-  RETAIL
-  PLACES OF INTEREST
-  RESTAURANTS
-  HOSPITAL / HEALTHCARE



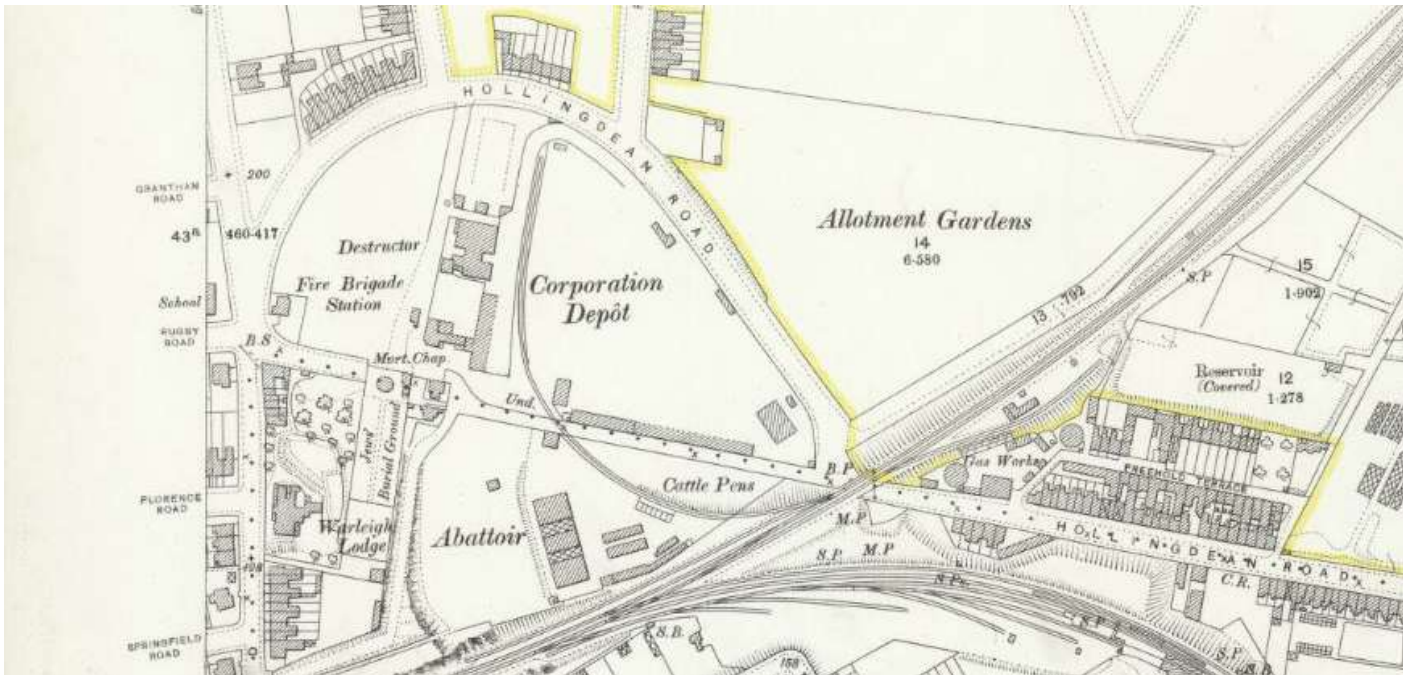
2.2. Heritage

The site was originally part of the dust Yard and waste transfer from mid 1800's. In 1886 a 'Dust Destructor' was built to the north of the original dust yard, with an associated 220ft chimney dated 1895. This incinerated the town's waste, with the byproduct 'clinker' (those parts that didn't burn) used as hard core for road construction or to construct the occasional wall including wall on Upper Hollingdean Road. The Dust Destructor remained in use until 1952 when waste began to be taken to Sheepcote Valley instead.

The Chimney was demolished the same year the construction of Dudeney Lodge and Nettleton Court began.



1895 Destructor Chimney 220 ft high (67m)



1896 The site is allocated as allotments and a fire station on the corner.



1886 Dust Destructor built



1893 Jewish Cemetery Chapel Built

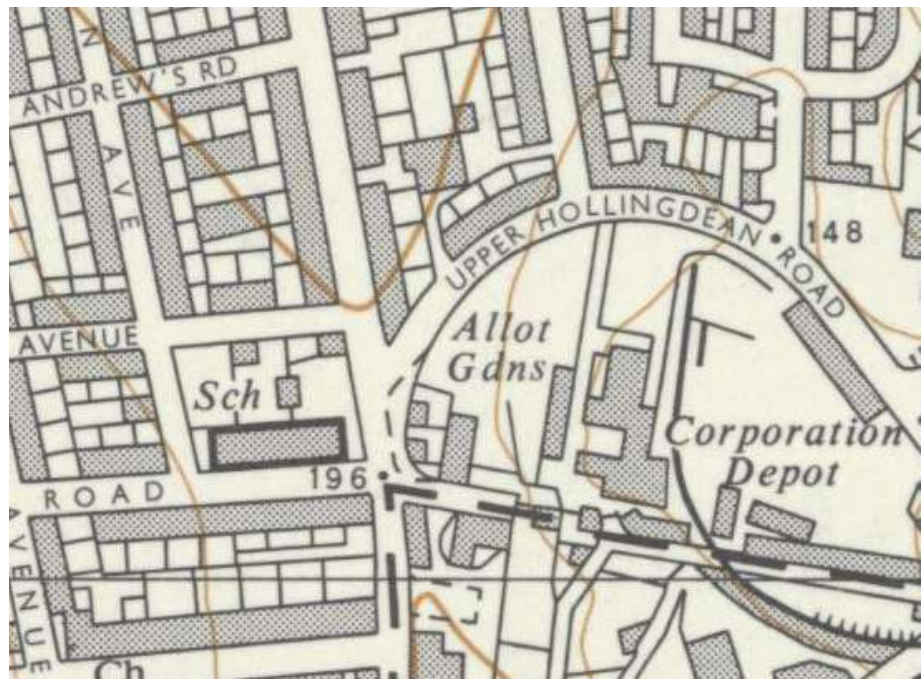


Early 1900's The site as allotments



Early 1920's from Upper Hollingdean Road

2.3. Heritage



1950's the site remains as allotments



1970's Plan shows the two towers of Dudeney and Nettleton



Today - The waste wall made from the Dust Destructor 'clinker'



1950's prior to chimney demolition in 1962



1962 Construction of Dudeney and Nettleton



Today: Dudeney Lodge and Nettleton Court

2.4. Character

Urban Setting & Location:

Located in the Hollingdean area of Brighton, on an elevated site with commanding views over the city and towards the sea.

The topography is steep, influencing road layouts, building positioning, and sightlines.

Surrounding Built Environment and Residential Context:

Predominantly low-rise 20th-century housing, including terraced, semi-detached, and some post-war social housing estates.

A mix of private and council-owned properties, contributing to a diverse social and economic demographic.

Industrial & Commercial Elements:

Close proximity to Hollingdean Waste Transfer Station; a large industrial facility that impacts local air quality, noise levels and traffic.

Nearby small-scale commercial units, warehouses, and retail stores serving the local community.

Transport & Infrastructure:

The area is well-connected by bus routes, with Ditchling Road providing access to Brighton city centre.

Pedestrian routes and stairways navigate the steep terrain, linking housing areas and public transport stops.

Some parking constraints, with off-street parking spaces but also reliance on street parking.

Green & Open Spaces

Scattered green pockets and small playgrounds, though overshadowed by the density of built structures.

The nearby allotments contribute to urban greenery and community engagement.

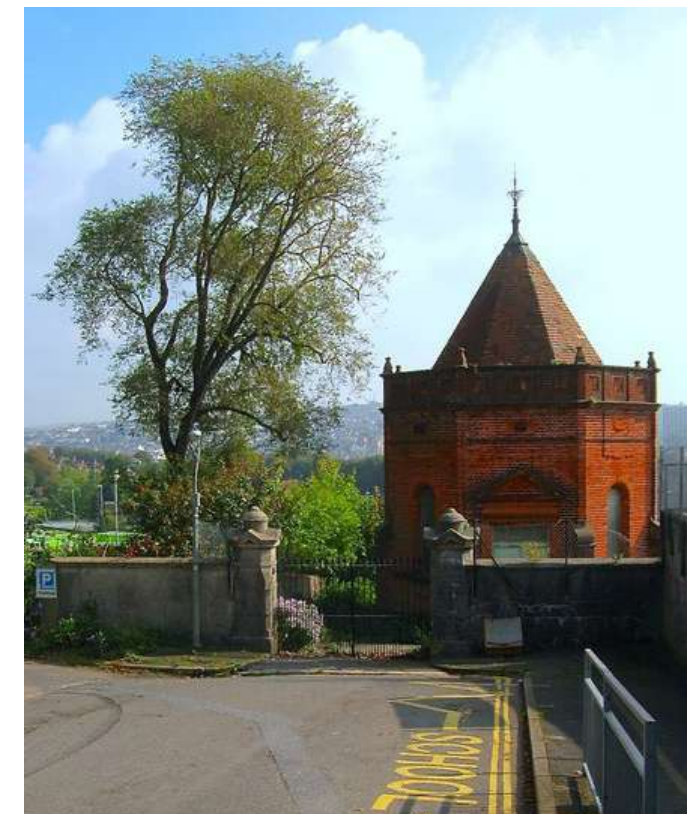
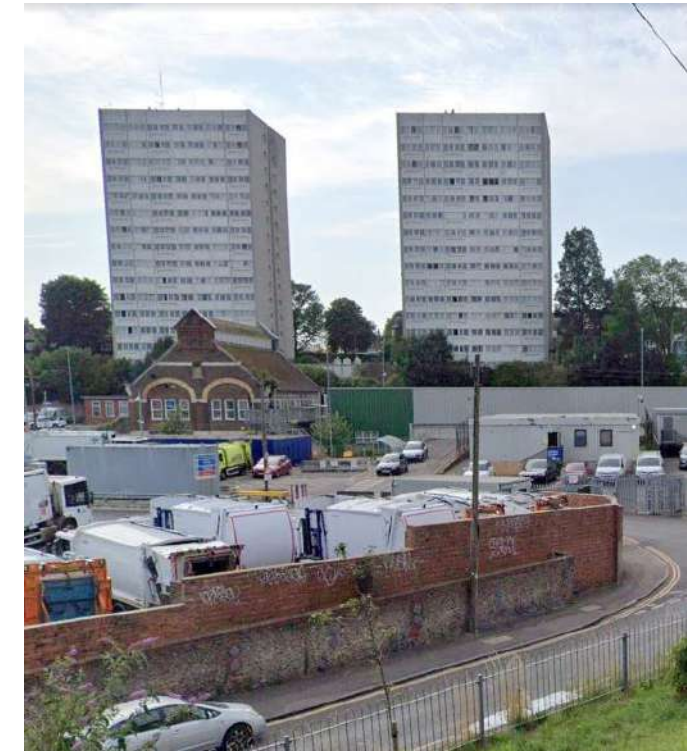
Architectural Character & Ambience

Contrasting scales:

The high-rise massing of Dudeney Lodge & Nettleton Court dominates the largely low-rise surroundings.

Brutalist/Post-War Modernist influence: The buildings' utilitarian design contrasts with the more traditional brick housing in the area.

The area has a functional and pragmatic atmosphere, shaped by a mix of residential, industrial, and infrastructural uses



2.5. Existing Building Audit

KEY

Site Area: 6948sqm - 0.694 Hectares

Hard Surface - 3015sqm

Green space - 2614sqm

Existing Building Footprint

Dudeney Lodge: 388sqm

Nettleton Court: 388sqm

Remedial Reading Center: 333sqm

House No 176c: 133sqm

Accommodation Schedule

1 Bed Units: 173 Units

2 Bed Units: 1 Unit

TOTAL 174 units

Residents Car Parking Spaces:

82 Car Parking Spaces including 12 visitor spaces

Cycle Parking Spaces:

Some identified external sheffield bike racks

Refuse and recycling bins

Dudeney Lodge bin store: 21sqm

Nettleton Court bin store: 21sqm

External recycling bin store: 18sqm



3.0 SITE ASSESSMENT

3.1. Site Considerations

The findings of the Site Assessment have been evaluated to identify the key opportunities and considerations relevant to the development.

This will ensure that the proposals are responsive to existing site features and provide mitigation as appropriate. The following points provide a summary of the Site assessment undertaken to date, for the following disciplines:

KEY

- Site Boundary
- Existing Site Access
- Overlooking Windows
- Views into Site
- Sun Path
- Potential Noise Source
- Key Corner
- Existing Building Footprint
- Amenity Green Space
- Vehicular Street Access
- Conservation Area Outline
- Listed Buildings
- Existing Trees
- Potential to Demolish
- Private ownership: risk to separation distances and daylighting

Residential

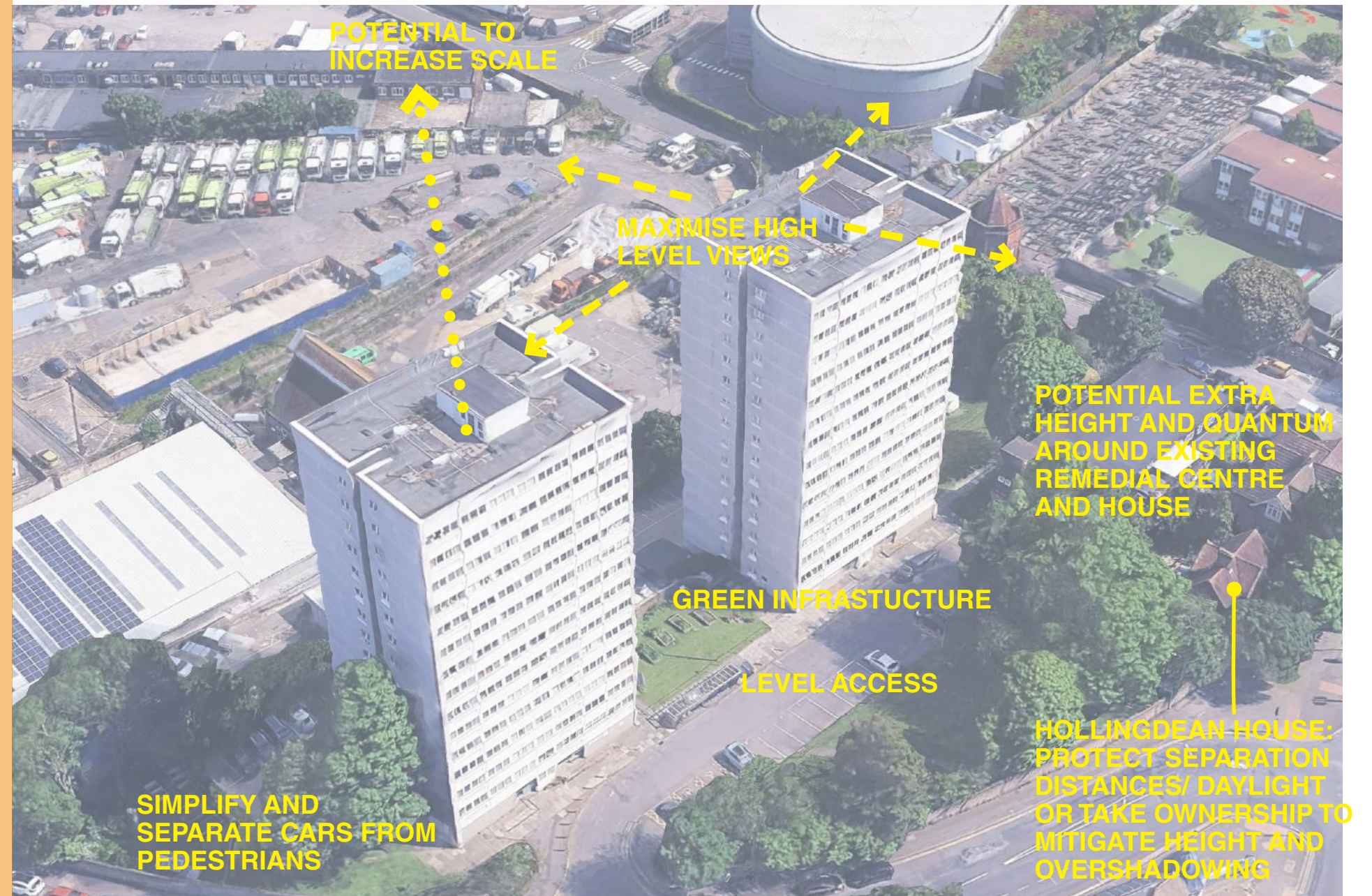
- 1 Storey
- 2 Storey
- 3 Storey
- 16 Storey



3.2. Site Opportunities

Site opportunities are as follows:-

1. Exploit present site levels to separate cars from pedestrians
2. Level access routes and connections to and from ground level amenity & public realm
3. Capture views across the city from within and without the new built form
4. Replace and maintain scale on street frontage
5. Create a unique public realm and community uses
7. Potential vehicular & service link from Florence Place through to Upper Hollingdean Road
8. Potential to increase scale using historic precedents
9. Consider larger site if Hollingdean House was within the ownership



3.3. Strategic Concepts

The presented concept plan for Hollingdean is featured on the following page. This plan has been influenced by the earlier illustrated vision and site assessment in this document, demonstrating how the proposals can shape an engaging and vibrant development that retains valuable site features.

In summary, the proposals for the Site could provide:

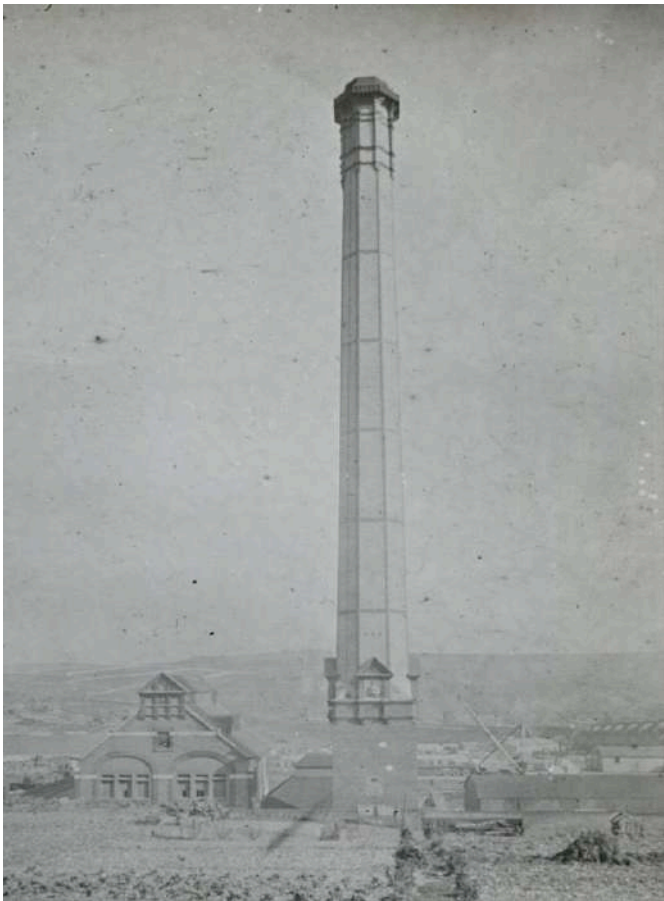
- Delivery of housing to meet local needs, including a mix of dwelling sizes.
- Provide permeable spaces that link to local community networks.
- Significant and high quality areas of public open space and placemaking including: retaining and enhancing tree and hedgerow planting, ecological mitigation measures and sustainable drainage systems.
- Maximise views across city
- Aim for 100% dual aspects apartments



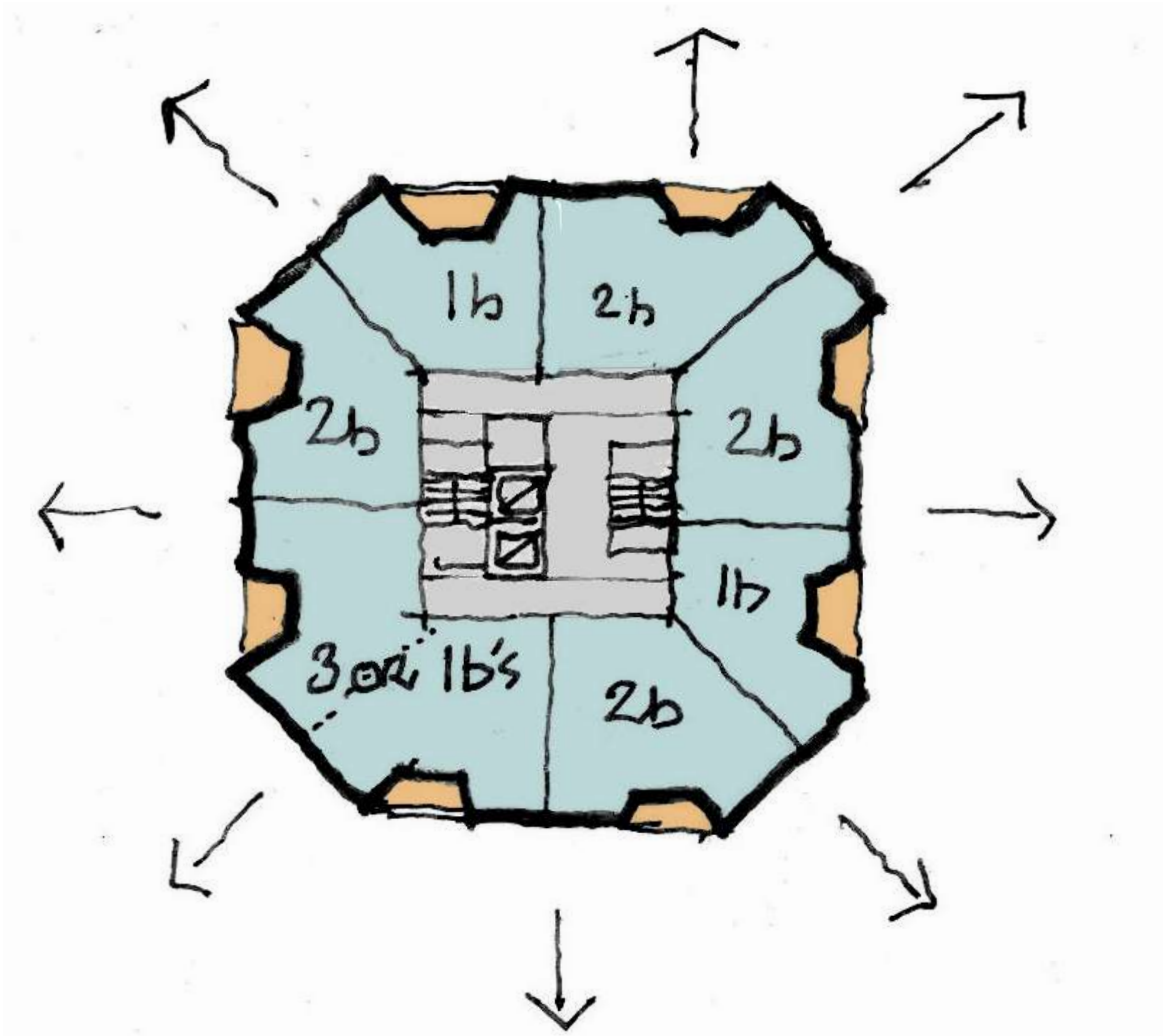
3.4. Concept



Octagonal Jewish Chapel (Ohel) Built 1893



Octagonal Chimney - Built 1895 , Demolished 1962



Concept Plan - 'Octagonal Dual Aspect Living'

- HISTORICAL DESIGN CUES LEAD TO OCTAGONAL PLAN
- FLEXIBLE PLAN FOOTPRINT ALLOWS 7-8 UNITS PER FLOOR
- TWIN CORE HIGH RISK BUILDING (HRB) ABOVE 18m
- 100 % DUAL ASPECT APARTMENTS
- 360 DEGREE VIEWS ACROSS CITY

3.5. Landscape

Key landscape objectives in working towards making Brighton a net zero carbon emissions borough whilst improving, enhancing and creating green infrastructure and spaces:

Landscape Ecology, Biodiversity Net Gain (BNG), Play Space & Amenity Features

- Ecological Corridors & Habitat Networks: Linking green spaces for wildlife movement with native plants and pollinator-friendly species.
- Biodiversity Net Gain (BNG): Habitat creation, enhancement, and offsetting to increase biodiversity, including bird/bat boxes and insect hotels.
- Sustainable Drainage Systems (SuDS): Rain gardens, swales, and ponds to manage runoff and provide wetland habitats.
- Diverse Planting: Native trees, wildflower meadows, and varied vegetation supporting wildlife and improving soil health.
- Green Roofs & Walls: Extensive green roofs and living walls to reduce heat island effect and offer additional habitat.

- Flood-resistant & Climate-Adaptive Landscaping: Flood-tolerant plants and resilient designs for long-term ecological sustainability.
- Community Engagement: Educational spaces and community gardens to promote biodiversity awareness and involvement.
- Water-Efficient Landscaping: Rainwater harvesting and sustainable irrigation to maintain communal green spaces.
- Play Space: Safe, accessible play areas designed for children with natural elements, promoting outdoor activity and connection with nature.
- Amenity Areas: Shared spaces, such as gardens, seating areas, and recreational zones, designed for resident relaxation, social interaction, and community wellbeing.



3.6. Social Value

Sustainable Transport

Secure cycle storage and EV charging points.

Car club provision and good access to public transport.

Pedestrian-friendly layout.

Explore opportunities for local repair/share shops and community markets or swap events.

Social Sustainability

- Mix of tenures and adaptable homes.
- Shared gardens and community spaces.
- Resident engagement during design.

Community

- Food production in community gardens
- Space for community composting schemes
- Educational spaces and community gardens to promote biodiversity awareness and support involvement.
- Amenity Areas: Shared spaces, such as gardens, seating areas, and recreational zones, designed for resident relaxation, social interaction, and community wellbeing.
- Explore opportunities to host markets for local produce.

Wellbeing

- Play Space: Safe, accessible play areas designed for children with natural elements, promoting outdoor activity and connection with nature.

Exercise space with shade

Governance and inclusion

- Form community consultation/management group
- Consideration of safety for vulnerable groups, good lighting, avoiding hidden corners where possible.
- Multiple exits to community space
- Use a range of visual languages in signage and design for those less comfortable with written English

In addition, ECE can support community engagement to develop programming and incubating of the resources needed to run a site to achieve framework objectives.



3.7. Sustainability

Key sustainability objectives in working towards making Brighton a net zero carbon emissions borough whilst improving, enhancing and creating green infrastructure and spaces:

Key Sustainability Features – New Residential Development, Hollingdean

Energy & Carbon

- High-performance insulation and airtight construction.
- Triple glazing and MVHR for energy efficiency and comfort.
- Low-carbon heating (air/ground source heat pumps).
- On-site renewable energy via solar PV.
- Smart meters for energy monitoring.

Water Efficiency

- Low-flow taps, showers and dual-flush WCs.
- Rainwater harvesting and greywater recycling where feasible.
- Drought-resistant planting.

Biodiversity & Landscape

- Green roofs, living walls, and native planting.
- Bird/bat boxes and insect hotels.
- Sustainable drainage (SUDS) and permeable paving.

Materials & Construction

- Low embodied carbon and responsibly sourced materials.
- Prefabrication to reduce waste.
- Non-toxic, low-VOC finishes.

Sustainable Transport

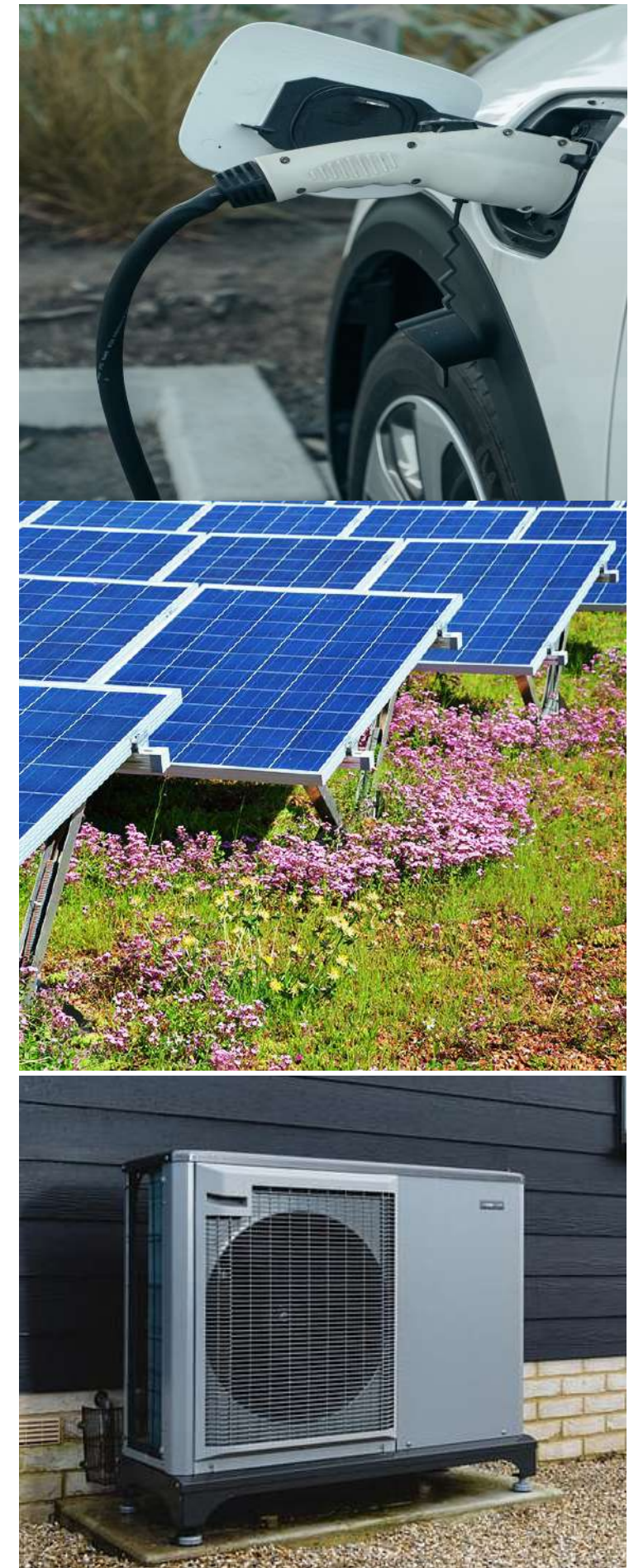
- Secure cycle storage and EV charging points.
- Car club provision and good access to public transport.
- Pedestrian-friendly layout.

Climate Resilience

- Measures to mitigate overheating and flooding.
- Resilient planting and passive design strategies.

Standards & Certifications

- Designed to meet Future Homes Standard.
- Potential for Passivhaus or Home Quality Mark certification.
- Targeting net zero operational carbon.



4.0 PROPOSAL

4.1. Ground floor

Dual core and octagonal shape flat arrangements.

DDA Ramped access to Ditchling Road and bus stop

New shared amenity spaces for play, leisure and growing

Retain existing trees to enhance BNG and screening from neighbours

3 storey deck access units provide dual aspects

Ground level community hub on street frontage.

- 1 Bed
- 2 Bed
- 3 Bed
- M4(3)
@Ground/1st/2nd Floor

Vehicle exit onto Upper Hollingdean Rd
Existing tree belt as green filter and screening of Waste transfer facility

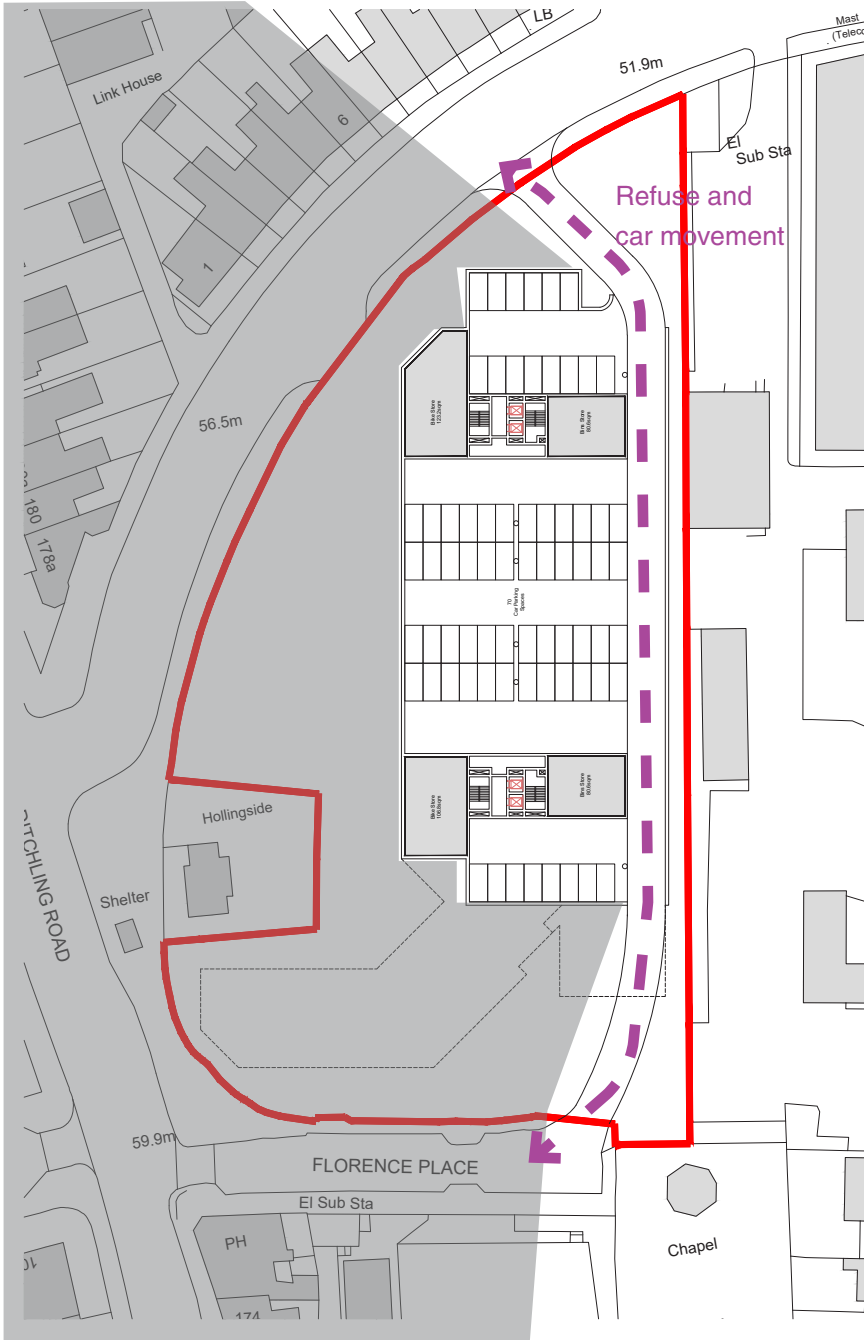
Amenity podium deck above car level for growing, playing and relaxing
Foyer and transition point between street side and podium deck

Car/refuse and delivery access from Florence Place

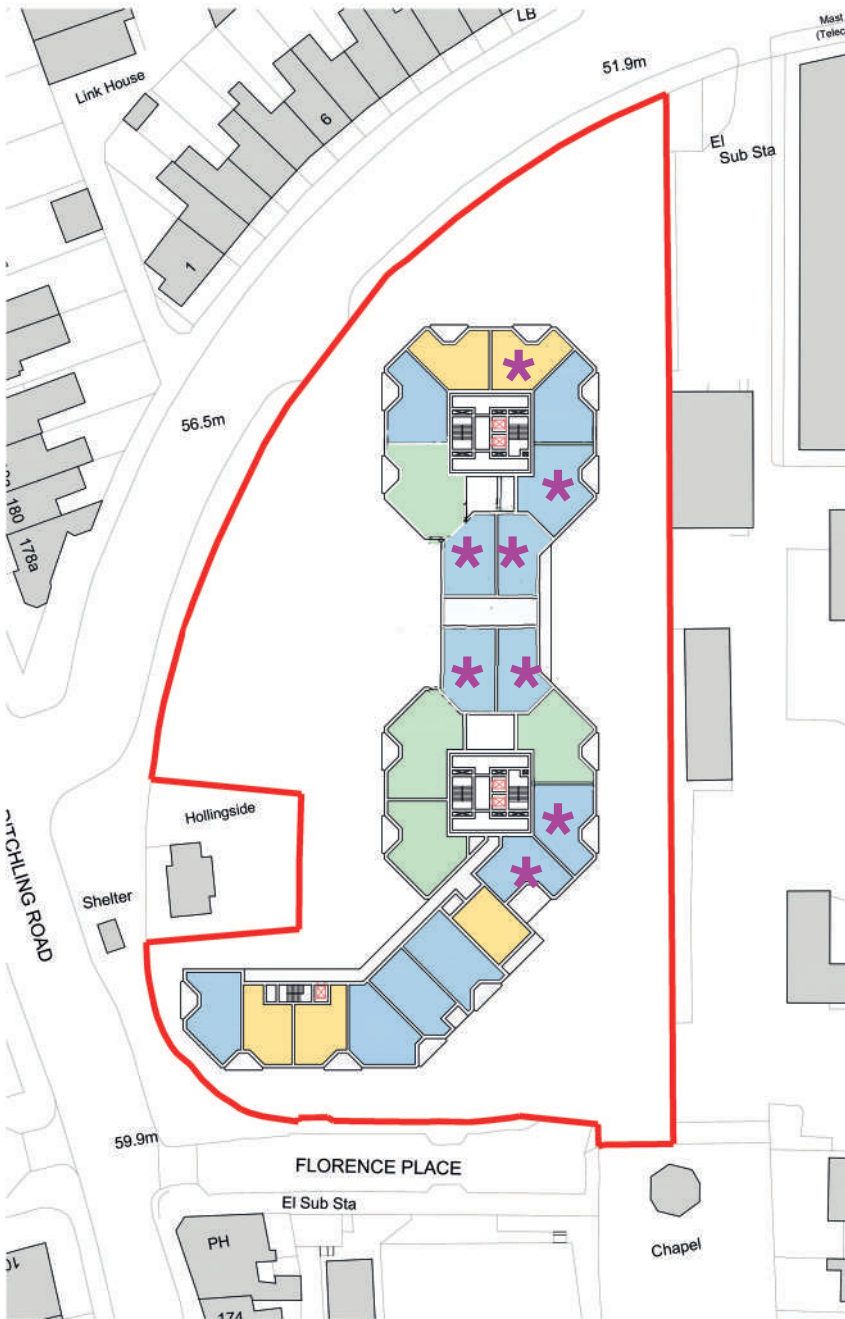


- 1 Bed
- 2 Bed
- 3 Bed
- M4(3)
@Ground/1st/2nd Floor

4.2. Lower Ground Plan



4.3. Typical Lower Level Plan



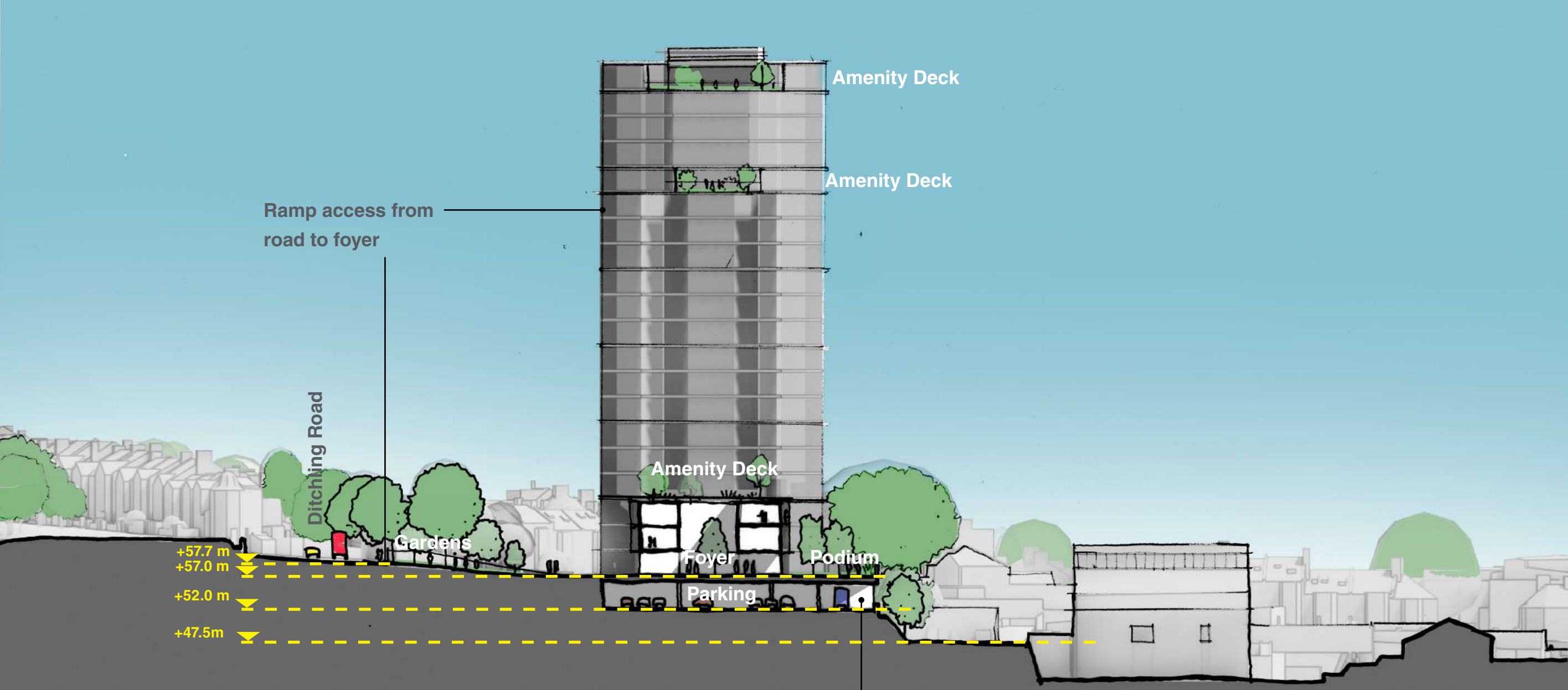
4.4. Typical Upper Level Plan



4.5. Section



Location plan



Lower ground parking and service access

Parking: Approximately 75 spaces under podium including one way refuse and delivery access

4.6. 3D massing studies - view 1,2,3,4



4.7. View 1 - Birdseye View

Tower 1 @ 20 storeys (comparable height to old 'Destructor' chimney)

Tower 2 @ 13 storeys (comparable height to Nettleton)

Wing @ 3 storey (Community hub space with residential above)

Entrance @ 3 storey (Community hub space with residential above)



4.8. View 2 - Placemaking - Entrance from Ditchling Road



4.9. Accommodation Schedule: 233 units


Target: Replace existing 174 apartments with policy compliant mix and potential to increase height and numbers within one of the towers. 20 storeys



View showing existing towers



View showing proposal to illustrate comparable height

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7567 - DO.03 Dudney Lodge & Nettleton Hollingdean							
Schedule of Accommodation							
Proposed Residential Accommodation Schedule							
Unit Type Schedule							
Floor	1BED m4(3) @55sqm+	1BED @50sqm+	2BED @61sqm+	2BED m4(3) @67sqm+	3BED @86sqm+	Community Hub	TOTAL
Ground Floor	5	1	3	3	6	1	18
1st Floor	4	1	5	7	4		21
2nd Floor	4	1	6	7	4		22
3rd Floor		6	8		2		16
4th to 8th		20	40		10		70
9th to 10th		8	12		6		26
11th Floor		4	6		1		11
12th to 14th		6	12		3		21
15th to 18th		8	8		8		24
19th Floor		2	2				4
Total	13	57	102	17	44		233
Percentage	6%	24%	44%	7%	19%		100%

1 BED	30%
2 BED	51%
3 BED	19%
m4(3) - 23 UNITS	13%

Council brief (whitehawk)	
1BED = 30%	
2BED = 45%	
3BED = 25%	
M4(3) = 10%TOTAL	

5.0 CONCLUSION

5.1. Summary

The emerging concept proposals for Hollingdean show how development has been informed by this Ideas Presentation and site assessment undertaken to date.

The key objectives for Hollingdean are set out below:

- Provide recreation opportunities throughout the Site, including the provision of onsite natural play spaces, and SuDS to mitigate impacts of the development on the nearby areas.
- Use best practice urban design principles to guide the creation of a safe, legible and vibrant new community.
- Creation of a new neighbourhood, defined by a locally distinctive aesthetic, and providing new sustainable homes fit for future living.
- Recognition and promotion of the sustainable location of the Site, well placed close to local transport bus links and within walking and cycling distance of the Town Centre.
- Promotion of a high quality environment and standard of living, which considers the needs of present and future generations.
- Delivery of housing to meet local needs, including a mix of housing types and sizes, with potential for affordable housing.
- Promotion of sustainable modes of transport and enhancing existing foot and cycle routes, promoting healthy living.
- Provision of safe connections to education facilities, maintaining existing foot and cycle links.
- Creation of a multi-function green infrastructure that is easily accessible to all and improves ecological habitats where possible.



5.2. Next Steps

The ideas for the development of the site at Dudeney Lodge and Nettleton Court, Hollingdean, represent a significant and exciting opportunity to create a sustainable and impactful addition to the city of Brighton. The vision for this site is to deliver a high-quality, carefully designed dwellingst that will not only meet the current needs of the local community but also ensure that it can adapt to the evolving demands of future generations. By integrating environmentally conscious solutions with thoughtful design, the project aims to enhance the local environment and contribute positively to the area's growth and long-term sustainability.

BHCC is deeply committed to fostering a collaborative and transparent approach throughout the development process. BHCC understand the importance of engaging with the local community, and as such, actively encourage and welcome participation from all relevant stakeholders.

Through ongoing dialogue, consultations, and feedback opportunities, the aim is to ensure that the development aligns with the aspirations and needs of the people who live and work in the area. The team are dedicated to creating a space that truly reflects the community's values and contributes to its social, economic, and cultural fabric.

BHCC recognise that community input is crucial in shaping a project that will be sustainable, inclusive, and beneficial for years to come. BHCC looks forward to working alongside the local residents, businesses, and other key stakeholders to create a lasting positive impact in Hollingdean.

YOUR PLACE, YOUR FUTURE.

