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WEST SALTDEAN

Design guidance and codes

Final report

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Delivering a better world

Quality information

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Revision History

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			Chatnam Lee	Graduate Urban Designer
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			Nicola Jukiewicz	Graduate Urban Designer
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	17.11.2023	First draft	Mark Service	Principal Heritage Consultant
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INTRODUCTION

01

1. INTRODUCTION

1.1 ABOUT THIS REPORT

The design guidelines and codes set out in this report will provide a detailed framework that should be followed by any future design proposals that come forward within the town to ensure it meets a consistent, high-quality standard of design and positively contributes to the unique character of West Saltdean.

It is intended that this report becomes an integral part of the Neighbourhood Plan by informing policies that will influence the design of new development and have weight in the planning process.

The following steps were agreed with the Neighbourhood Plan Forum to produce this report, which draws upon policy development and engagement work undertaken by the Forum.

Figure 01: Diagram illustrating the process to preparing this design guide

1.2 POLICY CONTEXT AND WIDER DESIGN GUIDANCE

This section outlines the national and local planning policy and guidance documents that have influenced, and should be read in conjunction with this design guide.

National Design Guidance

2023

National Planning Policy Framework - Department for Levelling Up, Housing and Communities (DLUHC)

Relevant national planning policy is contained within the National Planning Policy Framework (NPPF, December 2023). The NPPF was updated in July 2021 to include reference to the National Design Guide and National Model Design Code and the use of area, neighbourhood and site-specific design guides. Paragraph 131 (2023) states that: "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

2021

National Design Guide - DLUHC

The National Design Guide sets out the government's ten priorities for well-designed places and illustrates how well-designed places can be achieved in practice. The ten characteristics identified includes: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. The Guide also reinforces the National Planning Policy Framework's objective in creating high quality buildings and places. The document forms part of the government planning practice guidance.

2020

Building for a Healthy Life - Homes England

Building for a Healthy Life updates Homes England's key measure of design quality as the national housing accelerating body. The document sets out 12 considerations for creating integrated neighbourhoods distinctive places and streets for all. While it is not part of the national policy, it is recognised as best practice guidance and design tool in assessing the design quality of developments.

National Design Guidance

2021

National Model Design Code - DLUHC

The National Model Design Code provides guidance on the production of design codes, guides and policies to promote well-designed places. It sets out the key design parameters that need to be considered when producing design guides and recommends methodology for capturing and reflecting views of the local community.

2007

Manual for Streets - Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

2020

National Flood and Coastal Erosion Risk Management Strategy for England - The Environment Agency

A strategic framework for future operational and decision-making activities in all areas vulnerable to flood and coastal erosion at the national level. It strives towards the right investments and planning decisions as well as ensuring local understanding of risks to flooding and coastal change in order to develop climate resilient places.

Regional Design Guidance

2016

City Plan Part One - Brighton and Hove City Council

District-wide policies support the growth objectives up to 2030, as well as more specific development policies within different parishes in the district, in support of emerging Neighbourhood Plans. The document reflects the importance of the unique built and natural environment of the area and aims to accommodate for future housing and employment needs for the growing, yet ageing, population.

2022

City Plan Part Two - Brighton and Hove City Council

Further site allocations and remaining development policies for the area, as well as implementation of existing CPP1 policies. Policy DM18 High Quality Design and Places, in combination with the Conservation Strategy from 2015, ensures that new developments are integrated into the local context, and that heritage assets and their settings are conserved and enhanced.

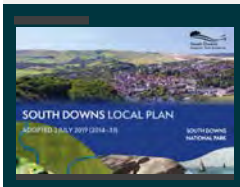
Local Design Guidance

2015

A Strategy for the Conservation of Brighton & Hove's Historic Built Environment - Brighton and Hove City Council

This strategic framework precedes the Conservation Strategy from 2003 and reinforces the commitment towards the conservation of Brighton and Hove's historic built environment. The document seeks to conserve existing heritage assets, identify other, non-designated heritage assets, and to adapt to the impacts of climate change.

2019



South Downs National Park Local Plan - South Downs National Park Authority

The landscape-led Local Plan document complies with the National Planning Policy Framework and the DEFRA Vision and Circular 2010 on national parks. It seeks to achieve balance between natural conservation and recreation within the National Park and its historic environment.

2022

South Downs National Park Adopted Design Guide - South Downs National Park Authority

This supplementary document is relevant to residential and non-residential developments, providing guidance for design process and design principles built on top of the SDNP Local Plan. Strategic Policy SD5: Design, Developments will only be permitted if adapted to the surrounding landscape and local context, positively contributing to the overall character of the area.

2022

West Saltdean Neighbourhood Forum Statement 2022 - West Saltdean Neighbourhood Forum

This supporting document confirms the outline of the Neighbourhood Forum Area and states key objectives of the group, to protect and enhance the existing urban scenery and natural landscape.

1.3 THE NEIGHBOURHOOD AREA

The West Saltdean Neighbourhood Area is located in the city of Brighton and Hove in East Sussex, 4.5 miles east of central Brighton, 5.1 miles south of Lewes and 4.1 miles west of central Newhaven. It is serviced by the A259, which connects West Saltdean to Brighton and Newhaven, as well as the B2123, which connects with the A27 and provides access to residential areas to the north. The neighbourhood area does not have a train station, however various bus services provide direct access to the rail transport in Brighton.

West Saltdean was uninhabited open farmland until 1924, which marked the first housing project in the area and the contribution of entrepreneur and developer Charles W. Neville. It has many unique dwellings built in varied architectural styles in the inter- and post-war eras.

The West Saltdean Neighbourhood Forum boundaries were designated in 2022. Geographically, the area is situated in a 'dean', which means 'dry valley'. It covers a part of the South Downs National Park (SDNP) to the North, and the Undercliff Walk promenade along the southern coastline.

West Saltdean also boasts a range of amenities, including a nursery and a primary school, multiple restaurants, services, hotels, two churches and the iconic Saltdean Park, with Grade II* listed Saltdean Lido swimming pool at the seafront. These attributes, along with the landscape and sea, make West Saltdean an attractive place to live in.

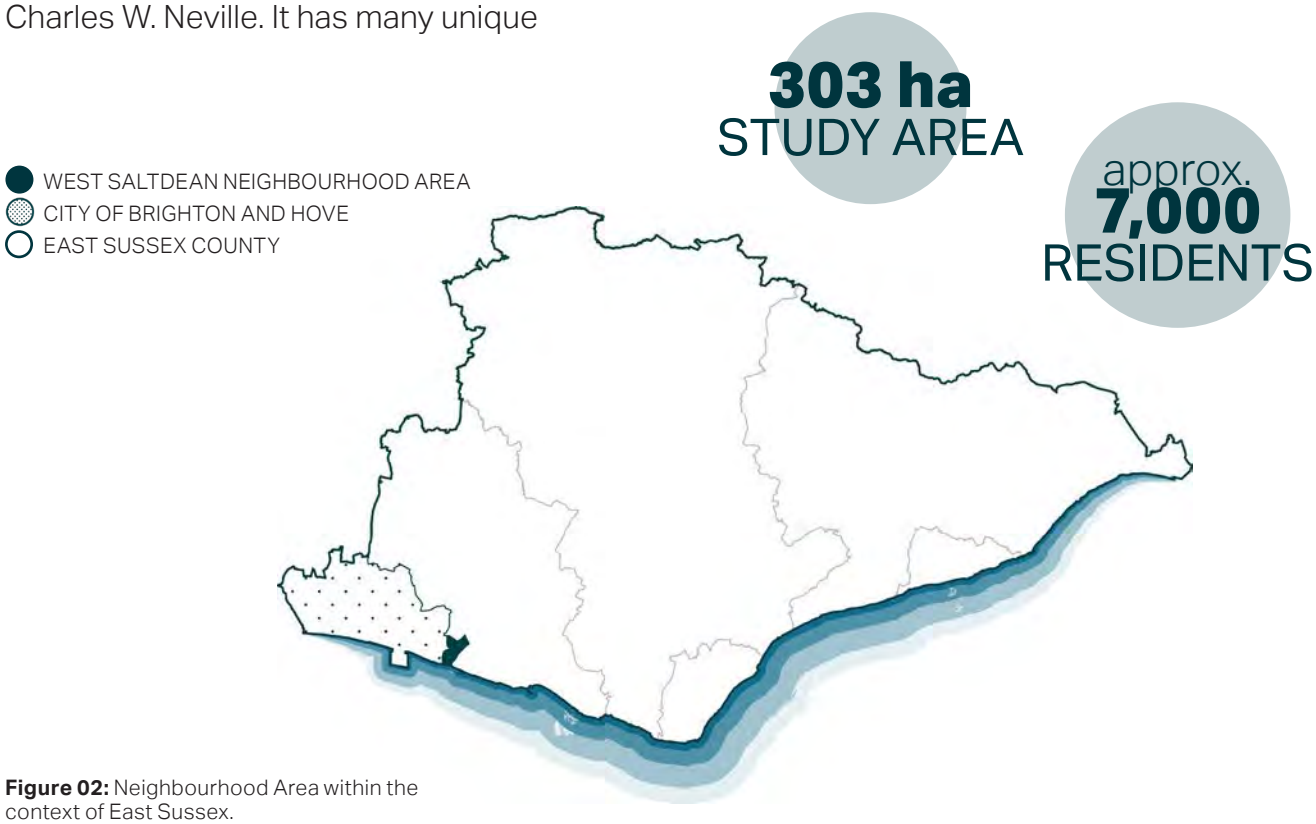


Figure 02: Neighbourhood Area within the context of East Sussex.

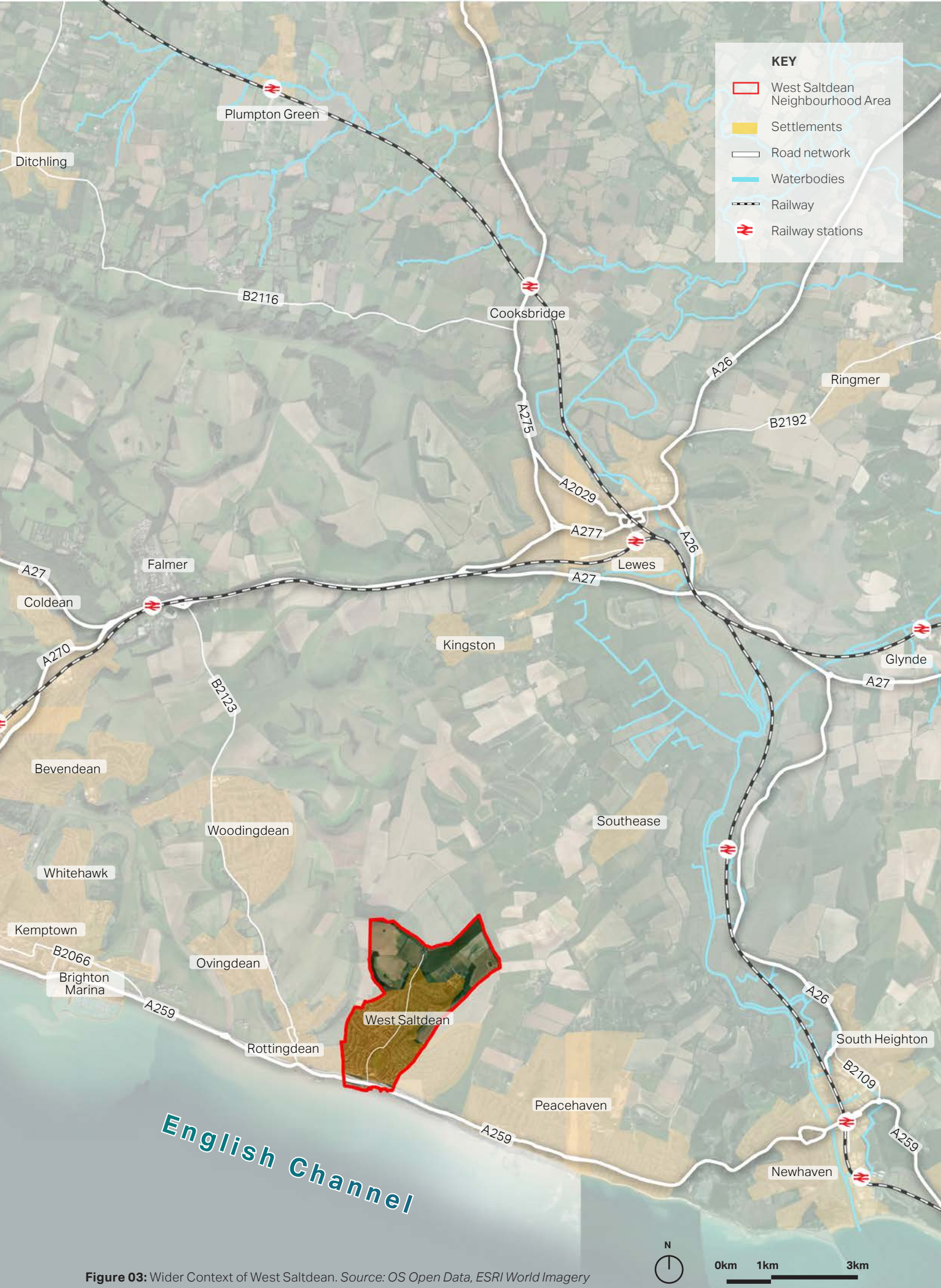


Figure 03: Wider Context of West Saltdean. *Source: OS Open Data, ESRI World Imagery*

WHAT MAKES WEST SALTDEAN UNIQUE?

02

2. WHAT MAKES WEST SALTDEAN UNIQUE?

This section presents a snapshot of the unique character of the Neighbourhood Area to inform the design objectives of the Design Guidance and Codes. It provides an overview of West Saltdean's landscape, topography, filtered views and distinctive buildings.

2.1 BETWEEN THE DOWNS AND THE SEA

West Saltdean lies on the English south on the English Channel, and extends north within the boundaries of the South Downs National Park. As such, a substantial part of the Neighbourhood Area is covered by green spaces.

GREEN INFRASTRUCTURE

The Neighbourhood Area features many public open spaces, several recreational facilities such as playing fields and other sports facilities, including outdoor Saltdean United Football Club facilities, and a network of public rights of way. The centrally located Saltdean Oval Park is an open green space covering 18 acres of land, surrounded by a network of residential roads that follow the topography, which give this place a unique character.

These green areas are home to a variety of coastal and land-based species, which include corn buntings, grey partridges, tree sparrows, and other farmland and coastal wildlife.

Some most notable examples of green infrastructure contained fully or partially within the Neighbourhood Area include:

Figure 04: The Saltdean Beach, along the Undercliff Walk, with a habitat of coastal shingle.

Figure 05: View towards the South Downs National Park that forms a backdrop to dwellings, West Saltdean.

Figure 06: View of Saltdean Oval Park.

- **The Brighton & Lewes Downs Biosphere Reserve:** This UNESCO Biosphere Reserve is widely renowned for its distinctive culture, settlements and nature. The reserve convers the entire Neighbourhood Area and protects the abundant biodiversity of chalkdown lands and broad-leaf forests.
- **South Downs National Park (SDNP):** The designated National Park stretches over 140km across the counties of Hampshire, West Sussex and East Sussex. A part of the SDNP is contained within West Saltdean and provides key views in and out of the Neighbourhood Area.
- **Brighton to Newhaven Cliff SSSI:** The white chalk cliffs located to the south of the neighbourhood are a part of wider 'Brighton to Newhaven Cliffs' SSSI, and an important habitat for coastal vegetated shingle.
- **Local Wildlife Site (LWS):** The LWS feature valuable natural habitats that support and protect local biodiversity. There are three LWS located within the SDNP in the eastern parts of the Neighbourhood Area.
- **Nature Improvement Area (NIA):** The three NIAs scattered in the northern part of West Saltdean, within the SDNP territory, support the formation and reinforcement of ecological networks and provide opportunity to enhance existing wildlife corridors.
- **Deciduous Woodland:** There are limited small areas of deciduous woodland scattered in the northern part of the , contained within the SDNP.
- **Parks, playing Fields and public open spaces:** Some of the key open spaces in West Saltdean include Saltdean Park which comprises of playing fields and sports courts, Saltdean United Football Club playing fields, and Saltdean Beach.

BLUE INFRASTRUCTURE

- **Saltdean Beach:** The Neighbourhood Area benefits from a direct connection to the English Channel, which is a popular recreation destination. The protected coastline is however at a risk of flooding and coastal erosion.
- **Flood risk:** There are areas of medium to high flood risk in the south of the neighbourhood along the coast. The elevated cliff faces serve as an effective buffer from flood risk for residential developments in West Saltdean.

Figure 07: View from Coombe Vale towards the South Downs National Park.

Figure 08: View from Saltdean Oval Park.

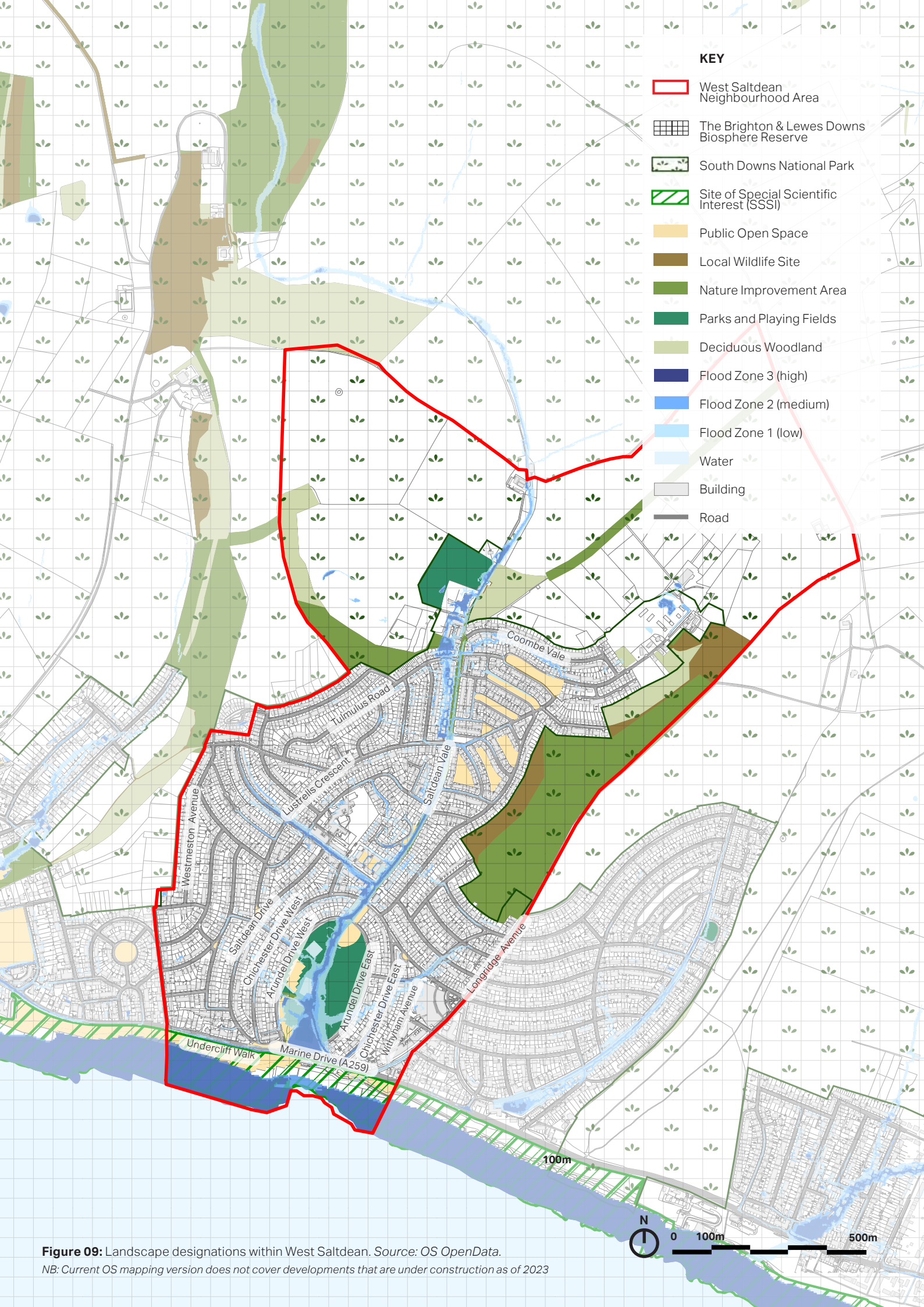


Figure 09: Landscape designations within West Saltdean. *Source: OS OpenData.*

NB: Current OS mapping version does not cover developments that are under construction as of 2023

2.2 TOPOGRAPHY AND VIEWS

West Saltdean lies within a valley and its urban grain is woven into the area's topography, tying to Saltdean Vale which leads to Saltdean Park close to the seaside. From there, the topography rises notably to the east and the west of the Neighbourhood Area, while ascending gradually from sea level to a high point of 120m to the north where the Neighbourhood Area meets with the South Downs National Park. The topography and landscape context influenced residential development patterns across the Neighbourhood Area, with properties developed along ridge lines - maximising filtered views towards the seafront whilst benefiting from a scenic backdrop of the South Downs. The rising topography of West Saltdean also meant that most residential properties do not fall within flood risk zones.

PANORAMIC VIEWS

Key panoramic viewpoints within West Saltdean are set out along residential roads on higher ground, as well as the cliffside by the sea and within Saltdean Park. Residential streets to the north often frame long views towards the South Downs National Park - offering a dynamic streetscape whilst creating a picturesque backdrop for properties (Figure 10). Saltdean Park's setting within an open valley also offers spectacular panoramic view to a skyline of houses arranged along the crescent-shaped Arundel Drive (Figure 11). On lower ground, Undercliff Walk (Figure 12) offers scenic views to the sea in the south and open views to the north west of staggering residential streets arranged against a gently rising topography.

Please refer to the City's Council's 'Urban Design Framework' (2021) on determining the visual impact of building heights and protecting key existing views.

FILTERED VIEWS

Variations in levels throughout the Neighbourhood Area, together with the alignment of streets along ridgelines, result in dynamic views of staggered building lines and roofscapes.

These filtered views are often visible through gaps between buildings, contributing to the streetscape and the Neighbourhood Area's visual permeability (see Figures 13 and 14). Any future infill development, extensions and conversions should be mindful of these filtered views, as they contribute significantly to the character of West Saltdean.

Figure 10: Panoramic view from Hempstead Road at the South Downs National Park.

Figure 11: View from Saltdean Park towards the hilldside to the east.

Figure 12: Panoramic view from Undecliff Walk on the seafront towards the residential area on the western side of the Neighbourhood Area.

Figure 13: Filtered view between bungalows on Chichester Drive West towards properties on higher grounds.

Figure 14: Filtered view of the hilltop dwellings from Marine Drive.

Figure 15: View towards the sea from Longride Avenue.

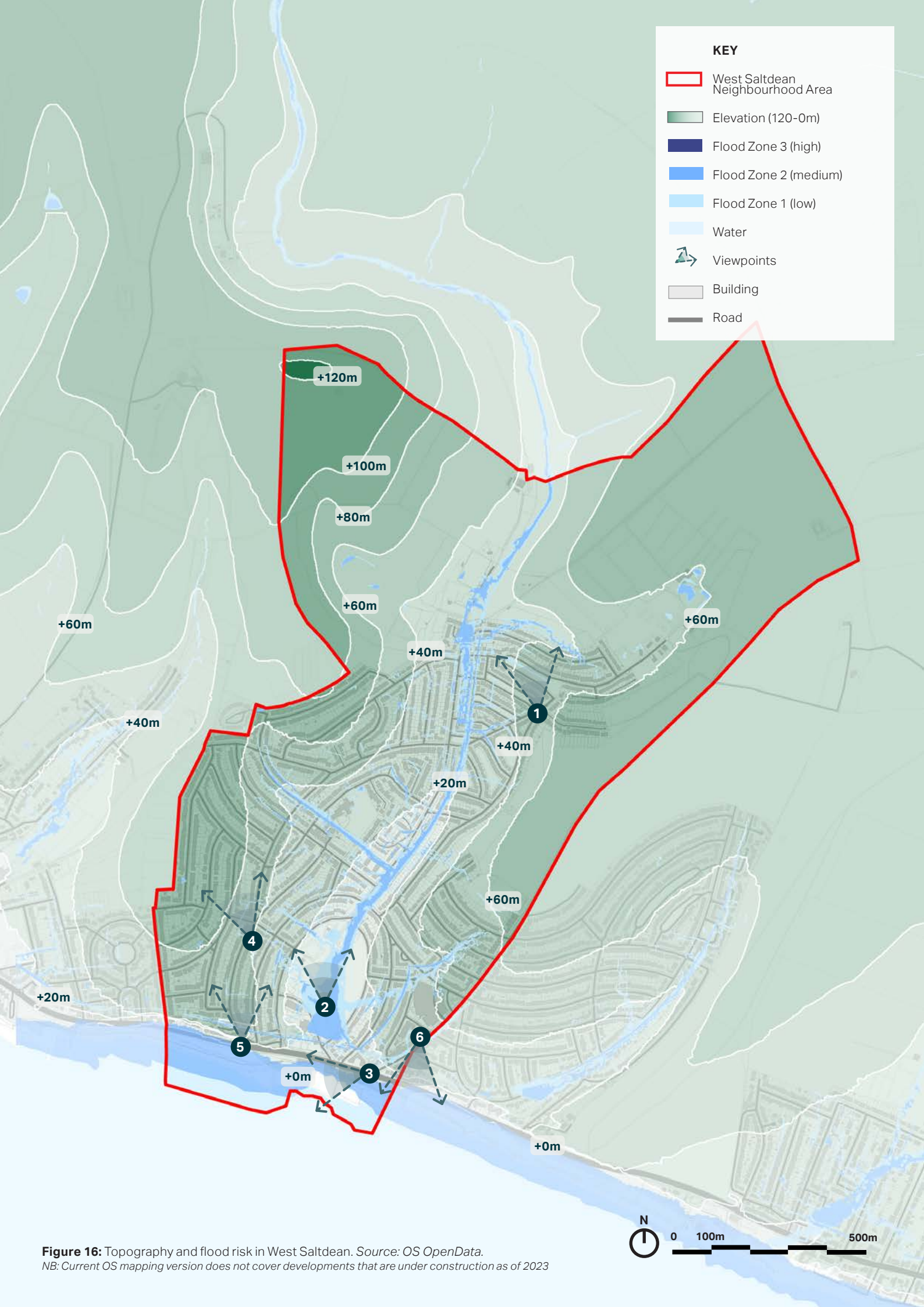


Figure 16: Topography and flood risk in West Saltdean. *Source: OS OpenData.*
NB: Current OS mapping version does not cover developments that are under construction as of 2023

2.3 DISTINCTIVE BUILDINGS

Alongside the natural assets outlined above, West Saltdean owes much of its unique character to its wealth of distinctive buildings that are a result of its emergence in the 20th Century. This built heritage includes a collection of individual 1930s art deco and International Moderne buildings – most notably the Saltdean Lido and Grand Ocean Hotel, which are both Listed – and a large number of houses built between the 1930s and the 1950s to a series of repeated types.

West Saltdean's distinctive buildings are the principal focus of this report and are covered in more detail in Chapter 3.

Figure 17: Grand Ocean Hotel

Figure 18: Saltdean Lido

BUILT HERITAGE

03

3. BUILT HERITAGE

This section outlines the historic character of West Saltdean, by exploring its historic evolution over time, local heritage designations and non-designated built heritage that contributes significantly to West Saltdean's unique built environment.

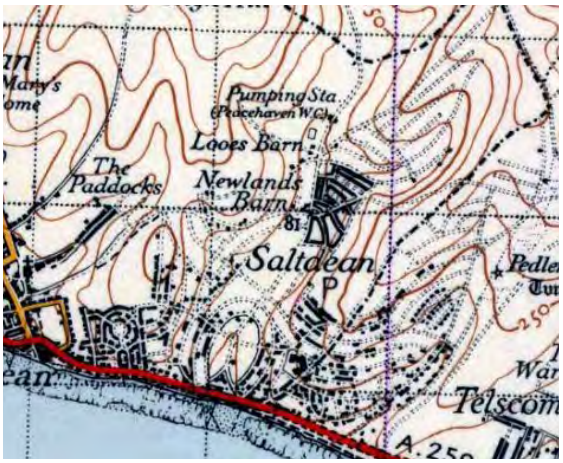
3.1 HISTORIC EVOLUTION

West Saltdean is a relatively new settlement, with its first dwellings being completed in 1834 near where Teynham House stands today. These dwellings were coastguard outposts built to monitor the area for smugglers. But the story really starts in 1916, when Charles Neville acquired the land where West Saltdean is now situated with the intention to build a large settlement between Rottingdean and Newhaven.

In 1924, Neville established the Saltdean Estate Company in an office next to Coastguard Cottages. Almost 1,000 plots were sold between the autumn of 1924 and the spring of 1925. By 1928, the western portion of West Saltdean became part of the old County Borough of Brighton.

Development layout in West Saltdean resembled that of Rottingdean, with an oval park established along the dry valley with concentric roads radiating from it. The 1930 OS map shows Saltdean Park laid out and planted with circular spinneys of trees. Arundel Drive is shown around the park and further roads are shown either side of the park and to the north of it, those nearest to the park having some houses already built on them. A number of larger detached houses could be found further to the North.

1930s



(Source: National Library of Scotland)

1960s

(Source: National Library of Scotland)

2023

1910
Coastguard Cottages auctioned

1916
Charles Neville purchased the Beard estate

1924
Charles Neville established the Saltdean Estate Company

1938
Saltdean Lido and Ocean Hotel opened

To this day, the easternmost boundary of West Saltdean Neighbourhood Area is demarcated along Longridge Avenue. After the boundary expansion of the County Borough of Brighton, development in West Saltdean accelerated and peaked after 1938, following the completion of Saltdean Lido and The Grand Ocean Hotel.

The Second World War and the recession that followed it limited settlement growth and it was not until 1964 that both Saltdean Lido and The Grand Ocean Hotel resumed operations. By then, the advent of mass transport was fuelling the seaside boom in the UK, and West Saltdean's intimate hilly surroundings and proximity to large urban centres transformed it into a popular holiday destination.

Today, West Saltdean is an established suburb of Brighton and Hove. Since 2010, the community has played a major role in preserving the built heritage of the Neighbourhood Area.

The Neighbourhood Area, and much of its urban landscape, is uniquely distinguishable by its modernist Art Deco buildings and the roads that follow the topography of the Neighbourhood Area.

The aesthetic layout of West Saltdean's streets and its unique architectural style are a reflection of RWH Jones' artistic ability and the visionary thinking of Charles Neville - Saltdean's founder. The two created a settlement that stands out from the other seaside towns nearby.

Figure 20: Aerial view of West Saltdean, 1949 (Source: Historic England)

Figure 19: View of Saltdean from Rottingdean c.1948 (Source: Saltdean History)

Figure 21: View of West Saltdean from the Grand Ocean Hotel Pool c.1960s (Source: Saltdean History)

3.2 HERITAGE DESIGNATIONS

There are 5 Listed Buildings within the Neighbourhood Area. Among the 5 Listed Buildings, 4 are Grade II listed and 1 Grade II* listed.[1] Several Archaeological Notification Areas can also be found across the Neighbourhood Area.

3.2.1 Listed Buildings

- **Saltdean Lido (Grade II* - NHLE 1380905)** - was built in 1938 to designs by RWH Jones who also designed the Ocean Hotel. The lido is in the Moderne style and is constructed from reinforced concrete with a sprayed cement finish painted white. The pool is straight sided apart from its north side which follows the curve of the ancillary building. The ancillary building is two storeys high with a roof terrace with a flat canopy above and fourteen French windows. The wings curve southwards either side of the building and have entrances and horizontal Crittall windows to the ground floor and sun terraces above. The pool retains its original three-tiered fountain.
- **Ocean Hotel Front Block (Grade II - NHLE 1381688), walls and gate piers (Grade II - NHLE 1381689)** - is a former hotel built in 1938 to a design by RWH Jones. Construction is in plastered reinforced concrete and the building is three and four storeys high. The front block is symmetrical with curved wings either side of a central entrance and stair block. The block originally had six linked dormitory blocks to the rear. These were removed when the building was renovated and reopened as flats. The Walls and Gate Piers to The Ocean Hotel are dwarf cement-rendered walls with square-plan piers topped with glass globe lamps.
- **Newlands Barn (Grade II -NHLE 1381692)** - located on 123 Saltdean Vale and listed in 1978. Mid-19th century barn, and later repurposed into a detached dwelling with a private entrance. Characterised by coursed flint with red brick dressings and a tiled roof.
- **Saltdean Barn and attached walls (Grade II - NHLE 1380904)** - is an early to mid-19th century barn formerly on open farmland but now located in Saltdean Park, serving as a nursery school. The barn is constructed of coursed flint with red brick dressings ad quoins and a half-hipped tiled roof, featuring an early 2000s extension.

3.2.2 Archaeological Notification Areas (ANAs)

These are areas containing recorded archaeological remains which have been identified. ANAs can be found along Westmeston Avenue and Ashdown Avenue to the west, and Winton Avenue and Wivelsfield Road to the east. Large areas to the north of the Neighbourhood Area are also designated as an ANA, which also fall within the South Downs National Park.

1 https://historicengland.org.uk/

Figure 22: Grade II listed Grand Ocean Hotel, Suez Way.

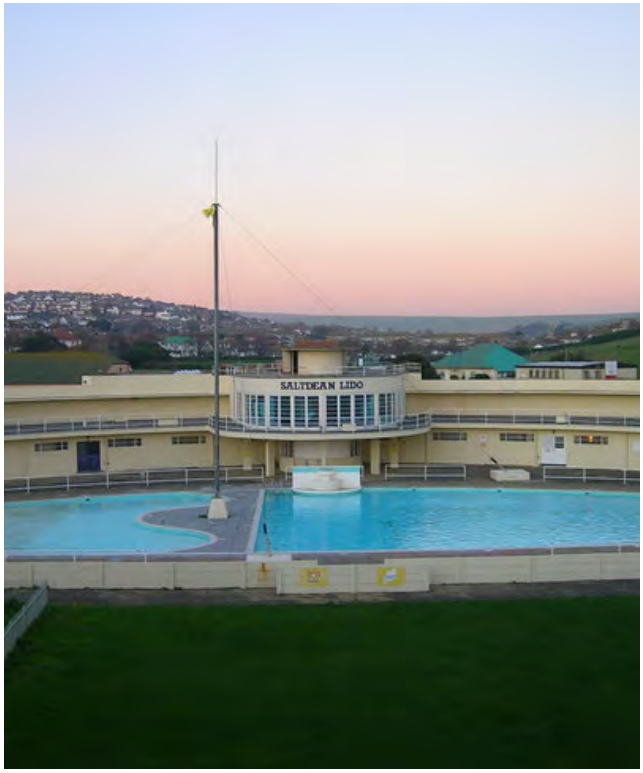


Figure 24: Saltdean Lido (Grade II* listed), Saltdean Park Road. (Source: Geograph)

Figure 23: Grade II listed walls and gate piers

Figure 25: Saltdean Barn (Grade II listed), located in Saltdean Park.

Figure 26: Newlands Barn (Grade II listed), Saltdean Vale. (Source: Geograph)

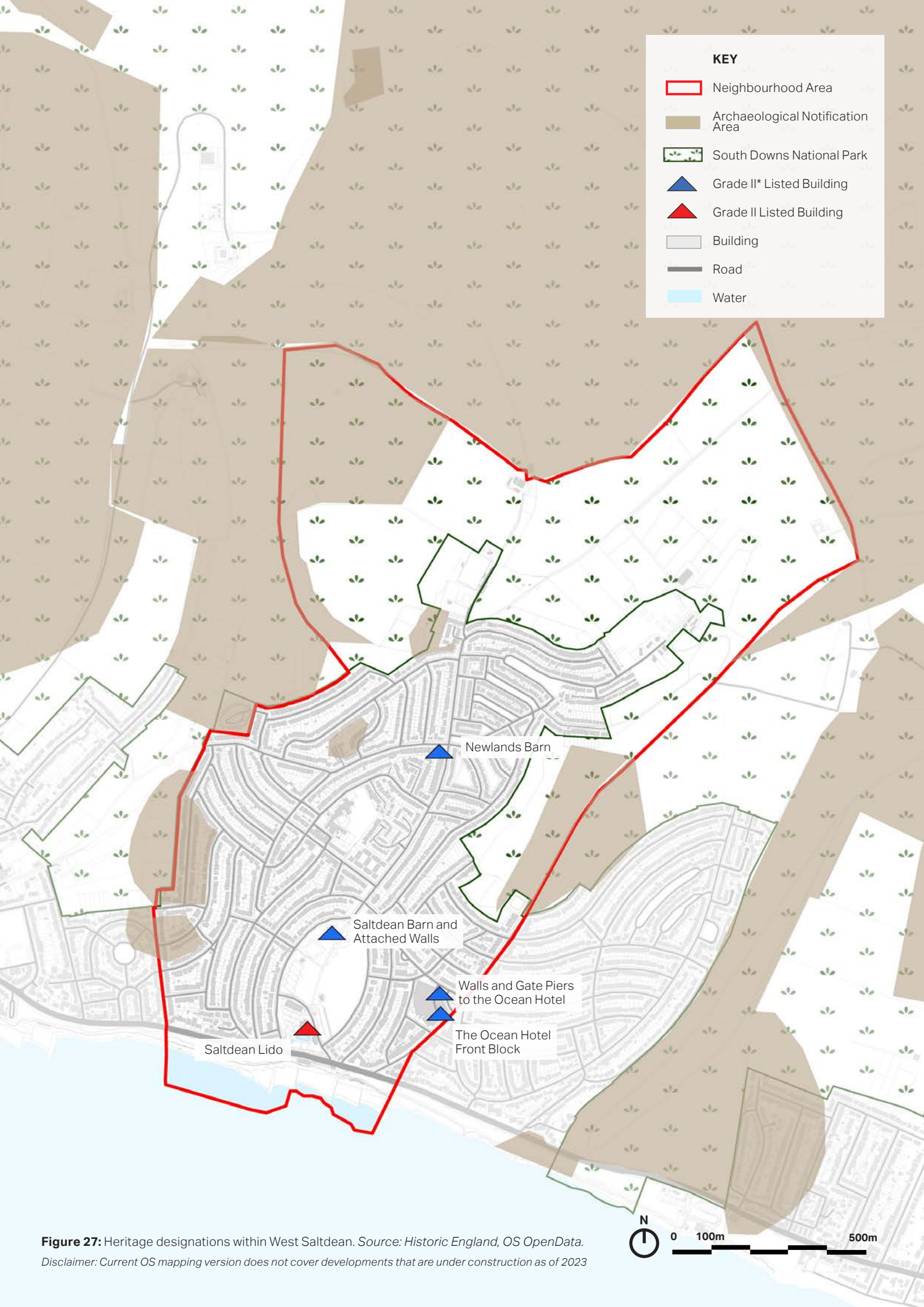


Figure 27: Heritage designations within West Saltdean. *Source: Historic England, OS OpenData.*

Disclaimer: Current OS mapping version does not cover developments that are under construction as of 2023

3.3 BUILDING SURVEY FOR LOCALLY IMPORTANT BUILDINGS

The first houses to be built in West Saltdean had distinctive one off designs which lent them architectural and historic interest. Initially the mock Tudor styles were popular but houses in the International Modern style were also built, both by RWH Jones and by Connell, Ward and Lucas, adding to the diversity of architecture styles across West Saltdean. These early, one-off designs have been surveyed and their locations plotted on Figure 28 overleaf.

Eventually the prospective resident could choose from several different stock designs, most of which were bungalows and to inform this report, a survey designed to locate these building typologies has been conducted by local volunteers using a proforma provided by AECOM.

A total of 14 building types **(Types A-M)** were identified across West Saltdean. The majority of these are bungalows, with some examples of two-storey houses that conform with similar sets of characteristics as their bungalow equivalents.

Figure 28 overleaf provides an overview map to show the distribution of each building type across West Saltdean.

Streets that were surveyed include:

- Arundel Drive East and West;
- Chichester Drive East and West;
- Saltdean Drive;
- Lustrells Close, Drive and Vale;
- Ashdown Avenue ;
- Westmeston Avenue;
- Saltdean Vale;
- Withyham Avenue;
- Linchmere Avenue;
- Wicklands Avenue;
- Oaklands Avenue;
- Bevendean Avenue;
- Rodmell Avenue ;
- Edward Avenue;
- Stanmer Avenue; and
- Westfield Avenue.

Some streets are aligned with clusters of the same building types, whilst others show a diversity of house types along the same street. Many streets are interspersed with Art Deco and Modernist style houses, resulting in diverse and characterful streetscenes across West Saltdean. A photo gallery showcases some of these Art Deco style properties in Section 3.4.

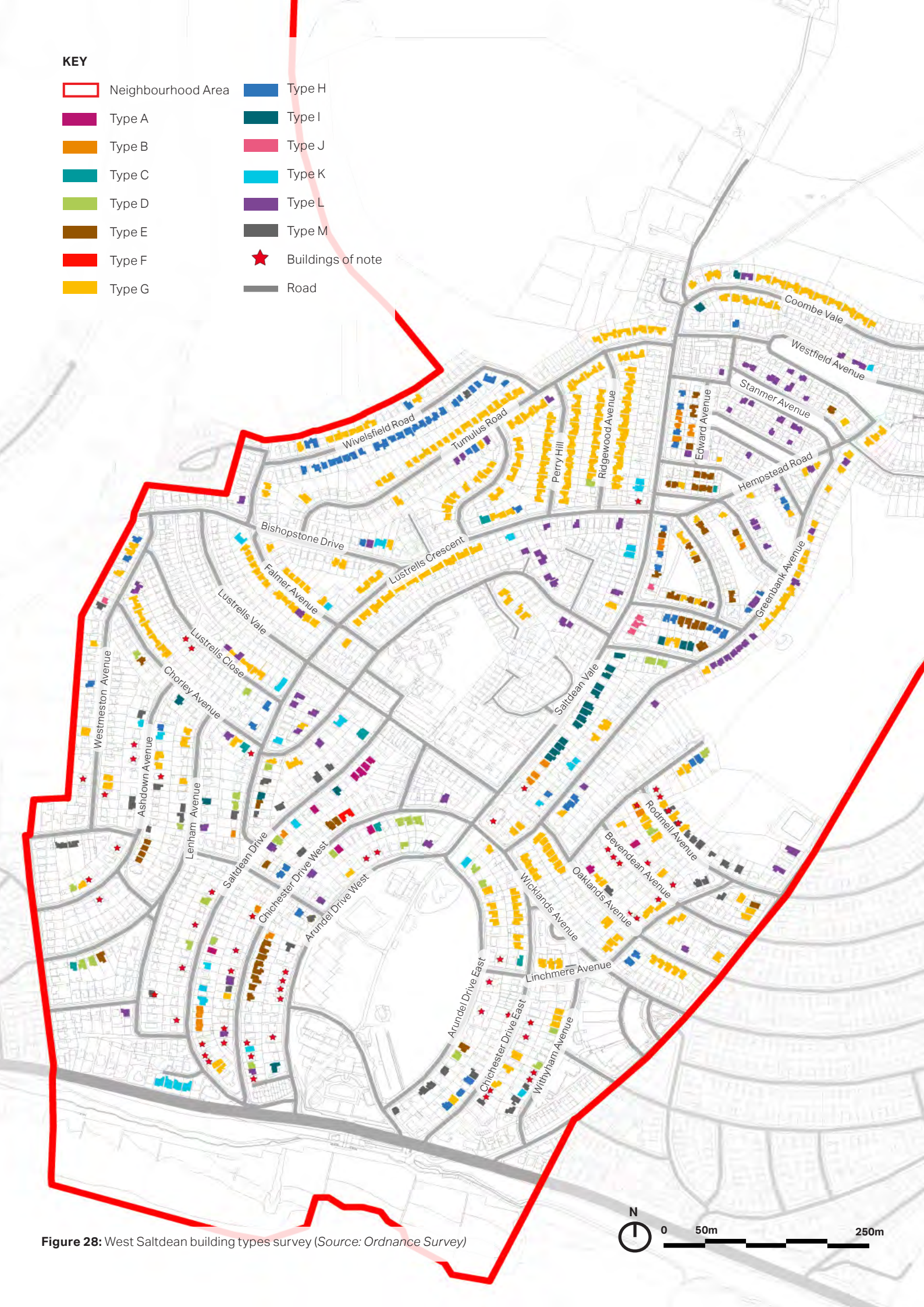


Figure 28: West Saltdean building types survey (*Source: Ordnance Survey)*

Type A

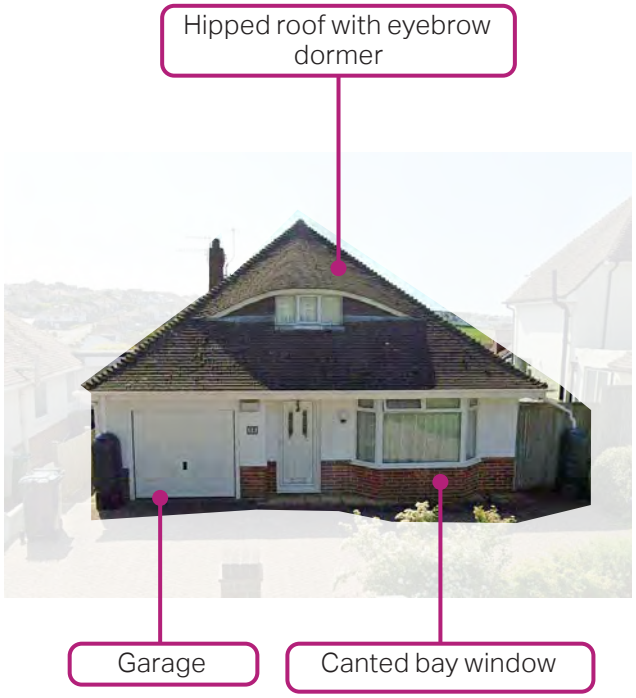


Figure 29: Type A example - 88 Saltdean Drive

Type B

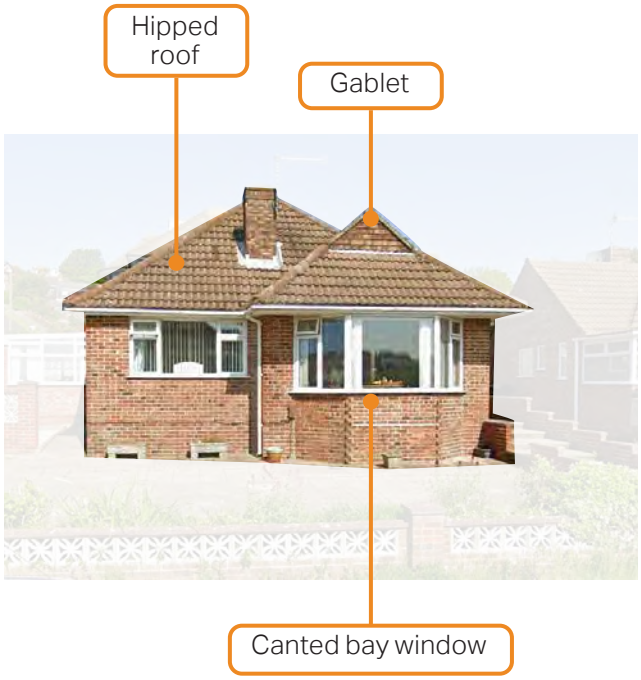


Figure 31: Type B example - 39 Chichester Drive West

Type C

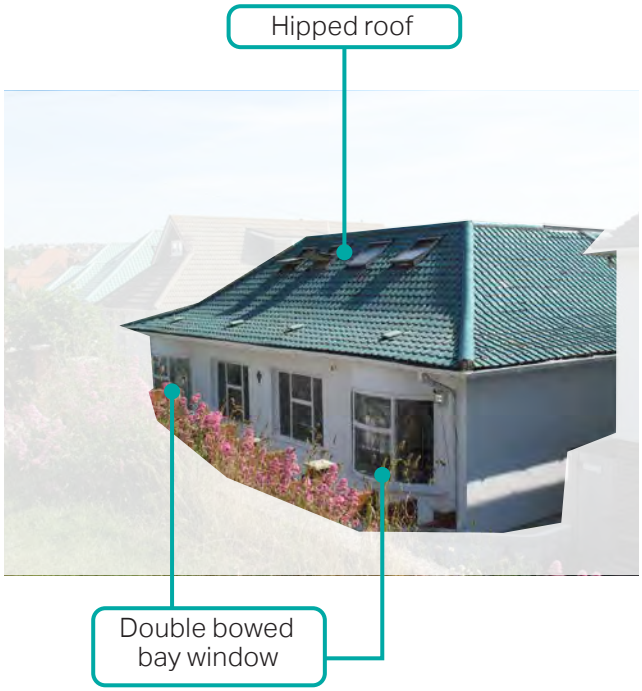


Figure 30: Type C example - 10 Chichester Drive West

Type D.1 (no dormer)

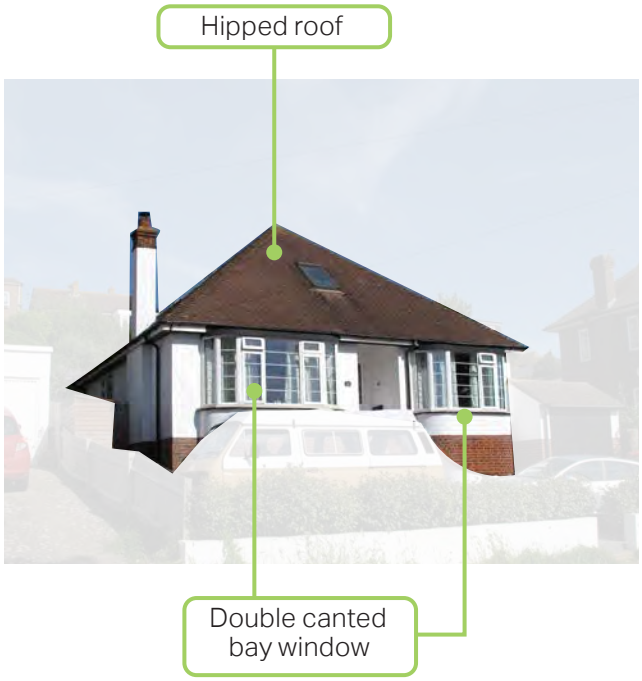


Figure 32: Type D.1 example - 1 Ashdown Avenue

Type D.2 (with dormer)

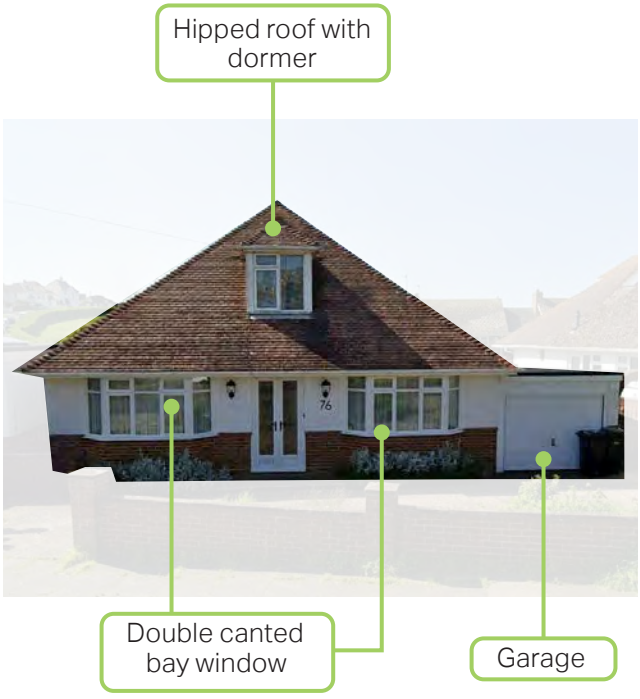


Figure 33: Type D.2 example - 74 Chichester Drive West

Type E

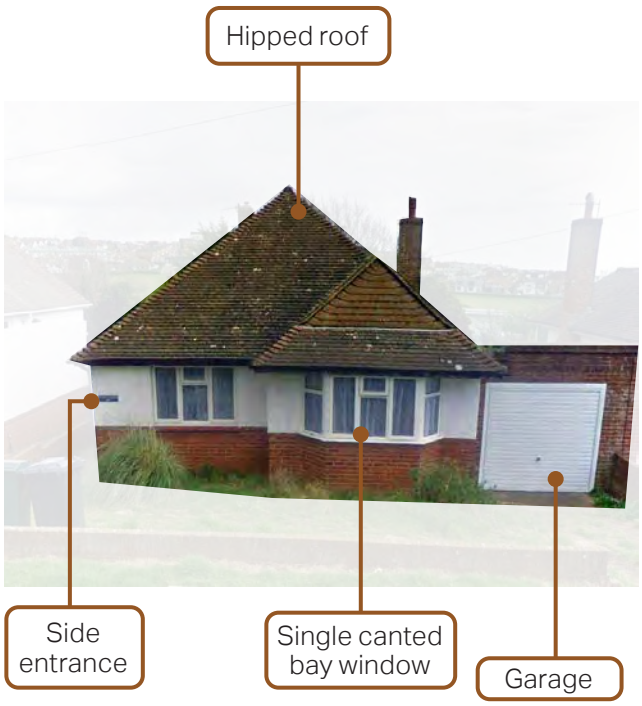


Figure 34: Type E example - 38 Chichester Drive West

Type F

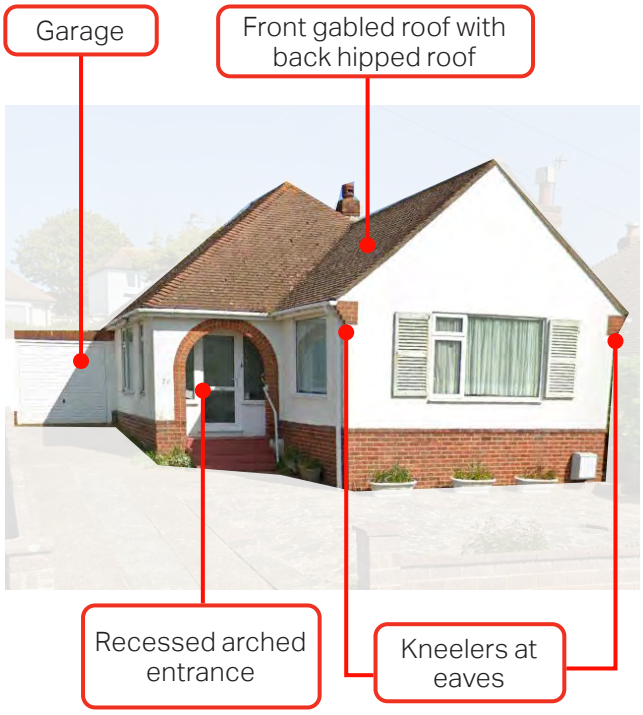


Figure 35: Type F example - 59 Chichester Drive West

Type G.1 (no dormer)

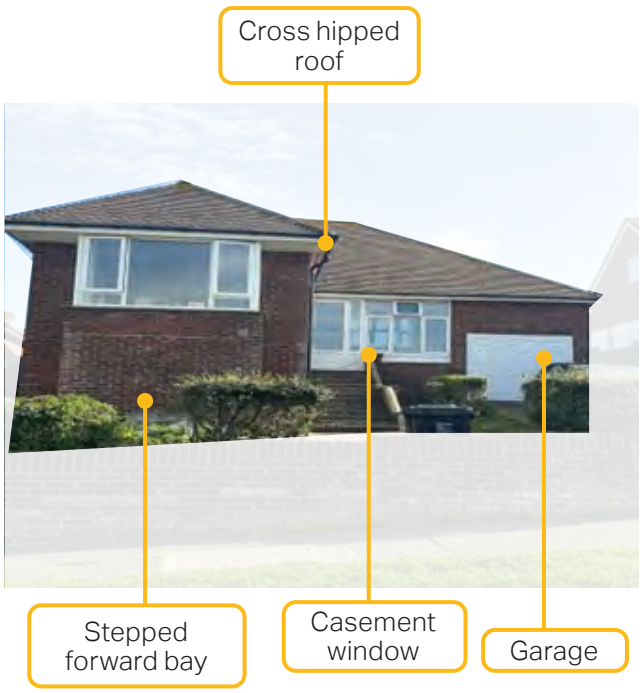


Figure 36: Type G.1 example - 42 Arundel Drive East

Type G.2 (with dormer)

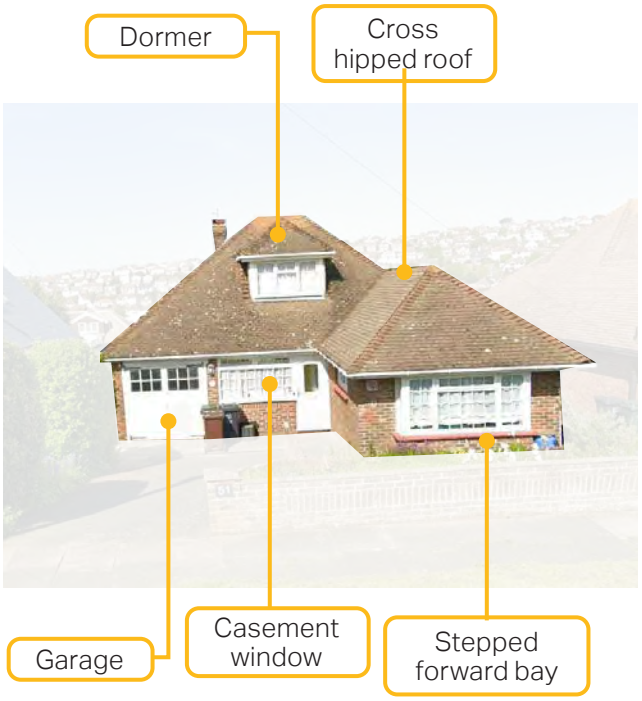


Figure 37: Type G.2 example - 74 Chichester Drive West

Type G.3

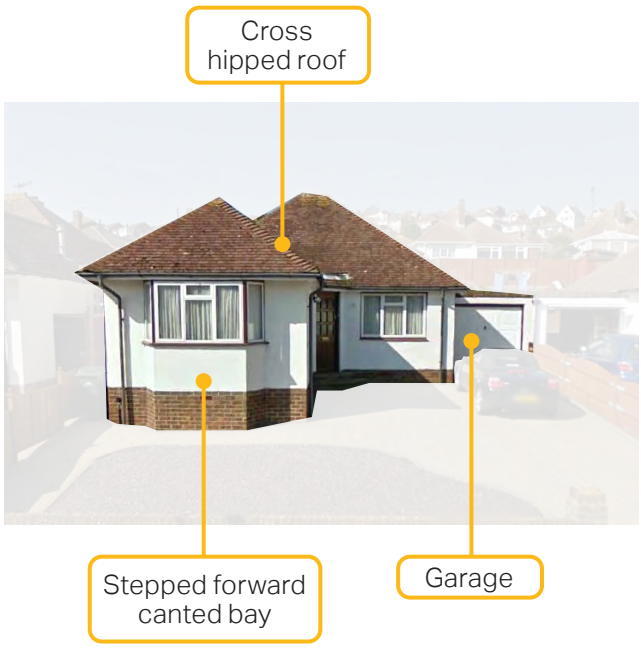


Figure 38: Type G.3 example - 17 Ridgewood Avenue.

Type H.1 (no dormer)

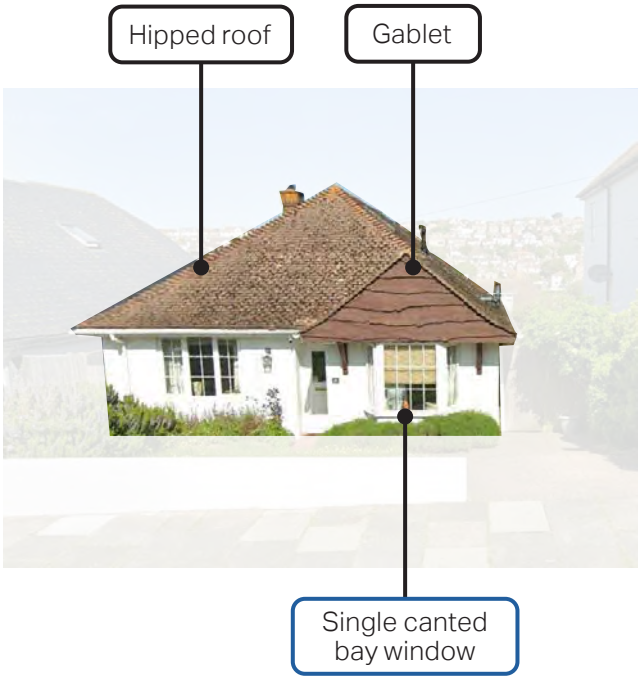


Figure 39: Type H.1 example - 19 Chichester Drive East

Type H.2 (with dormer)

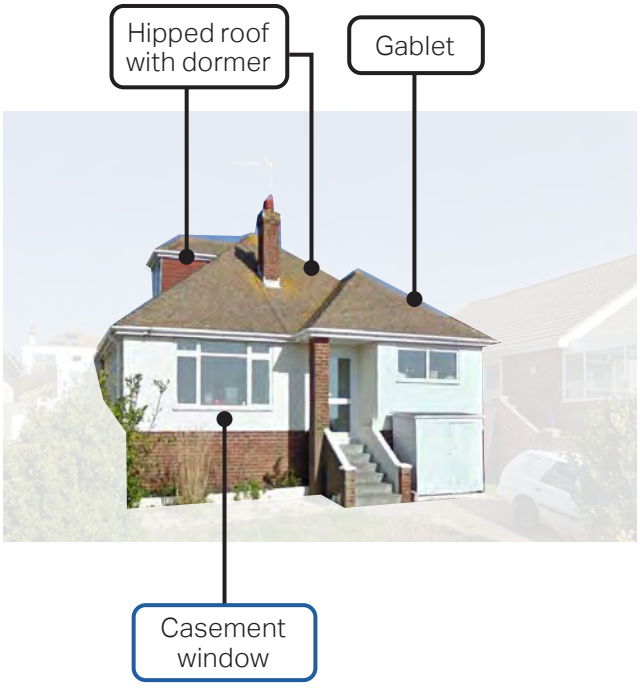


Figure 40: Type H.2 example - 71 Bevendean Avenue

Type I.1 (no dormer)

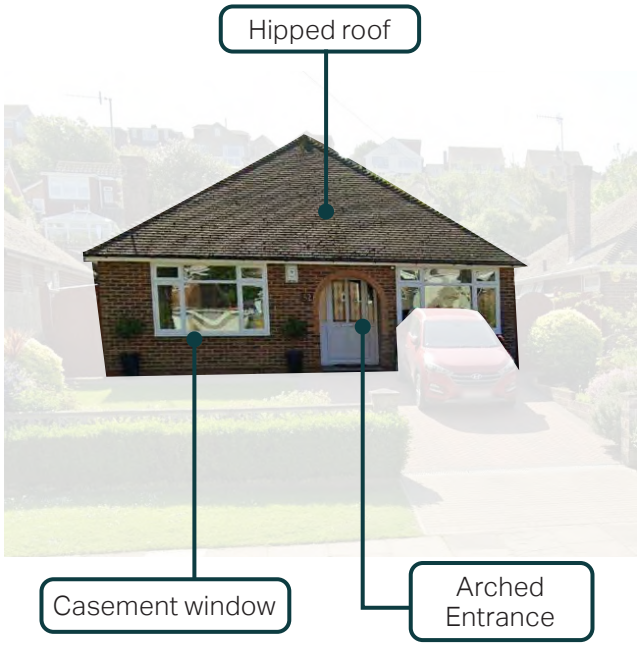


Figure 41: Type I.1 example - 52 Saltdean Vale

Type I.2 (with dormer)

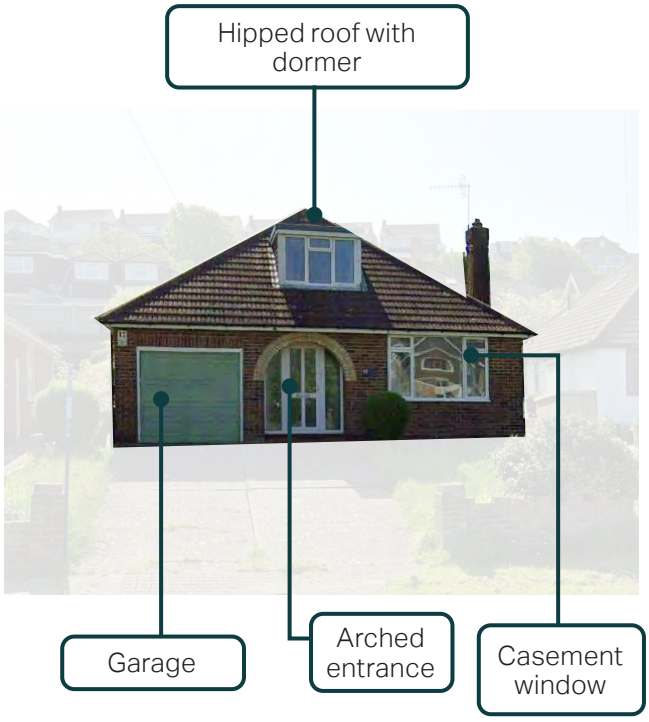


Figure 42: Type I.2 example - 48 Saltdean Vale

Type J

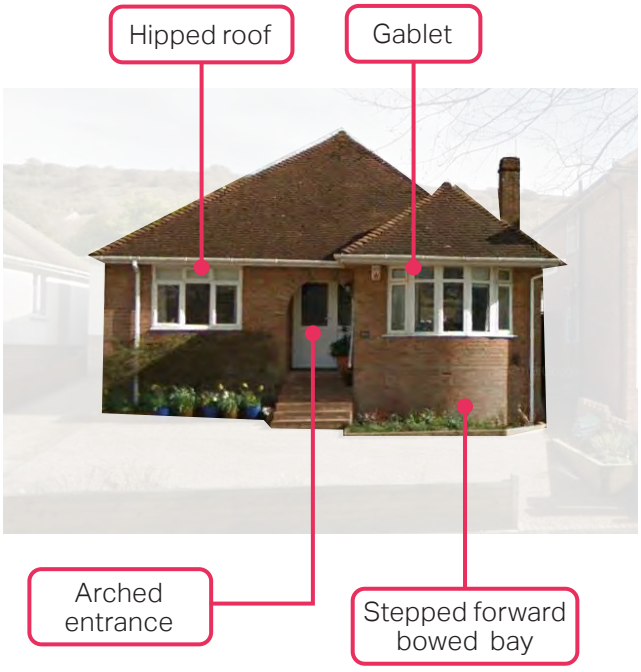


Figure 43: Type J example - 86 Saltdean Vale

Type K

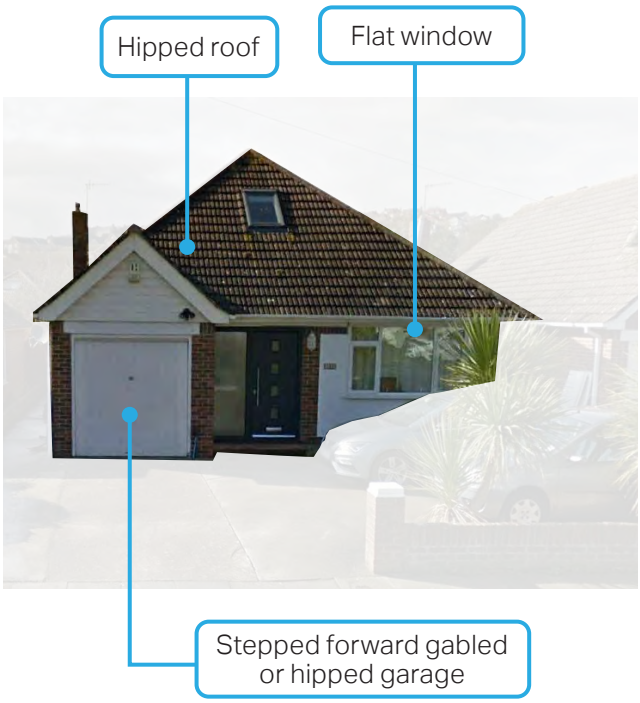


Figure 44: Type K example - 105 Saltdean Vale

Type L

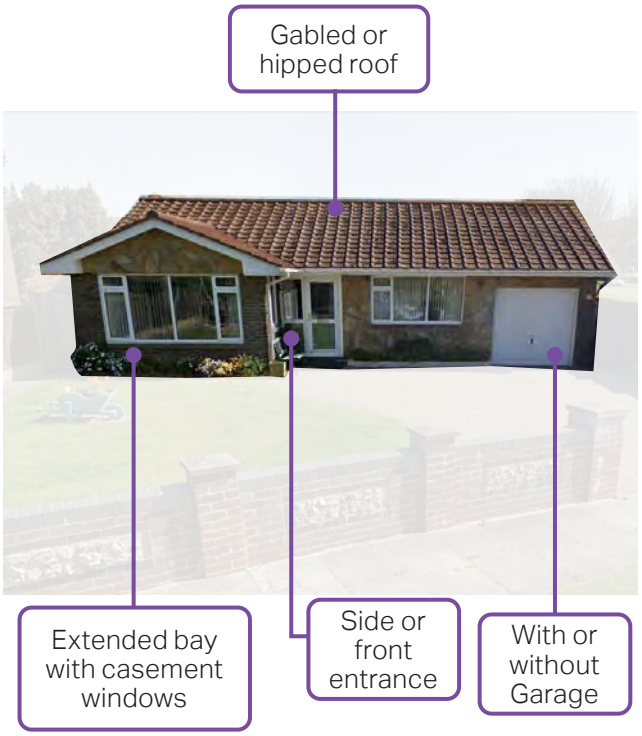


Figure 45: Type L example - 65 Arundel Drive West

Type M

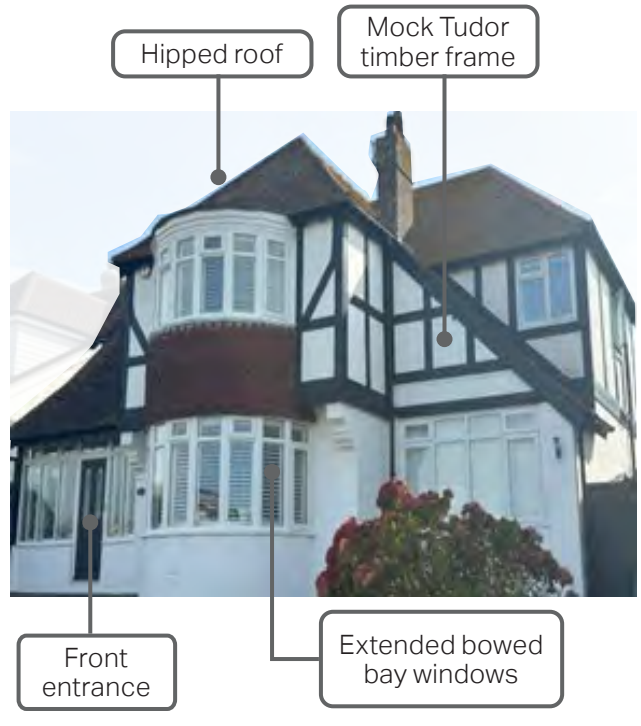


Figure 46: Type M example - 10 Arundel Drive East

3.4 HOUSES OF NOTE

The following is a series of properties, amongst others in West Saltdean, that incorporate Modernist and Art Deco styles into their design. These houses share similar characteristics, such as their white rendered, unique elements of roof styles, boundary treatments and proportions. Section 3.5 provides a more detailed architectural details and material palette that are seen recurring in West Saltdean properties.

Figure 47: Large Art Deco house with multiple wall projections and flat roofs of different heights and a balconies on the 1st floor. Boundary walls are made of low stone walls with vegetation and tree planting.

Figure 48: 21 Chichester Drive, a 2-storey Art Deco home with hipped roof, white rendered and red brick façade and stepped forward bay. The balcony on the 1st floor has a decorative brick balustrade that matches the front garden wall. The house is decorated with a small circular window with red brick dressing.

Figure 49: 2-storey Art Deco house with central feature gablet and vertical window with black muntins above the front entrance. Large chimney on the side of hipped roof with green tiles. Boundary treatments feature rich vegetation over a sloping driveway, Ashdown Avenue.

Figure 50: 2-storey house serving as a nursing home, with 2 hipped symmetrical round bay windows projecting towards the street. Another larger central bay steps out centrally from a half hipped roof. The property is set back from the street white rendered walls matching its façade.

Figure 51: 22 & 24 Arundel Drive East - 2-storey Art Deco homes, serving as nursing homes, with hipped green tiled roofs and white rendered façades. Both properties have stepped forward bays and No. 24 has a side arched entrance to the property. Boundaries are demarcated by low white rendered walls.

3.5 MATERIAL PALETTE

Facades

Typical Art Deco white-finish façade with minimal detailing

Mock Tudor half-timbering and herringbone brickwork

Red hung clay tiles, brick plinth, brick cornices and detailing

Window and door openings

Projected bowed bay with casement windows

'Eyebrow' dormer window and projected bay windows

Projected canted bay windows, arched doorway and transom

Roofs

Pitched roof with skylights clad in typical Art Deco green tiles

Brown plain tiled gable roof with symmetrical shed dormers

Flat roofs with modest chimneys and minimal detailing

Colour palette

white | off-white | red-brick | green | brown

Boundary treatments

Low stone wall and shrubbery growth to enhance the steet scene

Low white render stone wall backed by garden foliage

Low timber fences of varying colours and rows of hedges

DESIGN GUIDANCE

04

4. DESIGN GUIDANCE

4.1 AREA-WIDE GUIDANCE

This section sets out some key design considerations, which aim to encourage applicants and developers to underpin their approach with good practice and a robust process that will clearly communicate their design intentions, be collaborative, and ensure the delivery of a high-quality product that is appropriate and responsive to its sensitive context.

Good places can be delivered from a better understanding of the existing and do not need to rely on inappropriate examples from elsewhere. The Neighbourhood Area comprises a rich history and character. The challenge for the future is how we create good design that will preserve and enhance the local heritage of West Saltdean.

The focus for the design guidance is primarily on built form, architectural features and building materials within new development, although broader place-making principles related to the rich natural environment are also discussed, covering aspects such as green infrastructure, biodiversity and water management. These codes will aim to guide any changes or development within the Neighbourhood Area to ensure the local character is respected whilst allowing space for innovation within the built environment.

This is not a step-by-step guide for all interventions of any scale, therefore all involved in urban design and built form must work to understand 'place' and consequently, how these and other key principles should be applied.

Figure 52: The 10 characteristics of well-designed places (Source: National Design Guide, page 8).

4.2 PART 1. GENERAL DESIGN CONSIDERATIONS

Creating good places demands a focus on achieving quality and this needs to be embedded in the heart of the process. Also, quality does not necessarily equate to higher costs. Through partnership and collaboration, developers should aim to deliver places that comprise these qualities.

1. Development should relate sensitively to local heritage buildings, topography, landscape setting, and long-distance filtered views.
2. Development should demonstrate synergy with the existing development patterns in terms of physical form, access, and land use type.
3. Development should reinforce or enhance the established character of West Saltdean.
4. Development should integrate with existing access, public rights of way (PRoW), streets, circulation networks, and understand use.
5. Development should explore opportunities to enhance access to the network of public green spaces, to reflect settlement needs.
6. Development should reflect, respect and reinforce local architecture and stylistic distinctiveness.
7. Redevelopment of heritage buildings should aim to conserve as many vernacular features as is practicable.

8 Development should retain and incorporate important existing landscape and built-form features.

9 Building performance in terms of conservation of heat and fuel over-and-above building regulations should be a key design driver for new development.

10 Development should respect surrounding buildings in terms of scale, height, form, and massing.

11 Development should adopt contextually appropriate materials and construction details. Embodied carbon toolkits should be used to guide material specification.

12 Development should ensure all components e.g. buildings, landscapes, access, and parking relate well to each other; to provide safe, connected, and attractive spaces.

13 Net Zero aims should be integrated, and development should adopt low-energy and energy generative technologies within the development at the start of the design process.

14 Development should use nature-based water management solutions/ SuDS to manage on-site water and boost biodiversity habitat.

4.3 PART 2. KEY DESIGN GUIDANCE

The following set of design guidelines forms the main substance of this document. These codes set out the expectations that are specific to the context of the West Saltdean Neighbourhood Area. The use of photographs and diagrams help to reflect good precedents, demonstrate design issues for consideration and further highlight the application of each design.

The guidance advocates for character-led design which responds to and enhances the landscape and townscape character. It is important that new development responds to local context and enhances the "sense of place" whilst meeting the aspirations of residents.

Theme	Prefix	Code
Built form (BF)	BF01	**Responsive to context**
	BF02	**Plot arrangements**
	BF03	**Massing, scale and roofscape**
	BF04	**Boundary treatments**
	BF05	**Parking solutions**
Historic character (HC)	HC01	**Preserving and promoting local vernacular**
	HC02	**Heritage-sensitive infill and extension**
Landscape setting (LS)	LS01	**Green network**
	LS02	**Tree planting and biodiversity**
Sustainable futures (SF)	SF01	**Climate resilient design**
	SF02	**Water management and SuDS**

Table 01: Design Guidance to development in West Saltdean.

BUILT FORM (BF)

BF01. Responsive to context

As new and retrofit developments are taking place in West Saltdean, it is important that these are sensitively sited and designed so that they are sympathetic towards the character of existing streetscapes and settings. Any new proposals should respect the following design principles:

- New developments must demonstrate an understanding of the existing topography, building density, building orientation, enclosure, and rhythm of the rich local vernacular of West Saltdean;
- New developments should use high quality design material to make a valuable contribution to West Saltdean's unique character. Modern interpretations and tasteful adaptations are welcomed as long as they remain sympathetic to their surrounding contexts;
- The form and layout of new streets should align with existing ones where possible. Cul-de-sacs must be relatively short and provide appropriate pedestrian and cycle links towards the road network and towards the surrounding landscape;
- Buildings should front onto the streets to maintain active frontages and overlooking of public spaces;
- Proposals should not be repetitive, and should provide a variety of building types at relevant scale, massing and proportions.
- New development should conserve existing native trees, shrubs, and hedgerows, and incorporate any green asset within their design - avoiding any unnecessary loss of flora;
- New development should propose a mix of housing to include a range of house types and sizes to allow for a variety of options and thus, meeting the needs of a wider group of people;
- Buildings, where possible, should overlook green spaces, open fields and nature in general.

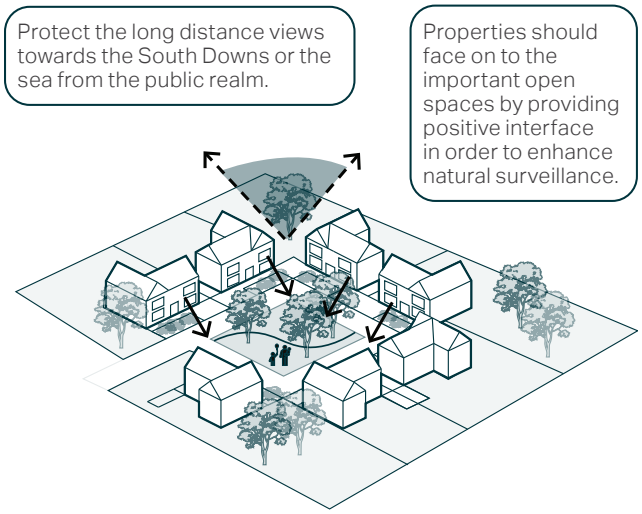


Figure 53: Diagram showing building arrangement responsive to the landscape context.

Figure 54: Houses overlooking Saltdean Oval Park, Arundel Drive East.

South Downs interface

Existing vegetation that forms boundaries between settlements and the South Downs should not be undermined by any new development. In particular, any new development set on the edges of settlement boundaries needs to respect the existing natural setting and aim to enhance it. Some design guidelines on how new development should treat rural development edges are as follows:

- Edge of settlement development should gradually transition to the surrounding landscape context, with a soft, low-density edge. Building elevations along the existing settlement edge should connect into it and should provide an attractive and positive frontage;
- Abrupt edges to development with little vegetation or landscape should be avoided. Instead, a comprehensive, layered landscape buffering should be encouraged (see Figure 55);
- Development adjoining public open spaces and the open landscape should face onto them with appropriate setback to improve natural surveillance for public spaces. One way to achieve this is to encourage new developments to incorporate edge lanes and green corridors into street designs, which can also provide active travel options (see Figure 56); and
- Building elevations along the existing edge of the settlement should provide an attractive and positive frontage. Development interfaces with back-to-back or front-to-front relationships should be created across the existing settlement edge, and front-to-back relationships avoided.

Figure 55: A positive example of landscape buffering along the settlement edge, Looes Barn Close (Source: *OS OpenData).*

Figure 56: Sketch illustrating how new development at settlement edges could face towards the surrounding landscape on edge lanes to maximise views and provide natural surveillance for public spaces.

BF02. Plot arrangements

West Saltdean's settlement features a high degree of uniformity in building lines, plot sizes and plot arrangements. Most properties are detached or semi-detached bungalows set on well-sized plots, with few areas of denser flats and terraced houses that have smaller plots. New developments should respect these existing plot patterns by adhering to the following guidance:

- Building setbacks in any kind of new development should be of an appropriate ratio between the width of the street and the building height, to achieve an appropriate sense of enclosure for its setting. Hedges and other landscaping features can help create better transition in addition to providing shading and weather protection;
- Building setbacks, building lines, size of plots and the plot arrangement should meet the typical pattern for the majority of West Saltdean (see Figures 58 and 59) to reinforce the character of the Neighbourhood Area; and
- Front and back gardens of new developments should adhere to the typical dimensions for majority of West Saltdean (see Figure 57)**.** Typically, 2/3 of the front garden plot should be natural landscaping with 1/3 being hardscaping and driveways.

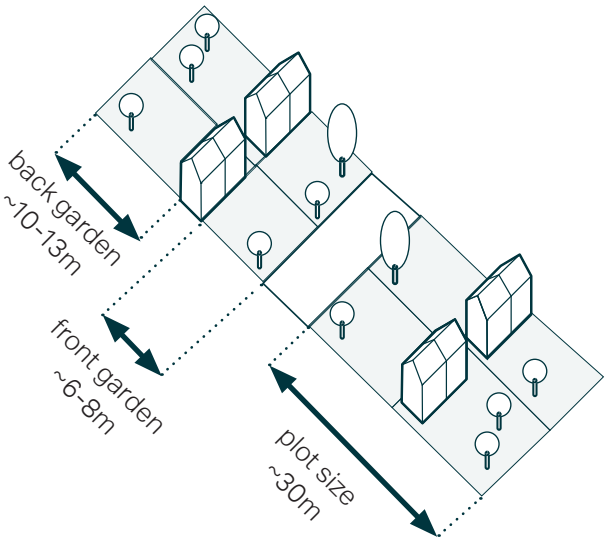


Figure 57: Diagram illustrating typical garden measurements in West Saltdean.

Figure 58: Majority of streets are broad and linear in West Saltdean, resulting in continuous building lines with largely uniform levels of setback. Larger degrees of setback, wide streets and rolling topography create an open feel along streets, Tumulus Road.

Figure 59: Areas of cul-de-sacs are typically narrower and have consistent building lines that follow gently meandering streets. Smaller degrees of building setback and varied building orientations result in a less formal pattern of development with a stronger sense of enclosure, Looes Barn Close.

BF03. Massing, scale and roofscape

New developments should conform with the massing, scale and roof styles of surrounding properties to maintain a coherent streetscape. Proposals should also demonstrate how the setting of the local context has been considered.

- Within West Saltdean, majority of buildings are of one to two storeys in height. New developments should adhere to surrounding building heights, and levels of setback to maintain a sense of enclosure along the street;
- Form, layout and massing of new developments should respond to the rolling topography in West Saltdean to take advantage of views towards the sea or the South Downs. Figure 60 highlights common treatments used across West Saltdean as topographical adaptations.
- Roof forms and materials should remain in keeping with prevailing roof styles for surrounding properties. For further details, refer to the local vernacular and materials palette in Section 3.5;
- The scale and pitch of the roof should be in proportion with the dimensions of the building, and should avoid overly complex form.
- Original rooflines of buildings in West Saltdean have been altered by inappropriate extensions over time. It is important that any extensions that are constructed with a pitch are sympathetic to that of the existing roof. Refer to Figure 62 for more details; and
- Green glazed tile roofs are particularly important and unique features to West Saltdean's local vernacular. It is important that these are adequately preserved and protected from alterations.

1. Properties aligned with the slope along contours to maximise views and solar gain

2. Stepped access from street level to entrance

3. Staggering heights and elevated entrances as adaptations to topography

4. Levelling of properties helps to maintain a consistent and gently cascading roofline

Figure 60: Built form adaptations to the topographical context on West Saltdean

Figure 61: Green glazed tile roofs are a defining feature of West Saltdean's character, these should be protected from alterations.

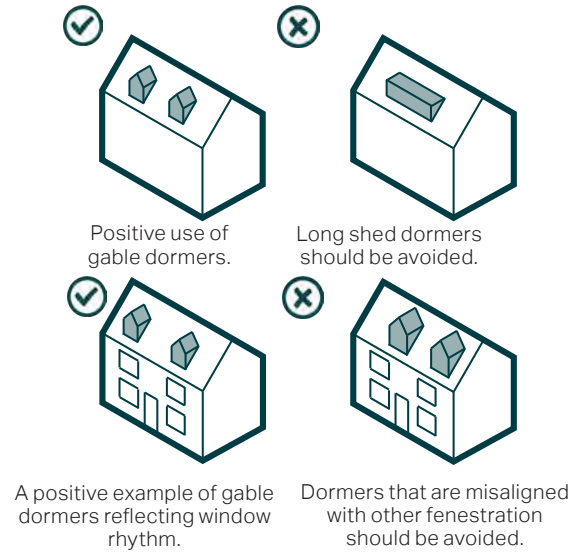


Figure 62: Roof extension diagrams.

BF04. Boundary treatments

Boundary treatments should reinforce a sense of continuity of the building line and help define the public realm, appropriate to the character of the area. They should be mainly continuous hedges and low brick walls, constructed with traditional materials found in the Neighbourhood Area (see Section 3.5 for more details).

- Soft boundary treatments such as hedges, shrubs, grass verges and flower beds should be used help maximise local biodiversity. Low brick walls are also considered as locally appropriate boundary treatment for West Saltdean.
- The use of panel fencing, metal, or continuous high brick walls in these publicly visible boundaries should be avoided because they are not in-keeping with the rest of West Saltdean.
- Boundary treatments should offer privacy and screen parked vehicles and ground floor windows facing the street. Natural boundary treatments should be used as screening for properties that are set below street level to maintain privacy (see Figure 64 overleaf).
- If placed on the property boundary, waste storage should be integrated as part of the overall design of the boundary; and
- Permeable paving should be used where appropriate on footpaths, driveways and car parking areas to provide surface drainage.

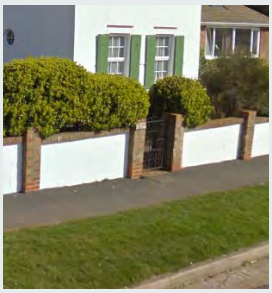
More detailed examples of vegetation types and surfacing materials suggested for access and driveways are illustrated below.

VEGETATION

Tree planting

Climbers and flowers

Tall hedges



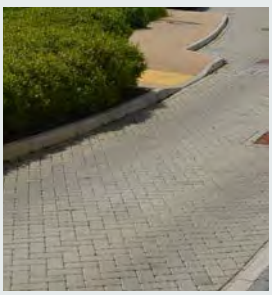
Grass verges

SURFACING

Permeable gravel

Resin-bound gravel

Permeable block paving



Permeable brick paving

Figure 63: Positive use of low rise white render brick wall, with a good proportion of garden to the total front yard area, Withyham Avenue.

Figure 64: An example of effective boundary treatment using low rise wall and foliage for privacy, Lenham Avenue.

Figure 65: Positive use of vegetation for screening to provide privacy for a bungalow set below street level, Chichester Drive West.

Figure 66: Positive example of rich foliage used for privacy and visual concealing of the side driveway, Falmer Avenue.

Figure 67: Positive example of scale, massing, and entryway porch, also with attractive front garden and low brick wall, Lustrells Crescent.

Figure 68: A positive example of using typical building materials for West Saltdean, generous front yard garden and a mix of natural boundary treatment and wooden fencing, Ashdown Avenue

BF05. Parking solutions

Parking areas remain a necessity for many modern developments. However, they do not need to be unsightly or dominate the streetscape. Parking provision should be undertaken as an exercise of placemaking.

On-street parking

In order to reduce the visual impact of parked cars on the street, on-street parking should not be the only form of parking arrangement in future developments.

- On-street parking must be designed to avoid impeding the flow of pedestrians, cyclists, and other vehicles. They can also serve as informal traffic calming.
- On low-traffic residential streets or lanes that are shared between vehicles and pedestrians, parking bays can be clearly marked using changes in paving materials instead of road markings.
- Given the move towards electric vehicles, every opportunity must be taken to integrate charging technologies into the fabric of road and street furniture in the public and private realm.

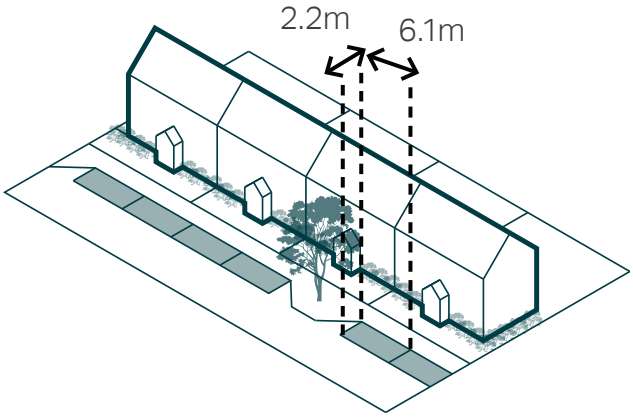


Figure 69: Illustrative diagram showing an indicative layout of on-street parking.

Figure 70: Example of on-street electric vehicle charging points, elsewhere in the UK.

Figure 71: Negative parking example, where vehicles are parked on the green verge, Founthill Avenue.

Figure 72: Negative on-street parking, where vehicle obstacles T-junction manoeuvring, Bishopstone Drive.

On-plot side or front parking

- Parking provided on driveways directly in front of dwellings should be designed carefully due to the visual impact that cars have on the street. Front gardens should be a minimum depth of 6m to allow movement around parked vehicles. They should also be well screened with hedgerows when providing parking space to the front of a dwelling, for more details on boundary treatments see codes BF04.
- Parking provided on a driveway to the side of a dwelling should be of sufficient length (5m minimum) so that a car can park behind the frontage line of the dwelling. This will reduce the visual impact that cars will have on the street scene. When parking is provided to the side of a dwelling a minimum front garden depth of 3m should be provided.

Figure 73: Positive example of on-plot parking laid with permeable brick paving, Ashdown Avenue.

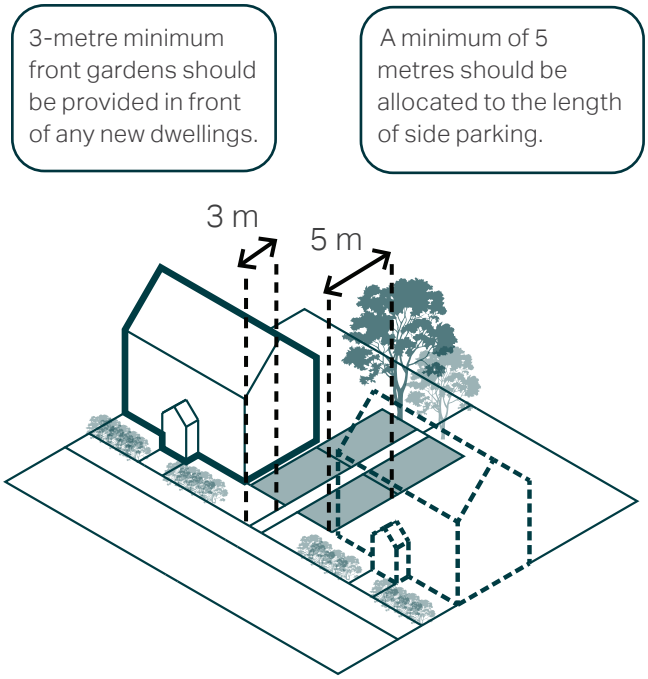


Figure 74: Illustrative diagram showing an indicative layout of on-plot side parking

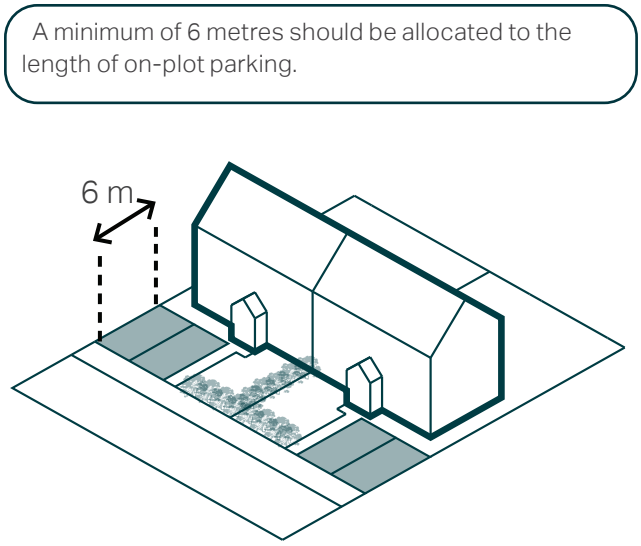


Figure 75: Illustrative diagram showing an indicative layout of on-plot side parking.

HISTORIC CHARACTER (HC)

HC01. Preserving and promoting local vernacular

West Saltdean's local vernacular and its Art Deco style houses contribute significantly to its character and setting. The wide variety of housing styles (detailed in Section 3.4) and architectural details, achieved through a unified material palette (as highlighted in Section 3.5), enriches West Saltdean's streetscape. It is essential that future developments are sympathetic to the design, housing styles and use of material across the Neighbourhood Area.

- Any development on plots identified as being a typical house type or a building of note in figure 28 should preserve the features that contribute to West Saltdean's special character, including architectural details, materials, scale, plot coverage and boundary treatments.
- Any listed buildings and locally important buildings (particularly properties that were designed to the Moderniste style or consist of Art Deco design elements) should be protected and adequately maintained, as they can act as effective landmarks for navigation whilst adding to the quality of the built environment;
- Important views and vistas towards historic assets and locally important buildings should be respected by new and infill developments. Long-distance views towards the sea and South Downs National Park should be maximised and protected;
- Clear signage towards important local destinations, historic landmarks, and amenities should be appropriately provided in any new development;
- New developments, building extension or modification of existing properties close to heritage assets or any Art Deco properties should make positive contributions to the character and setting of the area; and
- Any materials which are not sympathetic to the existing character and material palette should be avoided.

Figure 76: View of the tower of St. Nicholas Church, visible from many properties along the slopes of West Saltdean's Valley, making it an important landmark in the Neighbourhood Area.

Figure 77: Local example of an Art Deco style house, characterised by its green glazed tile hipped roof and white rendered facade, serving as important representation of West Saltdean's local vernacular that should be protected.

HC02. Heritage sensitive infill and extension

Infill development

Infill development can influence the layout, density and uniformity of West Saltdean, and therefore, must be carefully designed with respect to the surrounding context.

- Infill development should complement the street scene, with scale, massing, and layout respecting the surrounding context, including both the urban and the natural environment; and
- The density of any infill development should reflect the character of the immediate area and location within the valley. The optimum density will respond to surrounding densities, whilst making efficient use of land.

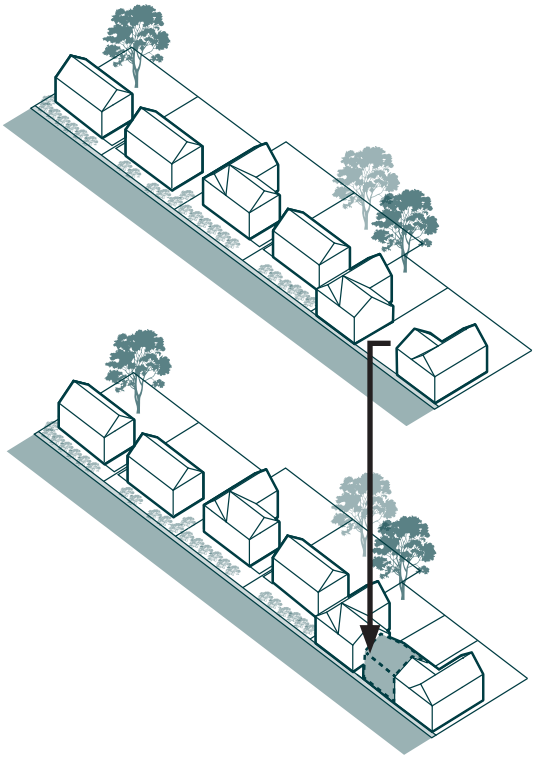


Figure 78: Diagram of a typical example of infill development before and after.

Extensions

Extensions and modifications to dwellings can either revitalise an older building and enhance the streetscape, or on the other hand, adversely impact the appearance of a building and its local context.

The following principles should be considered by development involving extensions and modifications:

- Extensions and other modifications are best located to the rear of original buildings to sensitively integrate with the existing distinctive proportions;
- The original building should remain the dominant element of the property, in terms of scale and form;
- Extensions must be appropriate for the scale, massing and character of the main building, and should complement both the streetscape and its setting. Overly complicated extensions and roof forms should be avoided;

Figure 79: An example of smaller side extension, with matching building materials and colours, to harmonise with the original building, Linchmere Avenue.

- Side extensions should be set back from the front of the main buildings and retain the proportions of the original building;
- Extensions should consider the materials, architectural features, window sizes and proportions of the existing building, and respect these elements to design an extension that matches and complements the existing building. A range of roof heights adds interest to the roofscape and enhances the integration of extensions with original buildings;
- Designs that wrap around the existing building and involve overly complicated roof forms should be avoided;
- Green buffers are encouraged to mitigate visual impacts with surrounding properties and respect the privacy of the neighbours; and
- It should be noted that many household extensions are covered by permitted development rights, and so do not need planning permission. However, subject to policies and permitted development rights, any development on the plots identified on Figure 28 must preserve the features that contribute to West Saltdean's special character. These include scale, materials, fenestration, plot coverage and boundary treatments.

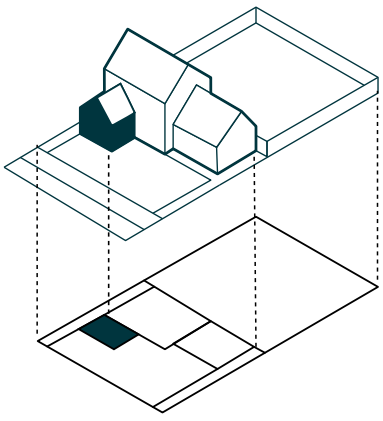


Figure 80: Drawing showing side extension

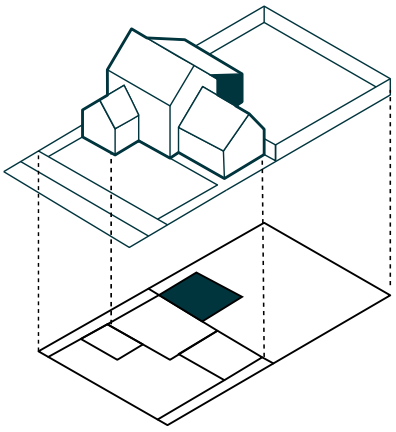


Figure 81: Drawing showing rear extension

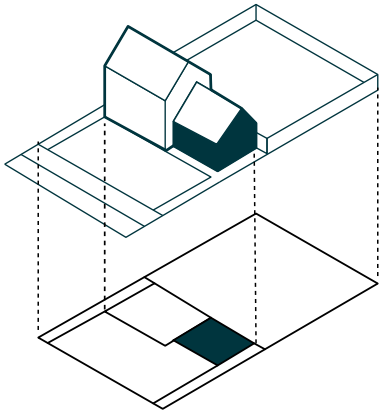


Figure 82: Drawing showing front extension

LANDSCAPE SETTING (LS)

LS01. Green network

West Saltdean is located within a unique landscape setting along the Saltdean beach and seafront to the south, as well as the South Downs National Park which forms a backdrop to the north of the Neighbourhood Area. It is also home to some public open spaces, namely Saltdean Park in the heart of the Neighbourhood Area. Given its relatively compact residential layout, there are not many pockets of recreational spaces or play areas. New developments should ensure that they provide ample open space that is accessible to new and existing residents. Some design guidance are:

- Consider how the development's layout can create wildlife corridors. For example, the layout of roads, aligning front, back and rear gardens, providing undisrupted gaps to the countryside and connecting green spaces through a green network;
- Provide adequate buffers between development and habitat areas to preserve specific ecological functions. Roadside verges, hedges and trees should be favoured as natural buffers;
- Open space and gardens should be planted and designed with nature in mind, incorporating a range of small-scale biodiversity improvements which may include: nest boxes, bird feeders, bug hotels, hedgehog houses, bat boxes, log piles, pollinator nest sites and wildflower planting. These improvements should be carefully planned and should support native floral and fauna species;
- Landscape design should be layered with a variety of native species suitable for the wildlife, soil conditions and climate. Avoid low maintenance gardens which are harmful to wildlife by reducing hard landscaping, avoiding limited planting palettes, and integrating sustainable urban drainage features (see code SF 02);
- Provision should be made for new open spaces and wildlife-rich streets that connect communities with nature from the doorstep to key green infrastructure, as illustrated in Figure 83 below.

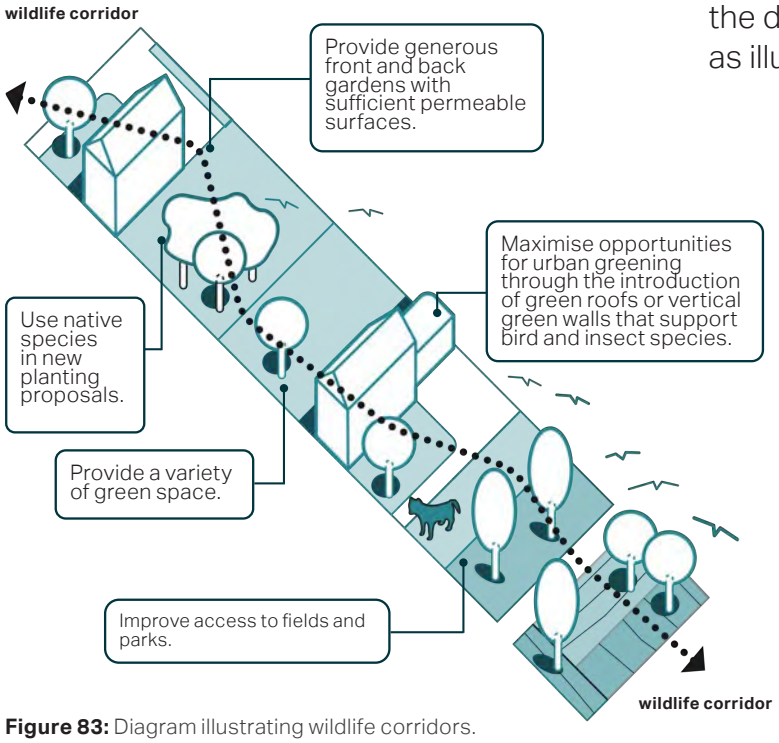


Figure 83: Diagram illustrating wildlife corridors.

LS02. Tree planting and biodiversity

Tree planting

Trees and gardens provide habitats for biodiversity within the town. Within the Neighbourhood Area, most common tree species are elms, common hawthorn, common ash and blackthorn, which offer plentiful opportunity for wildlife and biodiversity to thrive. Future developments should seek to protect and enhance the natural environment surrounding West Saltdean by considering the following guidance:

- Use of hedges and planting are not only a traditional feature of the landscape, but an important habitat forming a green infrastructure network across the neighbourhood and should be preserved under any development;
- Front gardens or simple frontages should incorporate new tree planting (as illustrated in Figure 84 below) which supports local wildlife, cleaner air and reduction in carbon emissions;
- Preserve existing mature hedges and trees and incorporate them into the new landscape design where possible. When planting new trees, canopy size should be considered in order to have the greatest positive impact, for example reducing the overall number of smaller trees and increasing the size of a single tree. Large trees in particular can be used as a landmark to assist in wayfinding and can also provide shaded spaces.
- Any trees lost to new development should be restored with an overall aim for 10% biodiversity net gain to adhere to the Biodiversity Gain Condition (Environment Act 2021);
- For more details, please refer to the SPD06 'Trees and Development Sites' by the Brighton & Hove City Council's Local Development Framework and the SD11 'Trees, Woodland and Hedgerows' of the South Downs Local Plan.

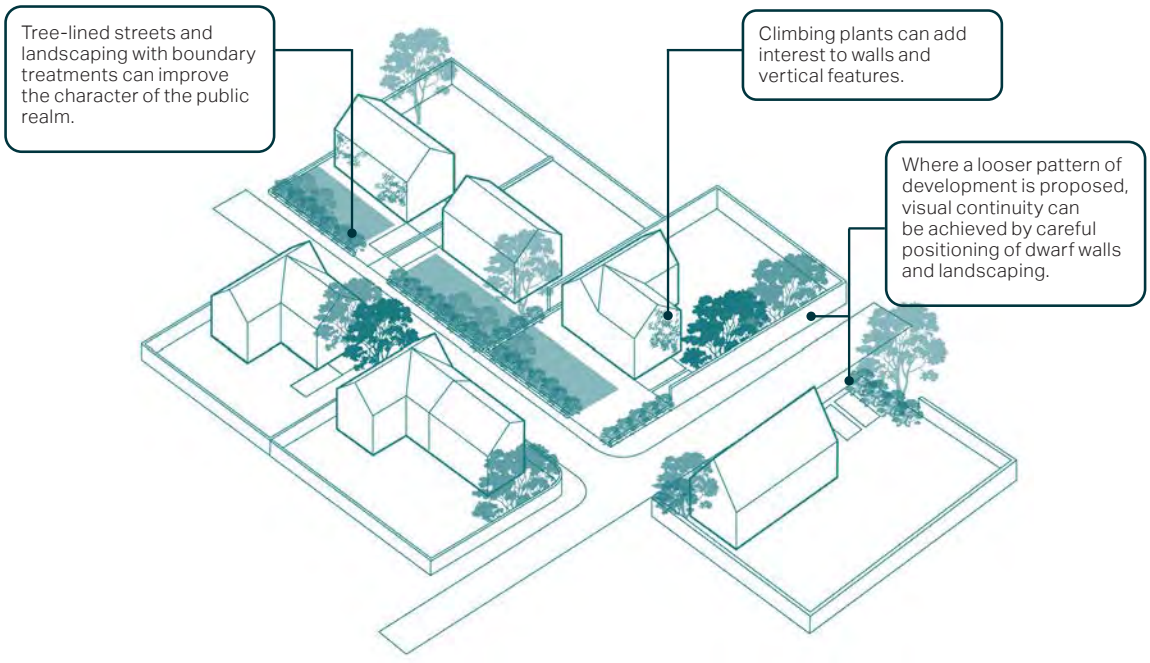


Figure 84: Diagram illustrating trees and landscaping strategies that complement the public realm and create a sense of enclosure.

SUSTAINABLE FUTURES (SF)

SF01. Climate resilient design

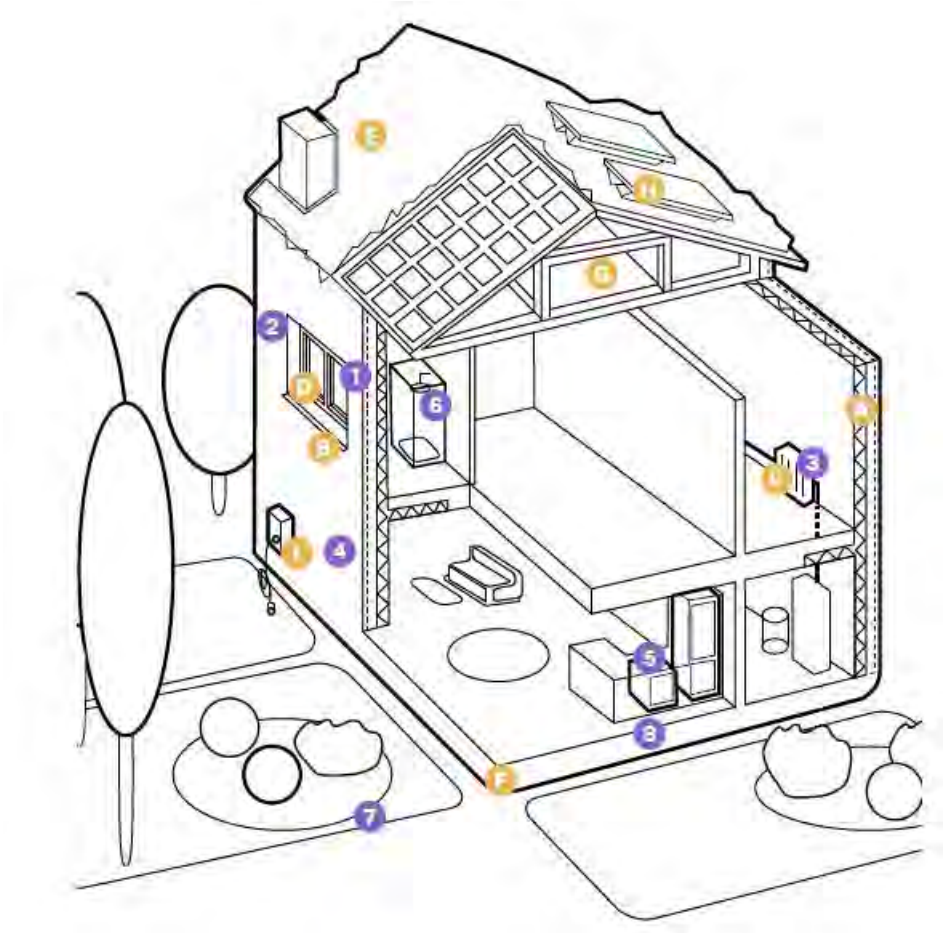


Figure 85: Diagram showing low-carbon homes in both existing homes and new builds.

Existing home retrofits

1. **Insulation** in lofts and walls (cavity and solid)
2. **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
3. **Low- carbon heating** with heat pumps or connections to district heat network
4. **Draught proofing** of floors, windows and doors
5. **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)
6. **Highly water-efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
7. **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
8. **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Additional features for new build homes

- A **High levels of airtightness**
- B **Triple glazed windows and external shading** especially on south and west faces
- C **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest
- D **More fresh air** with mechanical ventilation and heat recovery, and passive cooling
- E **Water management and cooling** more ambitious water efficiency standards, green roofs, rainwater harvesting and reflective walls
- F **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden
- G **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- H **Solar panel**
- I **Electric car charging point**

Any new housing in West Saltdean should mitigate its impact on the environment and demonstrate that it is responding to climate change with the highest standards of insulation and energy conservation.

- Where existing buildings are being converted or extended every effort should be made to introduce energy saving measures and new technologies to make the building more sustainable.
- The use of green or brown roofs and/ or living walls is encouraged. These can assist with insulation and summer cooling requirements. They can also be readily integrated with solar systems.
- Where topography allows, one of the main glazed elevations should be within 30° of due south to benefit from solar gain. A deep roof overhang and tree planting can offer shading on the south side. Any north-facing façades might have a similar proportion of window to wall area to minimise heat loss on this cooler side. North facing single aspect units should be avoided, or should use reflective light or roof windows.
- Homes should be designed to avoid overheating through optimisation of glazed areas, natural ventilation strategies including openings, longer roof overhangs, deep window reveals and external louvres/ shutters to provide shading in hotter summer months;
- Whenever possible, developments should aim to re-use existing materials or procure reclaimed materials from local suppliers. Building materials made from construction and demolition waste are preferred to primary aggregates. In addition, priority should be given to materials that can be re-used at the end of the building's usable life.

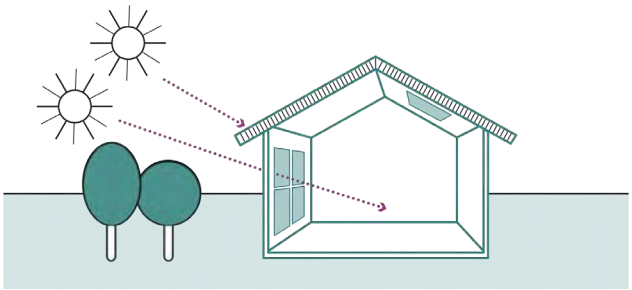


Figure 86: Diagram showing low-carbon homes in both existing homes and new builds.

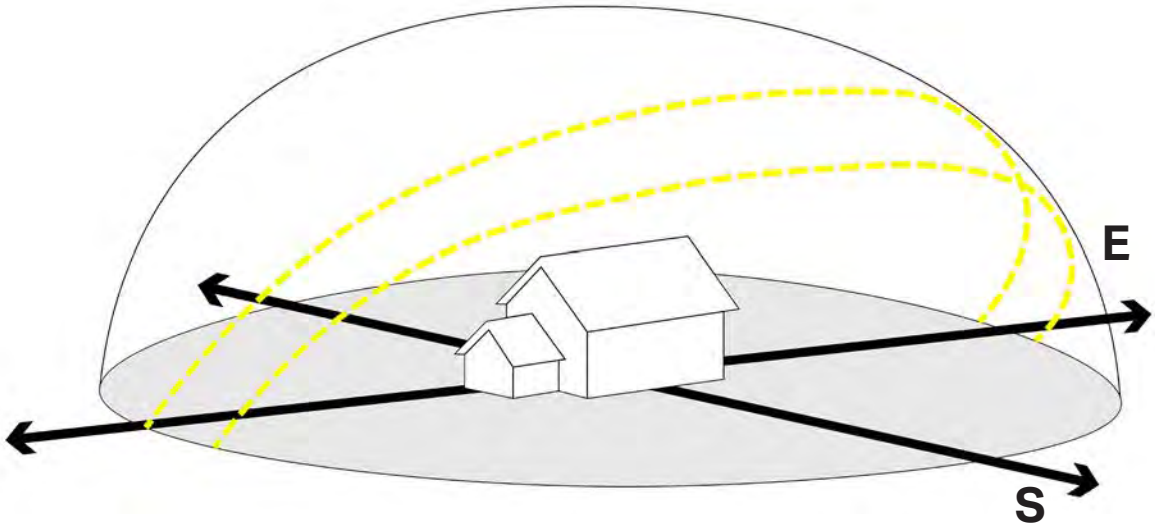


Figure 87: Illustration to show the appropriate building orientation so as to maximise solar gains.

SF02. Water management and SuDS

Sustainable Urban Drainage Systems (SuDS) cover 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.

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.

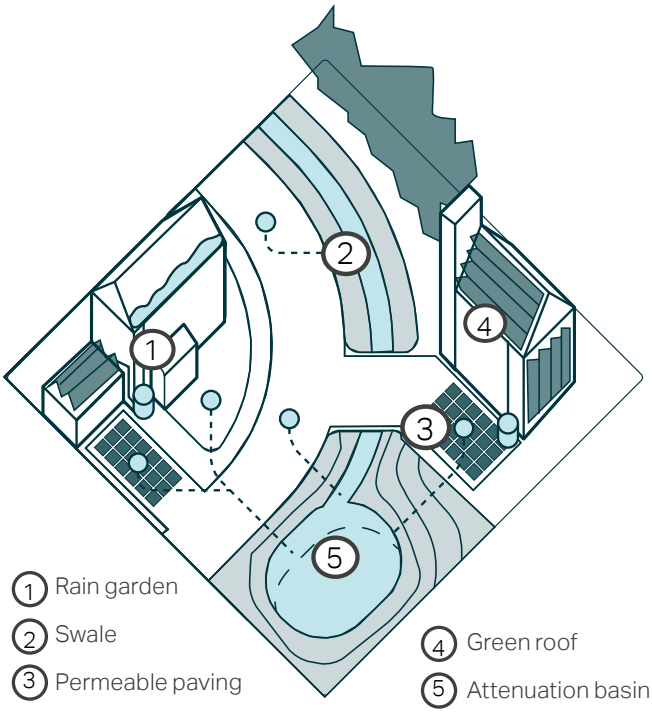


Figure 88: Diagram showing the best use of harvesting water systems rain garden, swales, permeable paving & green roofs.

- SuDS should be considered at the early design stages and designed sensitively to augment the landscape and provide biodiversity and amenity benefits.
- Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface wate and manage surface water as close to where it originates as possible.
- Runoff rates should be reduced 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 the sewer network.
- Water quality should be improved by filtering pollutants to help avoid environmental contamination, especially via vegetated SuDS, which use natural processes to slow and clean the water, whilst increasing the biodiversity value of the area.
- New housing should demonstrate how rainwater and greywater will be stored and reused to make captured water supplies more efficient. For more details please see guidance on ‘Storage and slow release’ overleaf.
- The installation of water butts within new residential developments is encouraged to collect rainwater from roofs and reduce the overall rainwater run off impact of any development.

Storage and slow release

Rainwater harvesting refers to the systems allowing to capture and store rainwater as well as those enabling reuse of rainwater in the form of grey water.

Simple storage solutions, such as water butts, can help provide significant attenuation. However, other solutions can also include underground tanks or alternatively overground gravity fed rainwater systems that can have multiple application in a household, such as in toilets, washing and garden irrigation. In general, some design guidelines to well integrate water storage systems are:

- Consider any solution prior to design to appropriately integrate them into the vision;
- Conceal tanks by cladding them in complementary materials or away from the front entrance view;
- Use high quality materials or attractive finishing for pipes; and
- Consider landscaping or planters with water capture systems.

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

- Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems;
- The SuDS Manual (C753);
- Guidance on the Permeable Surfacing of Front Gardens.

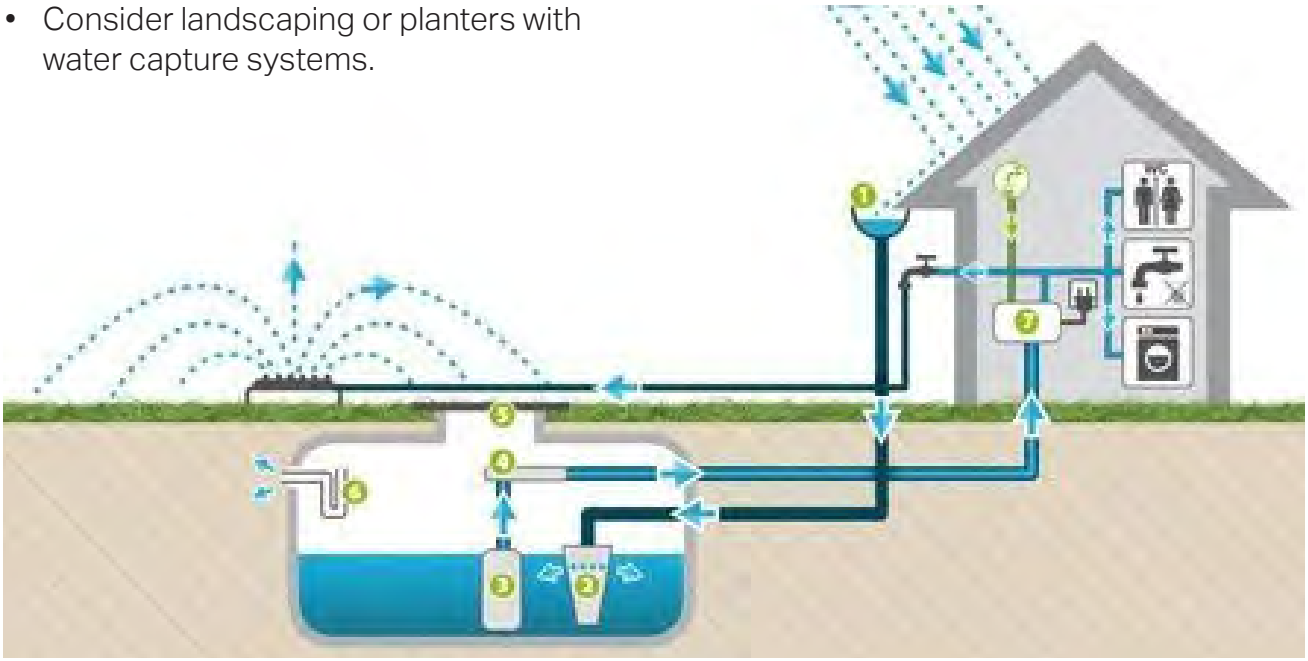


Figure 89: Diagram illustrating rainwater harvesting systems that could be integrated into open space and residential developments. *Source: https://dps-fr.com/*

DELIVERY AND CHECKLIST

05

5. DELIVERY AND CHECKLIST

Because the design guidelines and codes in this report cannot cover all scenarios, this concluding section provides a number of questions based on established good practice against which the design proposal should be evaluated.

The checklist can be used to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under 'General design guidelines for new development'. Following these ideas and principles, a number of questions are listed for more specific topics.

This document will be used differently by various stakeholders during the development process, as summarised in Table 02 adjacent.

STAKEHOLDER	HOW THEY MAY USE THIS DESIGN GUIDE
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 guidance and codes as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The guidance and codes should be discussed with applicants during any pre-application discussions.
West Saltdean Neighbourhood Planning Forum	As a guide when commenting on planning applications, ensuring that the guidance and codes 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.

Table 02: Stakeholders and how they may use this report.

1

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- 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;
- 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;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Positively integrate energy efficient technologies;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- 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?

3

Local green spaces, views & 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?

3 (cont.)

Local green spaces, views & character:

- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- 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 impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- 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?

3 (cont.)

Local green spaces, views & character:

- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

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?
- Is the landscaping to be hard or soft?

5

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?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

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?

7

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?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

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 extensions, 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?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

9

Building materials & surface treatment:

- What is the distinctive material in the area?
- 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?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

- 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?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

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