

General Design Guidelines for **Seaford**

AECOM



August 2018

locality
the power of community

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Quality information

Project role	Name	Position	Action summary	Signature	Date
Qualifying body	Keith Blackburn	Seaford Neighbourhood Plan Chair	Review		
Director / QA	Ben Castell	Technical Director	QA, Review		24.08.2018
Project Manager	Luis Juarez	Project Manager	Research, site visit, drawings		24.08.2018
Researcher	Graziano Di Gregorio	Urban Designer	Document Production, Review		24.08.2018

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Summary

This document develops a series of design guidelines for Seaford that would help to inform and influence new development as well as modification and extension of existing properties. This document is aimed to be used by general members of the public as well as their professional advisers.

The report is divided in four sections. After a brief introduction about the objectives and the area of study, this document deals with the general design guidelines. This section is divided into two parts. The first one sets general urban design principles that are applicable to all Character Areas while the second part is a guidance for the modification of individual building. These guidelines have been derived from established national guidance such as the Urban Design Compendium, Building for Life and Better Places to Live.

The third section deals with design guidelines focusing on the four Character Areas defined for Seaford: Seaford East, Seaford West, Seaford Seafront, and Seaford Dane Valley. This section identifies and illustrates the main design features of each area previously identified using photographs of positive examples within the area in question. Where they exist, guidance on the existing Character Areas are included in this section.

The last section outlines a number of generic questions to make the developers/designers when presenting a proposal. The aim of this section is to provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution for the new development.





Introduction

01

1. Introduction

1.1. Background

Through the Ministry of Housing, Communities and Local Government (MHCLG), Neighbourhood Planning Programme, AECOM has been commissioned to provide Design support to the Seaford Neighbourhood Plan Group (SNPG). In the context of growth and additional development being introduced into Seaford, the SNPG feels there is a need to develop a number of design guidelines that would help to inform and influence new small infill development as well as modification and extension of existing properties. To that end, the SNPG has already carried out a substantial amount of work regarding the characterisation of the features unique to Seaford.

This body of work can be found in the ***“Seaford Neighbourhood Plan Housing & Development Focus Group Character Assessment, August 2017”***. This document has informed the present document and work undertaken by AECOM. Both should be jointly read to have the full picture about the SNPG aims regarding characterisation and design guidance.

1.2. Objective

The main objective of this report is to develop a series of design guidelines for Seaford that can be used to assess design proposals for new developments as well as modification/extensions to existing properties, it aims to reflect the built form of Seaford whilst also seeking balance with the current development aspirations and market.

1.3. Method and Process

Following an inception meeting and a site visit, AECOM and SNPG members carried out a two day site visit and assessment of the different areas within Seaford.

From these meetings the following steps were agreed with the group to produce this report:

- Agreed on four main areas of analysis for Seaford: Seaford East, Seaford West, Seaford Seafront and Seaford Dane Valley;
- Excluded the Town Centre given that it already has a number of documents describing how design should be approached;
- Developed and illustrated design principles and guidelines to be used to assess and influence development; and,
- Preparation of a draft report with design principles (this document).

1.4. Area of Study

The general area of study is Seaford as a whole. Yet within this context, the town was divided into four Character Areas for analysis purposes.

1. Seaford East;
2. Seaford West;
3. Seaford Seafront, and;
4. Seaford Dane Valley.

The extent of these general Character Areas is shown in the diagram on the following page.

1.5. Structure of this document

This document is divided in four sections.

1. The introduction to this document;
2. Deals with the general design guidelines focusing on new developments;
3. Deals with design guidelines focusing on the Character Areas defined for Seaford;
4. Outlines a number of generic questions to make the developers/designers when presenting a proposal.



Figure 1: Diagram of Seaford showing approximately the extent of the Character Areas considered in this study





General Design Guidelines

02

2. General Design Guidelines

2.1. Introduction

This chapter is divided into two parts. Section 2.2 is a set of general urban design principles that are applicable to all Character Areas. Section 2.3 is a guidance for the modification of individual building. These guidelines have been derived from established national guidance such as the Urban Design Compendium, Building for Life and Better Places to Live.

For the production of this document, local images have been used to reflect positive examples of local architecture and design. When no local example has been found, positive examples from elsewhere have been used. The following sections elaborate on the design qualities that should be observed in Seaford when bringing forward a design proposal.

2.2. Guidelines for placemaking

This section considers the design elements that apply to all Character Areas, irrespective of style and architecture. These are elements that reflect national guidance and best practice in the UK accrued over more than 20 years. This section is divided in two parts: Guidelines for the Place and Guidelines for Buildings.

This section outlines the guidelines aiming to establish the basic framework for place making; the basic structure of a coherent neighbourhood that other elements can be added to.

GP01. Analyse the Context

Understanding the site's features and its setting is essential. The philosophy behind these guidelines is that new housing development as well as modifications to the existing built environment should not be viewed in isolation.

It is not only about buildings, but how streets, spaces and buildings work together to create a place that people want to live, visit and care for. When dealing with small infill and building alterations, design must be informed by the wider context, considering not only the immediate neighbouring buildings but also the townscape and landscape of the wider locality.

The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development recognising that new building technologies are capable of delivering acceptable built forms and may sometimes be more efficient.

It is important with any proposals that full account is taken of the local context and that the new design is consistent with the density, height and mass of the surroundings; embodies the "sense of place" and also meets the aspirations of people already living in that area.

Reference to context doesn't mean to copy or use pastiche solutions. It means using what is around as inspiration and influence and it could be a contemporary solution that is in harmony with the surroundings. This guide will outline the elements that make an important reference point.

East



West



Dane Valley



Seafront



Figure 2: Collage of photos showing a sample of the diverse characters within the different Character Areas in Seaford.

GP02. Provide or preserve a connected street layout

This means having streets connecting with each other and creating different travel options and routes. Current best practice favours a permeable street layout to make it easier to travel by foot and cycle, and tends to discourage the use of cul-de-sac solutions.

Streets in Seaford show a mixed pattern of permeable and connected with a number of existing cul-de-sac locations as well as alleyways known as twittens. This guidance advocates that, in future, streets should be of a connected nature.

This can be achieved by using a combination of the typologies found in Seaford. It also means that connectivity needs to favour pedestrian and cycle movement, not necessarily car circulation. By doing this the tranquillity and safety of a cul-de-sac can be achieved without sacrificing linkages.

This connected or permeable pattern also encourages what is known as a 'walkable neighbourhood'. A place where streets are connected and routes link meaningful places. This is an objective supported by the SNPG as well as the Lewes District Public Realm Framework.

Short and walkable distances are usually defined to be within a 5 to 10 minute walk maximum or a five mile trip by bike. If the design proposal calls for a new street or cycle/pedestrian link, make sure it connects destinations and origins.

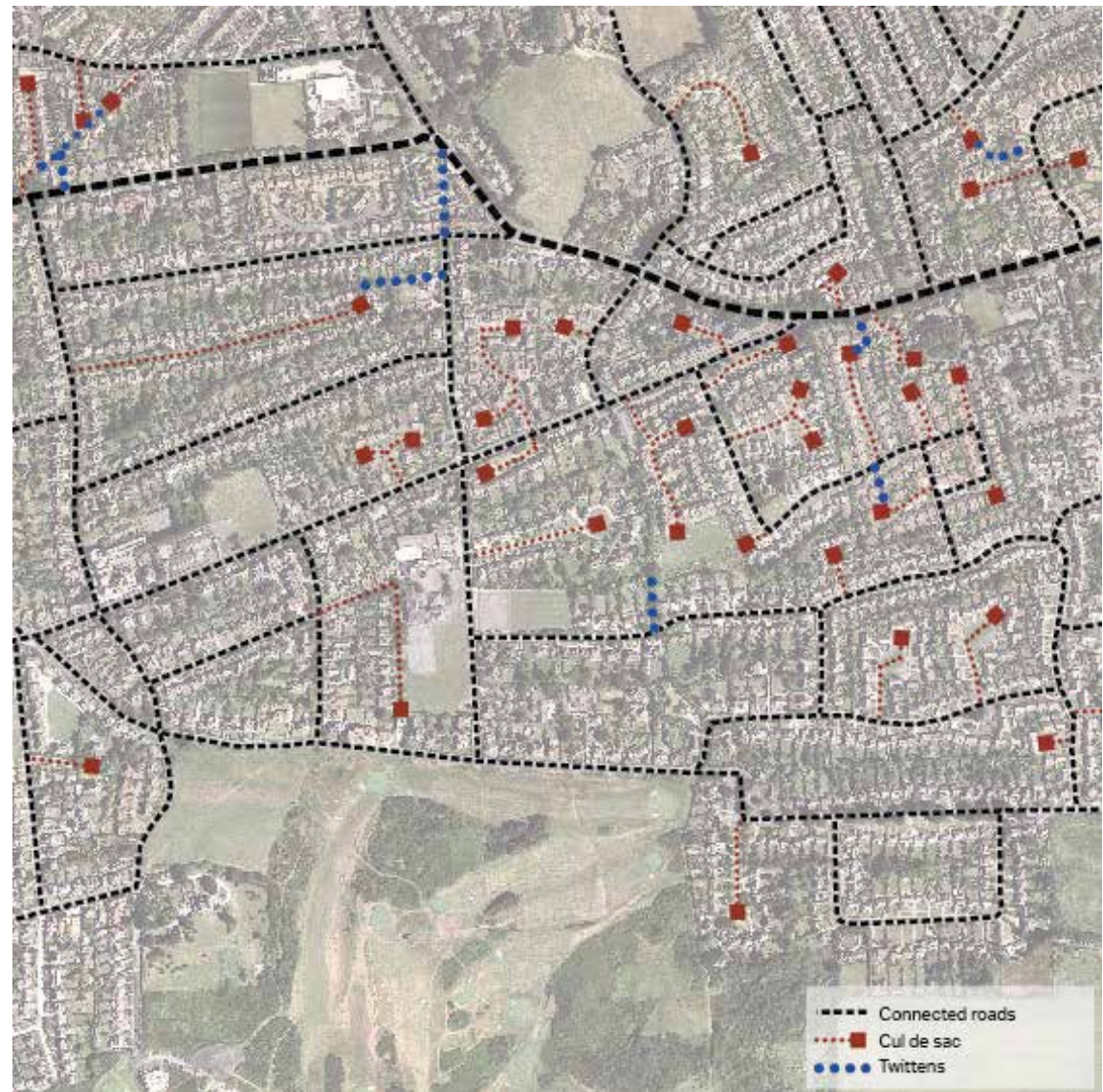


Figure 3: Diagram showing an area to the southeast of Seaford where the different typologies of street can be seen; it is also noticeable the use of twittens to provide connectivity on some cul-de-sac locations.

GP03. Make street design work for everyone

Within a residential neighbourhood context, streets are the places where people walk, meet and interact. They are also often the most permanent features of our built environment. An attractive public realm enhances people’s quality of life and the perception of a place.

One of the features of successful streets is that they are pedestrian and cycle centric but without denying the possible use of a car. Aim to make the street space a shared space in the sense that all modes of transport are as important and all need to co-exist.

The quality of our streets and spaces can be undermined by overly engineered traffic calming measure such as speed humps or highways alignments thought exclusively for car circulation. These approaches are unattractive and can be frustrating for all transport modes. Instead aim to create spaces that incorporate natural methods of traffic calming such as: narrowing down the carriageway, use of planting and build outs to incorporate street trees, use of on-street parking, change of colour/ materials, use of

shared surfaces, varying the alignment of the vehicular route and use of tight junction radii.

Also, when designing turning areas at the end of roads, think of imaginative solutions that move away from formulaic responses (e.g. hammerheads at the end of a road). Maybe a small local square or front court could provide the turning space for refuse vehicles and HGV’s, whilst also creating an enclosed space to look at while not occupied by a vehicle.

Sustainable Drainage Systems can also be incorporated into street designs and used imaginatively to provide unique features that help identify a specific order of street or signal an important route through a site.

Street design should be inclusive; this is every age and gender group as well as people with disabilities should be able to use the street. Also, research has shown that sensory-rich environments are places that attract a diverse range of visitors and have benefits for disabled people - particularly those with sensory impairments such as visual impairment or learning disabilities. Thus, provide a range of opportunities for people to engage with a place through their senses.



Figure 5: Positive example of a street in Poynton, Cheshire where the use of materials and vertical deflection, provide a pedestrian priority environment and is aesthetically pleasing.



Figure 4: Examples of streets in Seaford where there is a pleasant balance between the spaces for pedestrians, landscape and cars , whilst also showing some potential engagement with the senses through colour, sense of smell and public art.



Figure 6: Example of a sustainable drainage system in Upton creating a public space whilst also providing flood alleviation.

GP04. Create wayfinding elements

To add meaning to a street layout and the experience of space, it is important to signpost a journey. This means creating and/or preserving distinctive built or natural elements that help people navigate the neighbourhood; they are also called landmarks.

These are, in other words, elements that are out of the ordinary and serve as orientating points. They do not necessarily need to be great landmarks in the way the Big Ben is; but they need to be differentiators nonetheless.

These are usually placed at corners, crossroads or along a road and come in a variety of forms; for example a church spire or a historic building. At a local level these elements could be a distinctive house, public art or even an old and sizeable tree.

The main feature is that they are, unique and help people navigate the urban environment. This means having streets connecting with each other and creating different travel options and experiences throughout the neighbourhood.



Figure 7: Local example showing how trees and landscape can act as a local landmark or way finding element.

GP05. Turn the corner

Together with creating potential local landmarks, one of the crucial aspects of a successful townscape and urban form is the issue of corners. In particular buildings placed at the corner of a block. Because these buildings have at least two public facing façades, they have double the potential to influence the street's appearance. Thus the following guidelines apply to corner buildings.

- If placed at important intersections the building could be treated as a landmark and thus be slightly taller or display another built element signalling its importance as a way finding cue;
- The aim should be to create a positive outlook that improves the building, the street scene and generates local pride;
- All the façades overlooking the street or public space should be treated as primary façades;
- They should have some form of street contact in the form of windows, balconies or outdoor private space;
- In the case of fencing for back gardens or perimeter walls, the quality of the materials should be high. Panel fencing should be avoided and instead use a different treatment such as: dry wall or masonry wall with reveals creating patterns similar to the main building windows, patterns created with bricks, a green wall, hedges and planting, a combination of timber and brick, country fencing with etc.;
- At least one of the perimeter walls sides should be a low wall.



Figure 8: Diagram showing the way corner buildings should address the street.

GP06. Make open spaces / play areas usable and meaningful

Open spaces and play areas play a vital role in creating a positive urban environment. These places fostering community and gathering; thus creating lively places in the neighbourhood. All open space should have a purpose and be of a size, location and form appropriate for the intended use, avoiding space left over after planning or pushing open space to the periphery of development. Landscape should not be used as a divisive measure between new and existing development.

New and existing landscapes and open spaces should be located within walking distance from their intended users. If appropriate, these should be linked to form connected green networks. These networks are often more useful for visual amenity, recreational use and wildlife corridors than isolated parks. Where direct links are not possible, it may be appropriate to link these together through green routes, shared surface and streets. Tree lined avenues can achieve a visual and physical connection to open space.

Open spaces need to offer choice for the needs and desires of all users. For example, outdoor gym equipment, productive gardens, vertical gardens, allotments, etc.

By offering choice, you will encourage healthier lifestyle choices. Do not forget the importance of quiet spaces where people can simply be (relaxation and contemplation/mindfulness).

Make surrounding buildings overlook play areas and public spaces and where possible and appropriate make them central to the neighbourhood or part of the neighbourhood in order to encourage social gatherings.

If play areas are proposed or required, the location of play spaces needs to take into account the surrounding context. Factors to consider will be the intended age of the children using the play space, the size of it, the type of equipment and the proximity to existing residential properties.

Play spaces should be accessible to all children. Reference should be made to existing national guidance on inclusive play. When designing and planning play areas also consider seating areas for carers, shaded spaces and avoiding hidden spots.

Play areas could also include elements relating to nature and landscape. The equipment and fittings considered should be of high quality, durability and conforming to the relevant standard as defined by the Local Authority.



Figure 9: Seaford seafront provides a flexible space for relaxation.



Figure 11: Park and pond in Dane Valley providing amenity



Figure 10: Play area in west Seaford in close proximity to family dwellings.

GP07. Make buildings overlook public space

A crucial feature of successful places is to make buildings enclose and define public space. This is achieved when the main facade and entrance of a building face said public space. This creates what is known as active frontage; a feature that fosters social interaction and natural surveillance. It strengthens the sense of place by creating an enclosed space and by making good quality design visible for everyone.



Figure 13: Diagram and example of an overlooked street (e.g. Bowden Rise)

GP08. Make buildings overlook streets

As with public spaces, neighbourhood streets should be defined by buildings around them. This creates enclosure and definition of the street space. The main entrances to buildings should face the street as this helps to encourage natural surveillance and to create a positive streetscape; similarly it creates the possibility of contact between buildings and streets as well as between neighbours, thus fostering a socially rich environment.

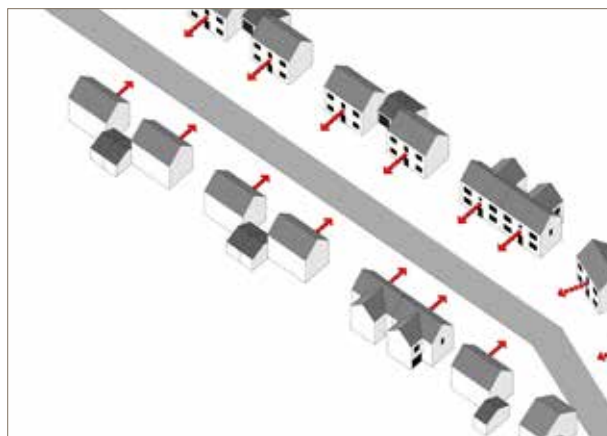


Figure 12: Diagram and example of an overlooked street (e.g. Fairways Road)

GP09. Signage, street furniture and utilities

Street furniture includes street signs, posts, luminaries, light columns, seating, post boxes, bins, cycle racks, bollards as well as items designed to house utilities. For the purpose of this guide we will include here manholes, meter casings and other parts of utilities used to house or cover said utilities. Some of these elements are governed by specific standards and their aesthetics or format cannot be changed. However, if the possibility for customisation is an option, the following guidelines should be followed:

- Consider the location and routes of street furniture and utilities from the early stages of the design process;
- Analyse how all the elements will be seen and perceived when placed and viewed at once;
- Aim to make them pleasant;
- Provide seating places in convenient and gathering spaces;
- Boxes containing utilities and meters should be concealed by using or housing them with similar materials as those used in the public realm;
- If due to size or technical reasons, these cannot be concealed, celebrate them with a bold design that celebrates the place;
- Make street furniture and signage contribute to the street scene;
- If appropriate create a palette of street furniture and signage that is complementary and is likely to stand the test of time.



Figure 14: Example of junction boxes used as public art.



Figure 15: Example seafront sculpture in Eastbourne.



Figure 16: Lewes Town Centre showing an improved public scheme combining seating, paving materials, signage and luminaries.

GP10. Use of trees and landscaping

Trees and planting are important. They provide shading and cooling, act as habitats and green chains for habitats and assist water attenuation and humidity regulation. For people, they help alleviate stress and anxiety, help with disease recovery, and create a sense of mental health and well-being. The following guidelines focus on the design aspects and appearance of trees in private gardens as well as public open spaces and streets.

General

- Consider trees and planting from the outset;
- Aim to preserve large trees;
- Pick the right trees and species and mix and match to encourage diversity, as well as to ensure longevity;
- Consider the maintenance regime as well as the different conditions of leaf and canopy throughout the seasons;
- Consider using trees and planting to define spaces.

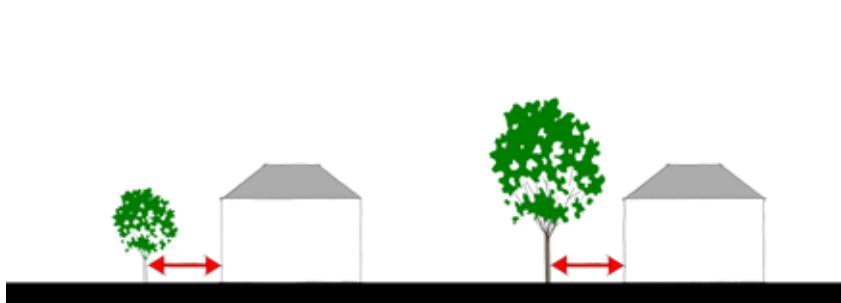


Figure 17: When sitting and planting new trees make sure the future size and canopy of the tree is considered in relation to buildings and adequate distance between them.

Trees near buildings

- Ensure trees and planting have sufficient space around. Buildings should be laid out in such a way that it leaves sufficient room for appropriate buffer zones to trees (in accordance with BS 5837:2012) so that trees have the scene and often opportunity to mature and grow to their full size and maximise the potential for canopy growth;
- Provide a root protection buffer compliant with current standards;
- Make trees, hedges and planting contribute to the street scene
- Consider trees and planting as focal points and place making elements.

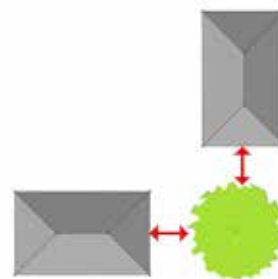


Figure 18: Make sure existing trees are provided with a root protection buffer, compliant with current standards.



Figure 19: Example of tree that has grown too close to buildings and thus has created a potential conflict with circulation.



Figure 20: Diagram showing a typical neighbourhood junction with trees and their relationship with properties, parking spaces as well as tree-pit and verge sizes (dimensions shown in meters). These dimensions are considered best practice but not all locations will have ideal conditions, thus a discussion with the Local Authority and highways team should be carried out to find the best balance to ensure the street function and the longevity of trees.

Trees on streets

Aside from their environmental benefits, trees on streets contribute to create the character and pleasant feel of the neighbourhood. The following are general guidelines to observe when placing trees as part of the street scene.

- Aim to preserve large size trees and consider using these as landmarks where appropriate;
- Consider canopy size when locating trees; reducing the overall number of trees but increasing the size of trees is likely to have the greatest long term impact;
- Size of tree pit to allow soil around the tree, ensure tree stems are in the centre of the verge to provide a 1m clearance of the footway or carriageway;
- Allow for vehicular circulation sight lines;
- Create a tree palette according to the place, trees needs as well as maintenance regime;
- Aim to mix and match the species to ensure resilience and avoid cross contamination should disease break out on one type;
- Ensure underground services are buried as close as possible to footpaths and the edges of roads so tree roots have room to grow without damaging services.



Figure 21: Example of tree lined street in east Seaford.

GP11. Manage car parking

Providing sufficient car parking that meets the needs of residents and visitors, whilst not negatively affecting the appearance and character of a place is a significant challenge. Too much parking can dominate the street scene whilst too little could result in indiscriminate parking. There isn't a single best solution, but a combination of on plot, and on street according to location, topography, type of dwelling and market considerations is usually the best approach. The guidelines below, aim to provide some guides for on and off plot, as well as street parking.

On plot

This refers to parking occurring in private areas, usually on individual homes but could also be in semi-public or communal areas that are not public space.

1. Parking space at the front of properties should be clearly visible from the front windows and entrances to provide informal surveillance;
2. Cars at the front need to be softened with landscape, planting and materials as well as clear property boundary solution;
3. Cars on the side of the main building need adequate space and landscape treatment to soften the presence of cars;
4. A side of property garage should complement the main building in terms of proportion, roof and materials;
5. Where possible an integral garage could be combined with a room above as part of the main building;
6. Paving materials should be complimentary to the building and, where possible, permeable pavement surfaces should be employed especially in front gardens;
7. Avoid the use of bare parking courts (at front or back). If parking courts are unavoidable, introduce landscape and planting to soften the presence of cars; make sure there is a well defined property boundary. Similarly aim to have a drive through access that is clearly intended as an entrance.



Figure 22: Local examples showing different ways to address on-plot car parking.



Figure 23: Diagram and photo showing the effect of keeping on plot parking subservient to landscape and property boundary treatment.

On street

This type of parking refers to the one occurring in public streets. This is by far the most successful and convenient form of parking.

Parking on the street is a very efficient solution and people know how it works and, unlike rear parking, it encourages activity and street surveillance.

For this type of parking the following guidelines are:

- On-street parking should be designed from the outset;
- Make parking spaces clear and unambiguous by delineating them with materials or marking;
- Consider what is the best parking alternative, according to function, location and place-making aims. Typical arrangements include: parallel, perpendicular and right angled layouts. The right solution will emerge from analysis of the site and expected amount of traffic;
- Aim to get the space as close as possible to the entrance of the dwelling;
- Add planting to soften the presence of the car; e.g. verges, hedges and trees on street;
- If possible group cars and add a break made up with planting such as trees or hedges, usually groupings between 3 and 6 work best;
- Put visitor parking on visible areas and front of properties to encourage active places.



Figure 24: Positive local examples of on-street car parking; with verges and trees and clearly understood spaces on the road (above). A semiprivate front courtyard that works as a semi formal parking court.

2.3. Guidelines for buildings

This section outlines the guidelines for alterations to existing buildings or extensions added. In general these transformations happen in one of the following categories:

- Building alignment;
- Rear extensions;
- Side extensions;
- Roof extensions and/or alterations;
- Chimneys;
- Façades and Porches;
- Outbuildings in gardens.

The issues discussed here are the most common types of alterations. However these guidelines cannot cover every eventuality. Also, some existing buildings as well as new proposals will be subject to conservation area or listed building rules. These should be higher than this guide in the hierarchy of planning documents to consider. If a property is in a conservation area or listed building register, a higher number of restrictions will be placed. Also a number of overarching aims should be followed these are:

- New development should be influenced by the context, predominant style and materials. Proposals clashing with the established character should be discouraged;
- Extensions and alterations must respect the quality, character, materials and scale of the principal building, be subordinate to it, and not overdevelop the site;
- Where proposals may affect the setting, character or appearance of a designated heritage asset, such as a listed building or Conservation Area, the law requires the Council to consider particularly the desirability of preserving the heritage asset, its setting and any

features of special architectural or historic interest. It is therefore important that you ensure that proposals consider impacts on designated heritage assets and their settings carefully. The Council will also consider the impacts of a proposed development on non-designated heritage assets. These are buildings, monuments, sites, places, area or landscapes that are not formally designated heritage assets but are identified as having a degree of significance meriting consideration in planning decisions;

- Extensions and alterations should complement the original building, harmonise with adjoining properties and maintain the character of the general street scene and the character and value of private spaces (including rear gardens). The starting point for any alterations to a dwelling should be to appear subordinate to the host property and not to dominate it, so that the existing character of the dwelling and surrounding area may still be appreciated;
- Extensions and alterations should have regard to the Character Assessment and Conservation Area Appraisals;
- Extensions or alterations that create an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms should not be permitted. This could be due to the height, scale or how close the proposals are to neighbouring properties. The final test of acceptability, will depend on the particular circumstances of the site. For example: distances from the boundary and neighbouring properties; height next to the boundary; materials used and layout of neighbouring sites may lead to refusal of planning permission even in cases where the guidelines recommendations are followed;
- Residents are entitled to a reasonable level of privacy, inside their homes and outside in their private gardens.

In dense urban areas there is always going to be some degree of mutual overlooking. Extensions and alterations should not result in any substantial loss of privacy to neighbours' dwellings and gardens;

- Residential development should create good living conditions and not cause any significant loss of daylight or sunlight to habitable rooms or gardens in neighbouring homes. It is the position of the extension relative to the path of the sun, combined with its height, shape and bulk which will determine the amount of shadow that would be created;
- Normally the Council requires properties to be of the highest quality internally and externally, and to meet the demands of everyday life for intended occupants. The retention of good quality, usable amenity space is considered to be essential to this. Therefore extensions should not lead to a substantial reduction in garden areas / amenity space, if a property has a small garden this may restrict the size of any acceptable extension to ensure that a usable open space is kept;
- When designing an extension, the potential light pollution that may be caused through excessive use of roof lights and / or glazed roofs should be considered. This is particularly important when a property is subdivided into flats;
- In principle, trees should be protected because they play an important role in defining the local character, and are valuable in protecting the appearance of an area, its local ecology and biodiversity and improve air quality. It is suggested that an arboriculturalist advises on proposals affecting trees; TPO trees should be protected at all costs unless there is an identified and impossible to mitigate risk.
- The following pages show the general guidelines that affect built form.

GB01. Building alignment

This refers to keeping a consistent building line at the front of the property in relation to neighbouring buildings. For this feature the guidelines are as follows:

- Existing buildings should preserve their existing general alignment. No major outbuildings or roof projections should be allowed;
- New buildings should match the surrounding alignment of the main facade facing the road. In this case small alignment variations of up to +/- 1m are allowed to provide interest to the streetscape.



Figure 26: Local example showing a typical and consistent building line amongst buildings



Figure 25: Example Map showing the typical consistent building line along Valley Drive & Vale Road. The dashed red line on the plan shows that small variations add interest to the streetscape but do not undermine the general building line along the street, thus preserving the townscape integrity.

GB02a. Extension to the rear - single storey

This is considered the most common type of extension to houses. It is often the easiest and most obvious way to extend a house and provide additional living space.

Scale:

It is important that this type of extension is secondary to the original house. It should not project too far from the rear wall of the original house as this could cause unacceptable enclosure and block daylight and sunlight received by neighbours.

To help prevent this, the following diagrams set out the most common maximum depths depending on the type of house (indicatively 3.00 meters). These must be

measured from the main rear wall of the original house. The measurements must include any overhanging roof added to the rear wall of the extension.

The height of a single storey rear extension should appear in scale with and subservient to the host dwelling (indicatively 2.50 meters). It should be set below any first floor window and be designed in a manner that minimises harm to neighbouring properties.

It is important to remember that these limits apply to first time extensions. Second extensions, canopies or conservatories added to existing extensions (and therefore exceeding the limits) can severely overshadow and enclose neighbours' houses and can raise design issues.

If the property has a small rear garden then the need to retain amenity space will be considered. A property will be expected to retain a garden area and provide enough privacy with surrounding properties.

It is important to design the extension to ensure that no part of it, including guttering, crosses or overhangs the property boundary.

A flat roof is normally acceptable for a single storey rear extension. However, some types of house may require a pitched or hipped roof. No roof should be too high as this could spoil the design of the scheme and block sunlight and daylight to your neighbours' house and garden. To help prevent this, it is recommended that the angle of the roof pitch is as shallow as possible.



Figure 27: Diagram explaining the basic guidelines for a single rear extension.

GB02b. Extension to the rear - two storey

Sometimes it will be possible to add a double storey rear extension, although these are not common as they usually affect access to light and privacy of neighbours. Yes sometimes the size and style of property as well as its relationship with its neighbours may allow double storey extensions. In these cases:

- Two storey rear extensions should not normally project beyond a side wall to a building, and should sit within, and not replace, the boundary wall/fence;
- Two storey rear extensions to terraced properties will generally be unacceptable owing to their close proximity to neighbouring properties and windows.
- The roof form and pitch should reflect that of the host building, and should normally be set lower than the main ridge of the building. Flat roofs are generally unacceptable unless the host building has a flat roof or flat roofs at the proposed level are a common feature of the particular style of building to be extended;
- Materials and detailing should normally match that of the main building, especially on terraced or semi-detached buildings;
- Window design, positioning and method of opening should match that of the main building. Side-facing windows should not be allowed. However where windows are required for light, they should either be high level or obscurely glazed and fixed shut to prevent overlooking;
- In most cases a minimum separation of 21m should be retained to the rear of the building opposite if it has habitable windows or 12m if it is a blank wall or property boundary in order to avoid loss of amenity and visual intrusion.

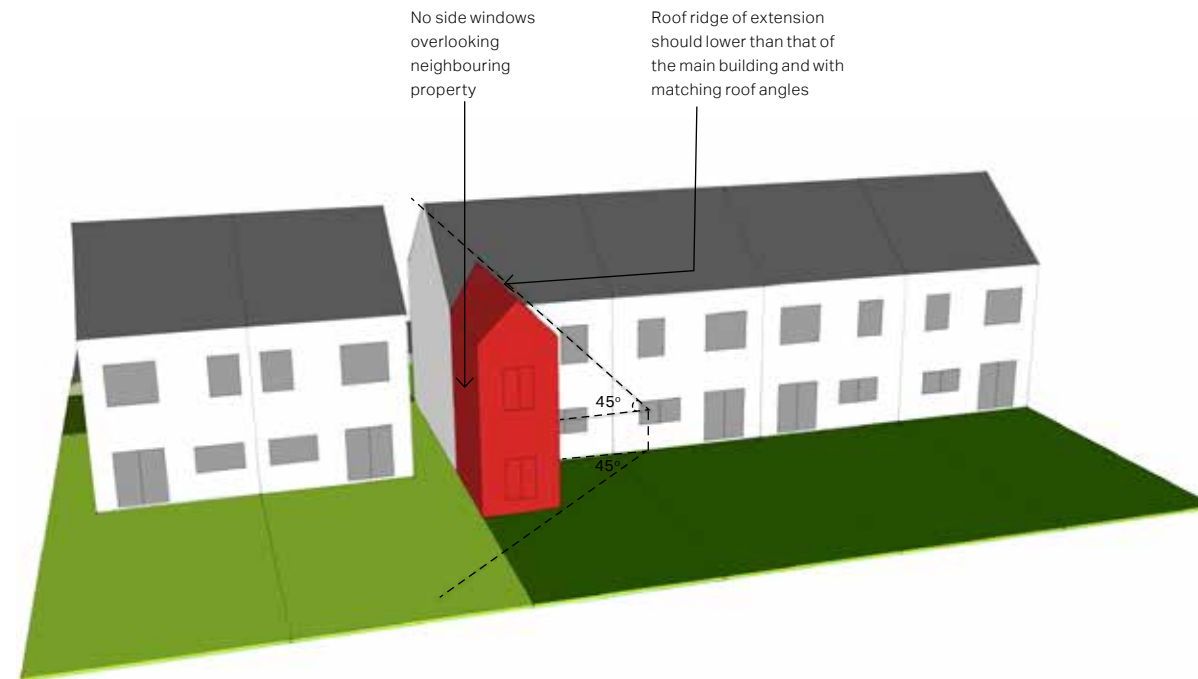


Figure 30: Diagram explaining the basic guidelines for a two storey rear extension.

- All two storey extensions should comply with the 45° rule both extending to the rear and upwards (see diagram) to avoid harming neighbouring amenity;
- The 45° refers to a general assessment rule that checks if the proposed extension would cut a line drawn at 45 degrees (both horizontally and vertically) drawn from the mid point on the nearest ground floor window (of a kitchen or habitable room) on a neighbouring residential property. In the case of two storey extensions the quarter point of the nearest ground floor window is used instead. The proposed extension should be clear from the imaginary lines created by the 45° rule.

GB03. Side extensions

Side extensions are another popular way to increase the living area of a building.

The most basic one is an infill extension. In this type it is common practice to seek to infill the garden/yard area to one side in order to create modern open plan living accommodation at ground floor. If treated insensitively, such extensions can result in an increased sense of enclosure and loss of light to neighbouring residents. Thus the acceptability of such extensions is generally reliant on the design proposed, the land levels between properties and whether the adjacent property themselves have an existing infill extension

A second type is a single storey side extension. This can add extra living area or provide a garage space. If these are poorly designed, they can harm the appearance of the street scene by excessively infilling the rhythm of spaces between buildings to create a 'terracing' effect, removing the continuity within a street scene, or by over-extending buildings in a disproportionate and unbalanced manner.

Thirdly, two (or more) storey side extensions in particular can have a greater dominance in the street scene therefore greater care has to be taken to ensure that they assimilate well with the host building and street scene. The space between detached or semi-detached buildings in which the extension would sit is usually an important component of the character and rhythm of a street. This sense of space and separation can be lost if adjacent property owners seek to build two storey extensions which join up, or sit too close together.

For the side extensions outlined above following guidelines should apply.

Infill side extension

- Infill extensions should not have an overbearing impact or cause adjacent properties to be excessively overshadowed or enclosed. The bulk of the extension alongside the shared boundary should therefore be kept to a minimum; a rule of thumb is between 2m – 2.5m high maximum. This is also dependant on the ground levels;
- Infill extensions should not overhang neighbouring properties and should not replace the boundary wall/ fence (unless the adjacent property has an existing extension themselves and the loss of the wall is required for better maintenance purposes);
- Infill extensions should not normally extend beyond the rear wall of the existing building or wrap around to the rear elevation in order to preserve the original plan and proportion of the building, to avoid loss of garden and avoid excessive amenity harm to adjacent properties;
- Two storey infill extensions will be considered generally unacceptable as they would disrupt the original layout and form of the building and likely excessively harm the amenities and privacy of adjacent properties.

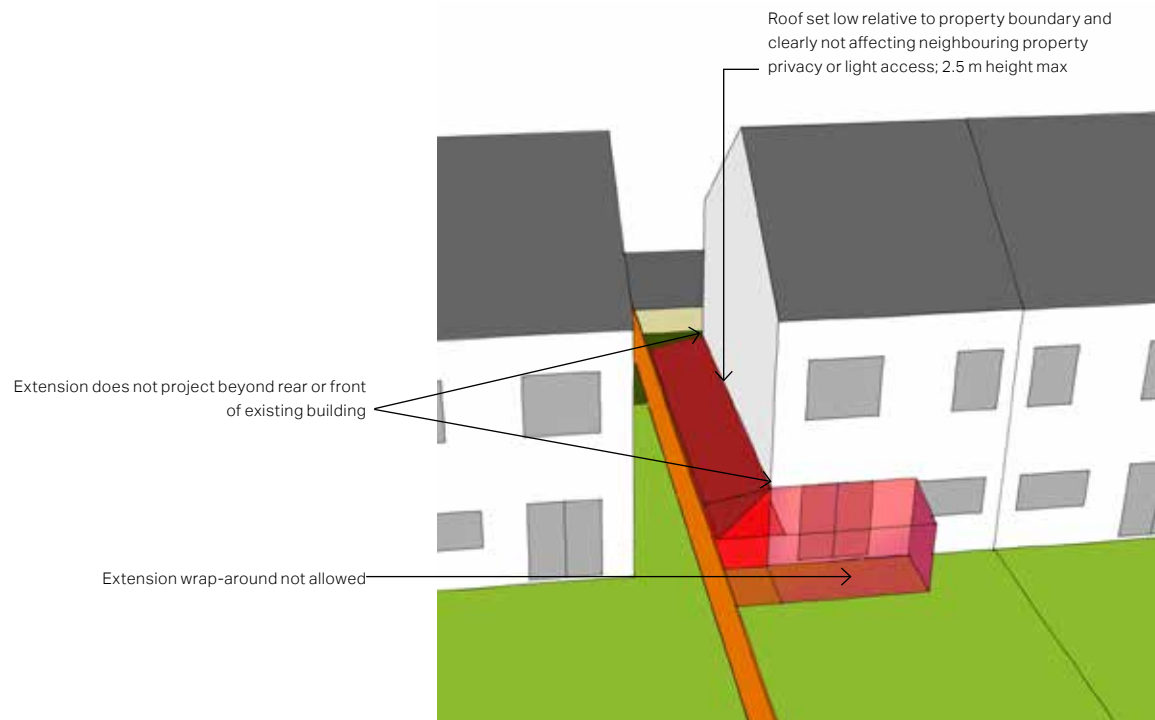
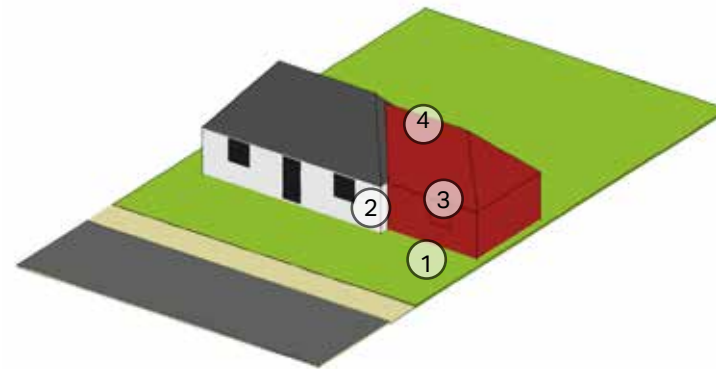


Figure 31: Diagram explaining the basic guidelines for an infill extension.

Single storey side extensions (including garages)

- The extension should normally be no wider than half the frontage width of the host building, and set back from the front of the building by a minimum 0.5m in order to ensure a subordinate appearance that retains the integrity of the original building. A minimum 0.5m set back also helps avoid difficulties in matching and aligning old and new materials. Extensions that sit flush with the front elevation will only rarely be considered appropriate in instances where it can be clearly demonstrated that the extension integrates well with the design of the host building;
- On street elevations the design, detailing, and materials used in the extension, including window proportions, style and method of opening, should match those of the main building. Extensions should also aim to generally align the windows with those of the neighbouring properties to ensure a continuity of appearance and to avoid harm to the rhythm of the street scene;
- Where the extension is set close to the front of the building, the roof form and pitch of the extension should compliment that of the main building. Flat parapet roofs or dummy 'false' pitched roofs will normally only be permitted on garage extensions or extensions that are recessed considerably from the front elevation;
- Side windows should generally be avoided unless it can be demonstrated that they would not result in overlooking of neighbouring properties.



SINGLE STOREY SIDE EXTENSIONS

1. Not wider than half of the frontage of the main building
2. Minimum 0.5m setback from main building
3. Same window proportion, sizes and method of opening
4. Roof angle and style similar to main building & being subservient
5. Avoid side windows that could harm neighbours' privacy

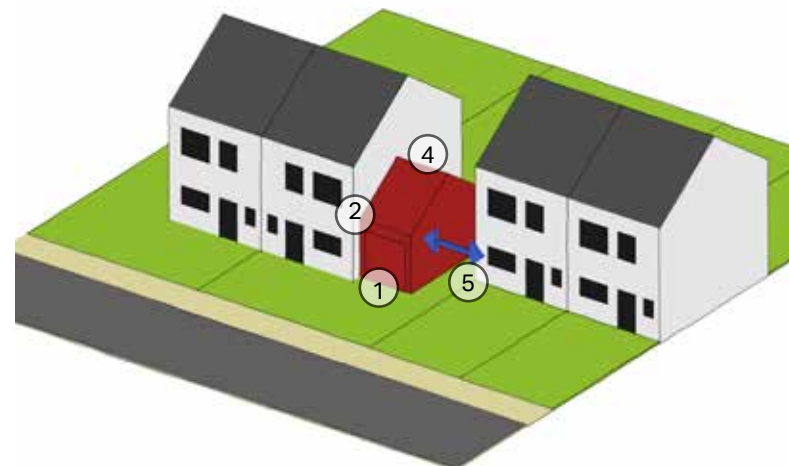


Figure 32: Diagram explaining the basic guidelines for a single storey side extension.

Two (or more) storey side extensions

- Two or more storey side extensions should be subservient to their host building and generally set back from the frontage and main ridge line by at least 1m with a width no greater than half the frontage width of the main building.
- A minimum 1m gap should be left between the site boundary and the extension. Where the property is located in a more spacious plot, a greater separation may be more appropriate;
- The roof form and pitch should reflect that of the host building so that the extension blends with the character of the building. Flat roofs are generally unacceptable unless the host building itself has a flat roof;
- The design, detailing, and materials used in the extension, including window sizes, proportions, style and method of opening, should match those of the main building to ensure a continuity of appearance and to avoid harm to the rhythm of the street scene;
- Side windows should generally be avoided unless it can be demonstrated that they would not result in overlooking of neighbouring properties.

TWO (OR MORE) STOREY SIDE EXTENSIONS

1. Not wider than half of the frontage of the main building
2. Minimum 1m setback from main building
3. Leave at least 1m gap with boundary of property;
4. Same window proportion, sizes and method of opening
5. Roof angle and style similar to main building & being subservient
6. Avoid side windows that could harm neighbours' privacy

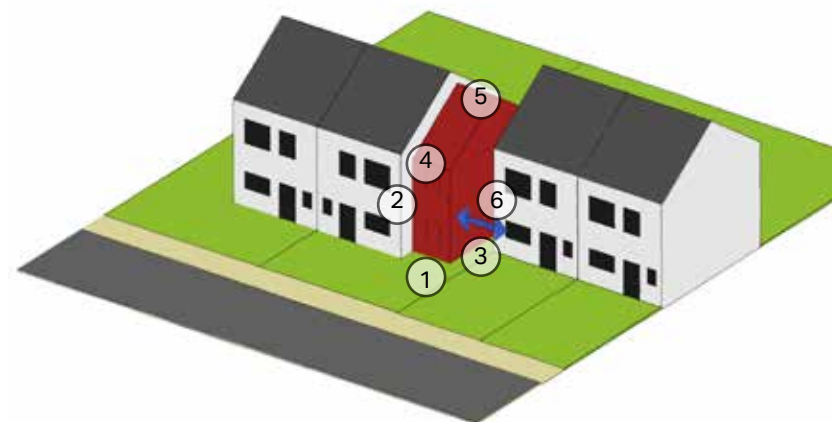
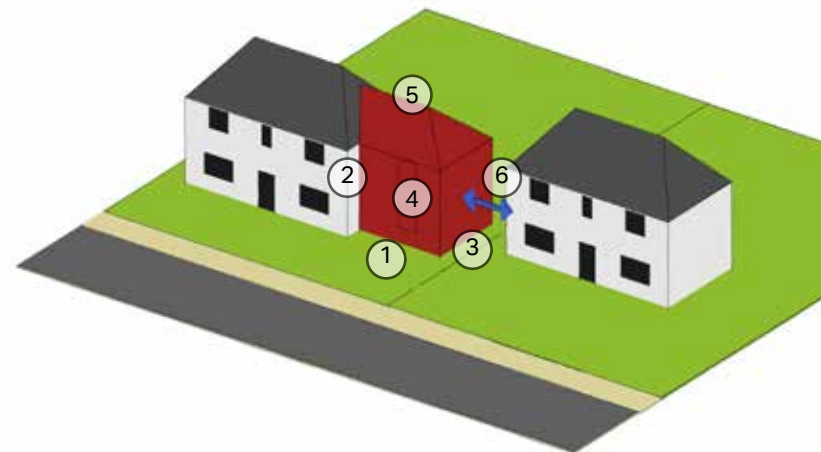


Figure 33: Diagram explaining the basic guidelines for a two (or more) storey side extension.

GB04. Roof extensions and modifications

Many streets in Seaford are composed of uniform terraces or uniform groups of semi-detached or detached buildings. The rhythm and continuity of the roof lines to such buildings are often a key visible element within the townscape and therefore any poorly designed or excessively bulky additions can have a significantly harmful impact on both the appearance of the property and the continuity of a street scape. This impact can also occur in streets containing varied building forms where the scale and bulk of roofs remains largely consistent.

Not all roof spaces are suitable for extension/alteration to provide additional accommodation. For example, the scale of extensions required to enlarge a roof with a shallow or limited roof pitch may add significant and visually harmful bulk to the building and wider street scene.

The presence of inappropriate roof alterations in the street should not be accepted as evidence of an established precedent. However, where the overwhelming majority of roofs to a terrace, semi-detached pair or group of buildings have been altered, it may be possible to allow additions that seek to recreate some sense of unity and coherence. This may in isolated instances entail a more flexible approach to the guidance prescribed below. Such exceptions should always be considered on a case-by-case basis.

Sometimes a habitable room can be gained by extending onto the roof; usually known as a loft extension. As with other extensions, a poor design and building approach can result in a jarring and overbearing structure that can harm the area roofs cape, the character and rhythm of the street as well as the amenity, privacy and light access for neighbouring properties. This guidance also covers the issue of placing new windows in roofs, replacing existing windows, porches in main entrance doors, chimneys and communication antennae or satellite dishes.

Loft extensions

- Roof extensions that alter the basic shape of the roof, for example, from a hip to a gable end on a semi-detached house, will be unacceptable where they would result in an imbalance between the semi-detached pair and create a visually heavy roof to one half. However, where one half of a semi-detached pair of houses has previously been altered and this has created an imbalance, a well-designed alteration that returns symmetry to the pair may be acceptable. Such cases should be considered on the individual design merits of the proposed alterations and context;
- Extensions can only happen to the rear of property with materials matching those of the main building;
- Individual extensions should be allowed in terraced properties;
- End of terrace or edge property should leave a minimum of 0.50m recess from the edge of the property side should be allowed to appear subservient to the main property;
- On semi-detached properties loft extensions should be simultaneously erected to maintain the symmetry;
- The maximum height of a new loft has to match existing ridge of house;
- No side windows to avoid harming neighbouring properties' privacy;
- No extension forward of original roof slope should be allowed;
- Loft extensions may be permitted on detached properties where they respect the scale, continuity, roof line and general appearance of the street scene, including its topography. A case by case basis should be examined.

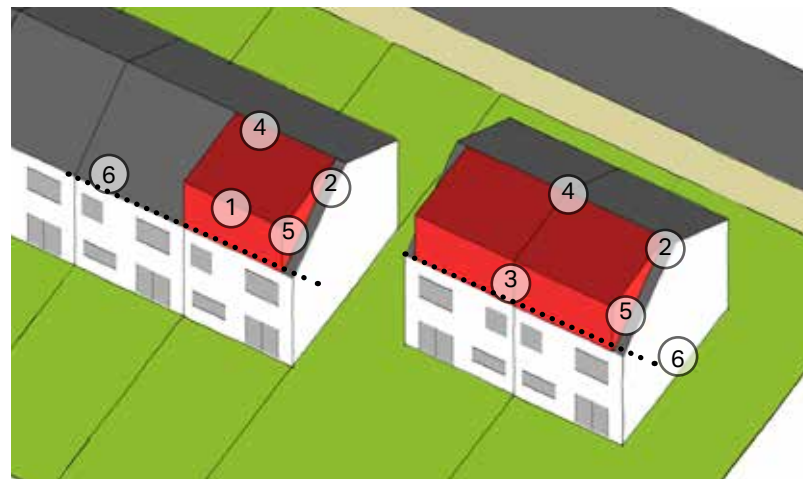


Figure 34: Diagram explaining the basic guidelines for roof loft extension.

ROOF LOFT EXTENSIONS

1. Loft extension only at rear of property
2. Minimum 0.50m recess from edge of side wall building at end of terrace or edge property to appear subservient;
3. Keep symmetry on semi-detached properties
4. Maximum height to existing ridge
5. Avoid side windows that could harm neighbours' privacy
6. No extension forward of original slope

Dormers and roof-lights

- Dormer windows will not be permitted on front or side roof slopes where they would unbalance a building or disrupt the continuity of a terrace or group. In such cases roof lights will generally be the preferred design solution (subject to the guidance below);
- Where a terrace or group was built with dormers, these original features should not be removed or altered. Where a terrace or group was originally designed without dormers, but over the years a majority of the buildings now have them, new dormers may be acceptable provided their scale, design and positioning is sympathetic to the continuity of the terrace/group (i.e. there is a general sense of alignment and similarity of scale between the proposals and other existing windows in the surrounding properties) ;
- In all cases, box dormers constructed using the full width (and/or height) of the roof are an inappropriate design solution and will not be permitted as they give the appearance of an extra storey on top of the building;
- Dormer windows should instead be kept as small as possible and clearly be a subordinate addition to the roof, set appropriately in the roof space and well off the sides, ridge and eaves of the roof. In some cases a flat roof may be considered preferable to a pitched roof in order to reduce the bulk of a dormer. The supporting structure for the dormer window should be kept to a minimum as far as possible to avoid a "heavy" appearance and there should be no large areas of cladding either side of the window or below. As a rule of thumb a dormer should not be substantially larger than the window itself unless the particular design of the building and its context dictate otherwise;

- Dormer windows should normally align with the windows below however in certain cases it may be preferable for dormers to be positioned on the centre line of the building or the centre line of the space between the windows below;
- Materials should generally match those of the existing roof, with the window materials, placement and opening style relating closely to the scale and proportions of the windows below and aligning where possible.
- Roof lights (particularly to street elevations) should be kept as few and as small as possible and should relate well to the scale and proportions of the elevation below, including aligning with windows where possible

or centring on the spaces between them where appropriate. Irregular rooflight sizes and positioning should be avoided and, in general, resisted when facing street elevations.

- Balconies held within dormers or formed from rooflights (e.g. 'Cabrio'-style rooflights) are visually inappropriate and should, generally, not be allowed, especially if they overlook neighbouring properties,

Chimneys:

- Max height is 1m higher than existing roof;
- Of adequate proportions and materials in relation to style of property;
- Removal of original chimneys should not be allowed.

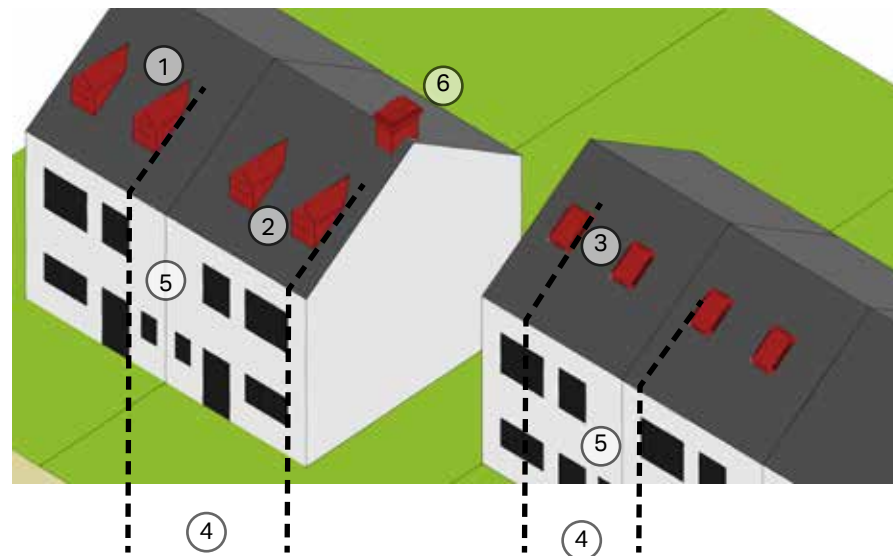


Figure 35: Diagram explaining the basic guidelines for the use of dormers and roof-lights.

DORMERS, ROOFLIGHTS & CHIMNEYS

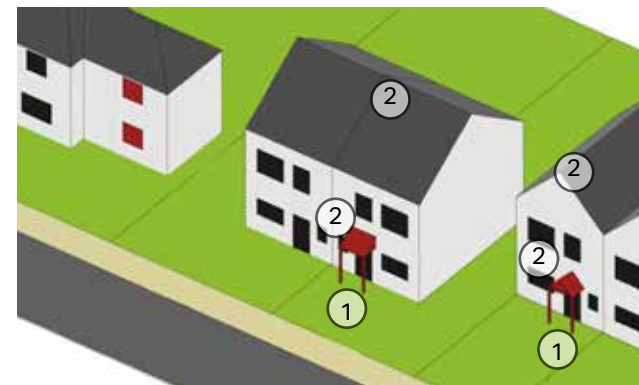
1. Dormers should keep balance, rhythm and symmetry
2. Dormers should be small and subservient
3. Keep rooflights small and to a minimum
4. Keep rooflights aligned with other windows and aligned with roof (it could be edge or centres of existing fenestration)
5. Consider overall composition of street elevation when deciding placement of dormers and rooflights;
6. Chimneys max 1m higher than existing roof

GB05. Porches and windows

Extensions to the front of buildings will normally be highly visible in the street scene therefore particular care should be taken to ensure they do not detract from the appearance of the property, or the general character of the street. Particular regard will be had to the materials, detailing and fenestration of front extensions to ensure a close match with the host building. For these elements the following guidelines apply:

- All front extensions (i.e. porches) will be expected to respect the building line to the street, particularly where a strongly defined building line forms an important characteristic of the street.
- No outward projections should be allowed in the form of rooms or outbuildings to the front of property if it breaks the general building line;
- Front extensions (excluding small porches) to semi-detached and terraced properties will be considered generally unacceptable where they unbalance a building or disrupt the continuity of a terrace or group;
- On detached properties, a new porch should respect the building line of the street and should normally be of a subservient scale that does not dominate the building;
- The roof pitch of the porch should be at the same pitch as the original building so that the extension blends with the character of the building;
- A small porch is generally acceptable on all building types provided it does not compete with other architectural features on the building, for example by cutting across an adjacent bay window;

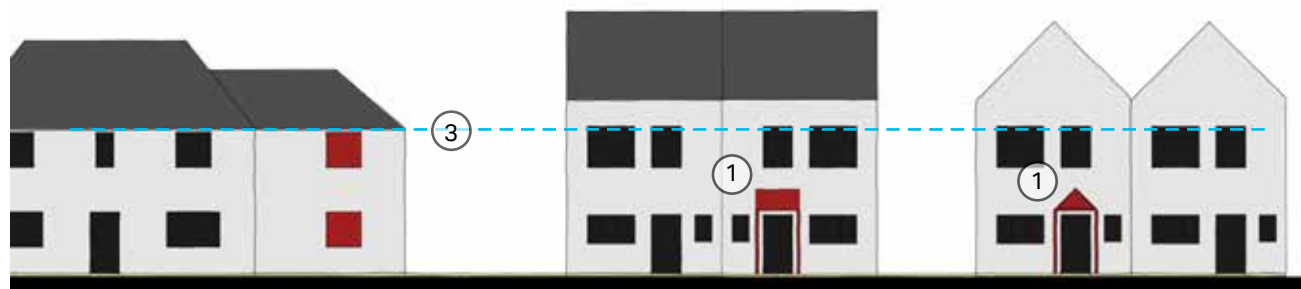
- The design, detailing, windows and materials of all front extensions and/or substitutions should normally match exactly that of the main building to ensure a continuity of appearance and to avoid harm to the general streetscape;
- New/replacement windows will match the general orientation and proportion of other windows in the same building as well as those on adjacent properties in order to reinforce the continuity of the streetscape;
- New/replacement windows will match the general alignment of other windows in adjacent properties to reinforce the continuity of the street scape.



PORCHES AND WINDOWS

1. Keep porches small, light and subservient to the building
2. Pitch of porches should match main roof pitch
3. New windows should align with surrounding windows

Figure 36: Diagrams explaining the basic guidelines for the use of porches and windows.



GB06. Outbuildings

Owners will sometimes seek to build a detached outbuilding separate from the main house. Given the multiple site conditions that may be present, this guidance only briefly outlines the use, scale, design and location of outbuilding that may prove acceptable. Each case would need to be considered on its merits and the relationship with surrounding properties.

Location:

- An outbuilding should be as far away from the house as possible to stop it from overshadowing adjoining houses and gardens or appearing overbearing;
- Detached outbuildings sited very close to the house should not be allowed.

Scale and appearance:

- The eaves height of an outbuilding and the overall height of a flat roofed outbuilding should be no higher than three metres.
- For an outbuilding with a ridged roof, the top of the ridge should be no higher than four metres. Where an outbuilding is located within one meter of the boundary of a property steps should be made to reduce its height to minimise impact on this side, such as the introduction of a hipped roof on the boundary;
- An acceptable footprint size would depend on the scale of the garden area of the property, but it would need to appear clearly subservient to the host dwelling. No substantial loss of garden or amenity space should be allowed.

- The external materials should be similar to those used in the rear of the existing house or ones that are otherwise be sympathetic to their garden setting.
- The proposed roof style should be suitable to its setting. Guttering should be retained within the application site.
- Rear access to an outbuilding should not be allowed unless it already exists in the property;
- Doors and windows should primarily be installed only within the front elevation to avoid overlooking into neighbouring plots;
- Side and rear facing windows would only be permitted where the use and enjoyment of the neighbours garden would not be compromised, the use of frosted glazing may be required.

Use

- It is essential that an outbuilding must only be used in a manner incidental to the main house, any proposal for an independent residential unit or that has been designed in a way that may facilitate future use in such a manner should be refused due to impact on neighbours;
- Suitable uses for an outbuilding may include storage, children's playroom, greenhouse or hobby room. Usually primary living accommodation, such as a bedroom, bathroom or kitchen would not be allowed.

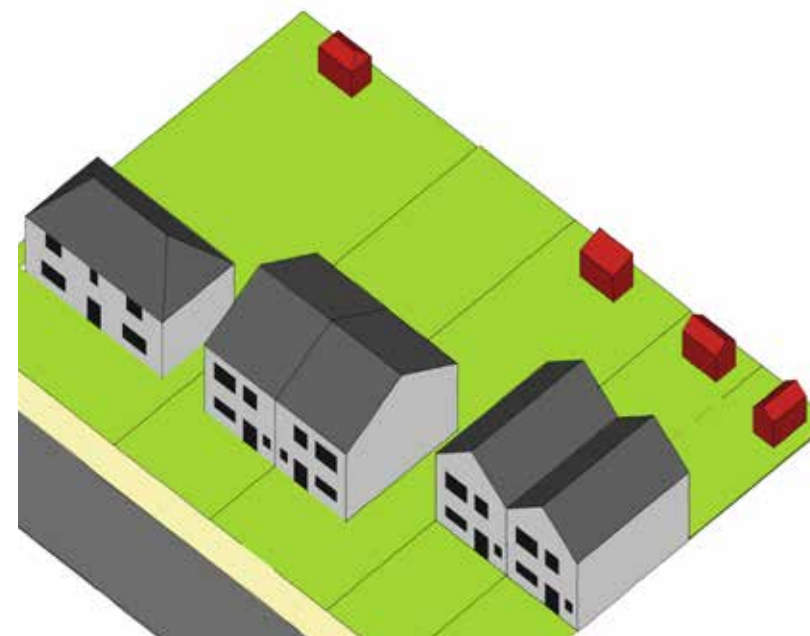


Figure 37: Diagram explaining the basic guidelines for the location and scale of outbuildings.

GB07. Use of environmental and energy efficient solution

The incorporation of energy efficiency, waste and services into buildings is to be encouraged, particularly in new buildings. In the case of existing properties efforts should be made to include these where feasible and possible.

This section deals with the principles of what is known as “green building”, and their effect on the appearance of buildings.

Rainwater Harvesting

This refers to the systems allowing to capture and store rainwater as well as those enabling the reuse in-situ of grey water. These systems involve pipes and storage devices that could be unsightly if added without an integral vision for design. Therefore some design recommendation would be to:

- Conceal tanks by cladding them in materials complementary to the main building;
- Use of contrasting but attractive materials or finishing for pipes;
- Combine landscape/planters with water capture systems;
- Consider using underground tanks;
- Utilise water bodies for storage, which in turn could be an attractive feature (e.g. pond).



Figure 38: Example images showing different solutions for rain water harvesting that are well integrated with the building.

Solar roof panels

This is one of the most favoured solutions to increase energy efficiency and diminish cost of providing it. New builds should be encouraged to incorporate these from the start. However the aesthetics of solar panels over a rooftop can be a matter of concern for many homeowners. Some hesitate incorporating them because they believe these diminish the home aesthetics in a context where looks are often a matter of pride amongst owners. This is especially acute in the case of historic buildings and conservation areas, where there has been a lot of objection for setting up solar panels on visible roof areas. Thus some solutions are suggested as follows

On new builds:

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

On retrofits:

- Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels;
- Aim to conceal wiring and other necessary installations;
- Consider introducing other tile or slate colours to create a composition with the solar panel materials;
- Conversely, aim to introduce contrast and boldness with proportion. For example, there has been increased interest in black panels due to their enhanced attractive features. Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels.



Figure 39: Example images showing different approaches to solar panels; all aiming to make a positive appearance by blending, contrasting or making a main feature

Green roofs and walls

Green roofs and walls are generally more accepted. Whether they are partially or completely covered with vegetation, their design should follow some design principles such as:

- Where applicable plan and design this feature from the start;
- Develop a green roof that is easy to reach and maintain;
- Ensure the design, materials and proportions complement the surrounding landscape;
- Helps to integrate the building with the countryside;
- Design comprehensively with other eco-solutions such as water harvesting and pavements;
- Use them to improve a dull urban element such as a blank wall.



Figure 40: Example images showing ways to use green roofs and walls.

Permeable pavements

Pavements add to the composition of the building. Thus permeable pavements should be encouraged as a water management solution to perform its primary function which is to filter water into the soil but also:

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



Figure 41: Example images showing the use of permeable paving that complements the building's materials.

Cycle storage

- Create a specific enclosure of sufficient size for bikes. The size will depend on the size of dwelling, but as a general rule it should be at least one space per bedroom;
- If not built as part of an enclosure, make sure there are racks or hoops to secure the bikes;
- Whether covered or open, place the spaces so that retrieval and manoeuvring is easy;
- Refer to the materials palette to analyse which would be a complementary material;
- Use it as part of the property boundary;
- Add to the green feel by incorporating a green roof element to it;
- It could be combined with waste storage.



Figure 42: Example images showing ways to address cycle storage.

Waste storage

With modern requirements for waste separation and recycling, the number of household bins quantum and size has increased. This poses a problem with the aesthetics of the property if bins are left without a solution. Thus we recommend the following:

- Create a specific enclosure of sufficient size for all the necessary bins;
- Place it within easy access from the street and, where, possible, able to open on the pavement side to ease retrieval;
- Refer to the materials palette to analyse which would be a complementary material;
- Use it as part of the property boundary;
- Add to the green feel by incorporating a green roof element to it;
- It could be combined it with cycle storage.



Figure 43: Example images showing the creation and use of waste storage using timber and planting to create an effect of order and to contain multiple bins and containers.

Post boxes and deliveries storage

- Flats and housing (including converted houses) must be provided with lockable individual post boxes as well as secured deposit for parcel deliveries;
- Individual homes should have a post box. This could be recessed or added on. It must complement the aesthetics of the main dwelling;



Figure 44: Example images showing ways to address post and delivery storage.

Lifetime homes standards

Houses should be designed to meet the differing and changing needs of households and people's physical abilities over their entire lifetime.

One way to achieve this is to incorporate Lifetime Homes Standard's design criteria in the design of new homes and to assess whether they can be retrofitted in existing properties.

The diagram to the right illustrates the main principles of inclusivity, accessibility, adaptability and sustainability.

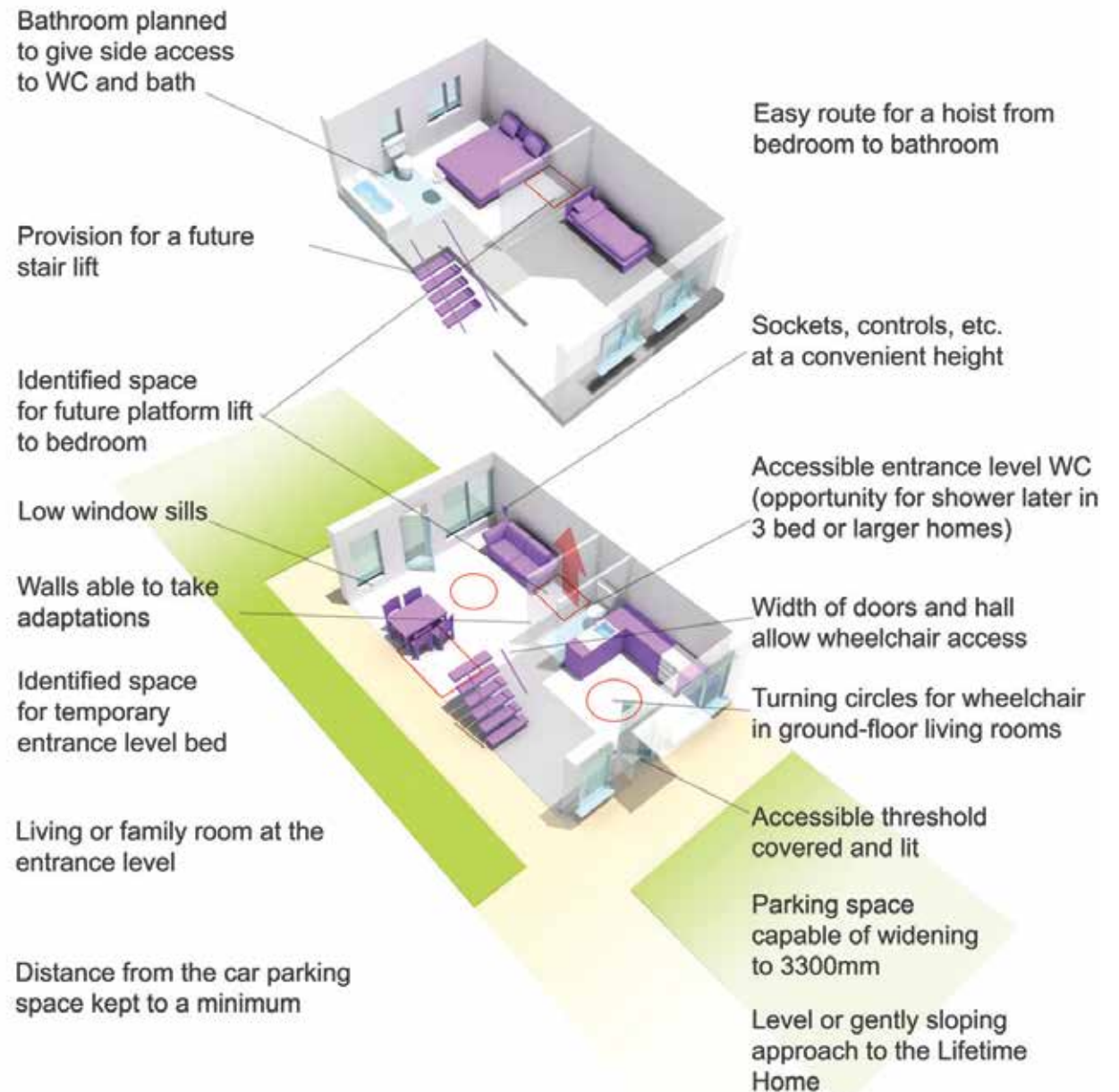


Figure 45: Lifetime Home Diagram (indicative only). Source: lifetimehomes.org.uk

GB08. Wildlife-friendly environment

- New developments and building extensions should aim to strengthen biodiversity and the natural environment;
- Existing habitats and biodiversity corridors should be protected and enhanced;
- New development proposals should aim for the creation of new habitats and wildlife corridors; e.g. by aligning back and front gardens;
- Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species.



Figure 46: Example images showing a wildlife-friendly environment





Design Guidelines for Character Areas

03

3. Design guidelines for Character Areas

3.1. Introduction

This section outlines the main design features of each area previously identified. The design features are illustrated by means of photographs of the area in question and are considered positive examples.

Not all Character Areas will necessarily cover the same issues as all are different. Emphasis will be made on what makes the area unique or different. Where they exist, guidance on the Character Areas are included in this section.

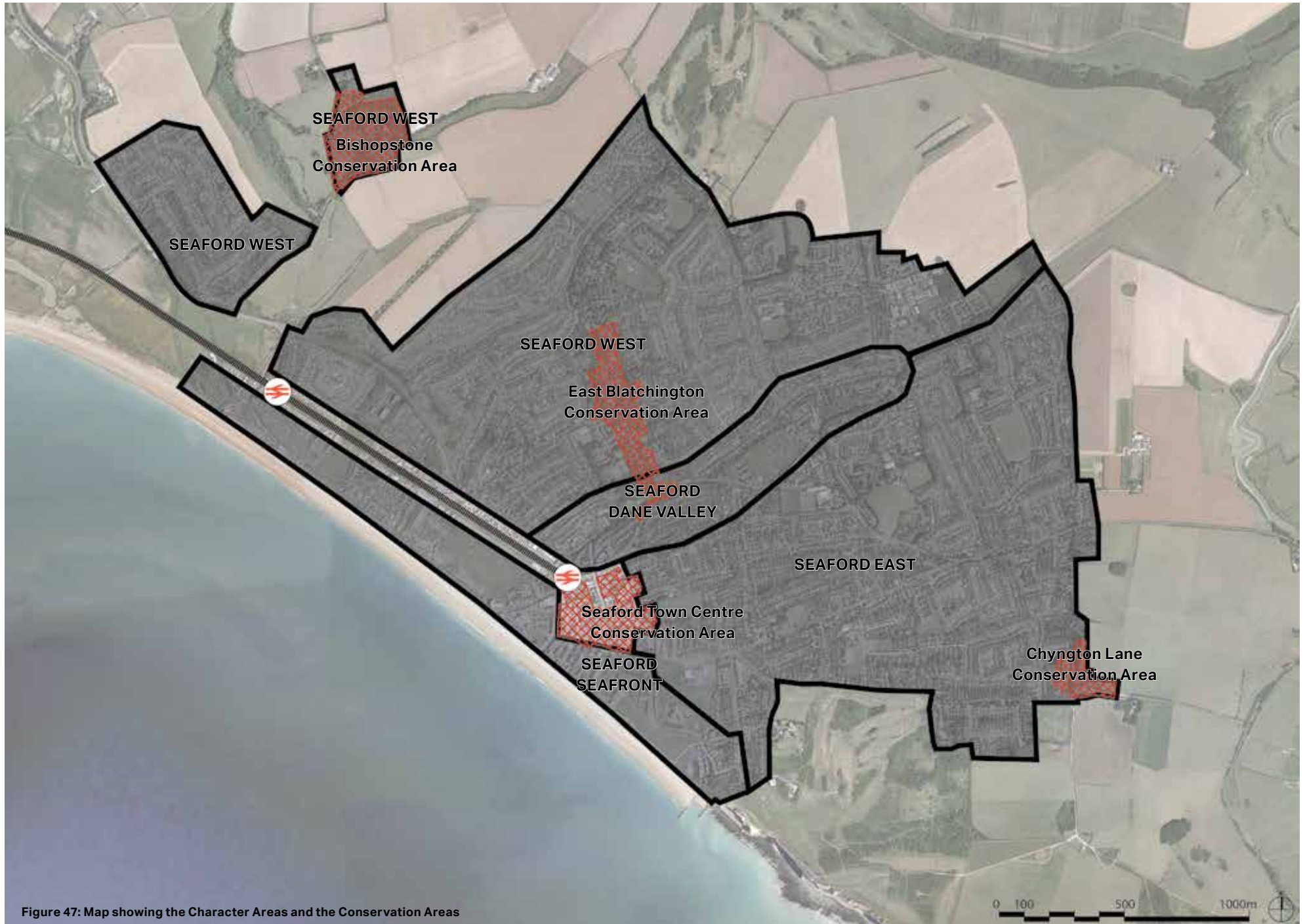


Figure 47: Map showing the Character Areas and the Conservation Areas

3.2. Seaford East

SE01. Layout and groupings

- The area has an urban/suburban residential character with some commercial building with a mixture of developments with differing structures and layouts; however the predominant feel should be of low to medium density residential development with a profile up to 3 storeys;
- Buildings on main road should tend to have the same heights to form a strong building line with a mixture of small and large set-backs and some generous front gardens
- Buildings should be organised on a linear format along main roads with generous front gardens, vegetated boundaries and where possible on-plot parking;
- Streets should tend to be linear or gently curved with wide pavements, footways and verges.
- Links between the rest of the town and to the edge via a green network, should be preserved and strengthened
- Seaford East includes a Conservation Area and an Area of Established character with peculiar Sussex character; New proposals and extensions in these areas should respect the well-established scale, size, rhythm and material pallet of the surrounding existing developments;
- New developments, infill and extensions should respect the local landscape character and be designed to blend well with the existing built environment. New developments should be sympathetic with the existing building style and form and should respect the existing scale, height and material of the surrounding developments.

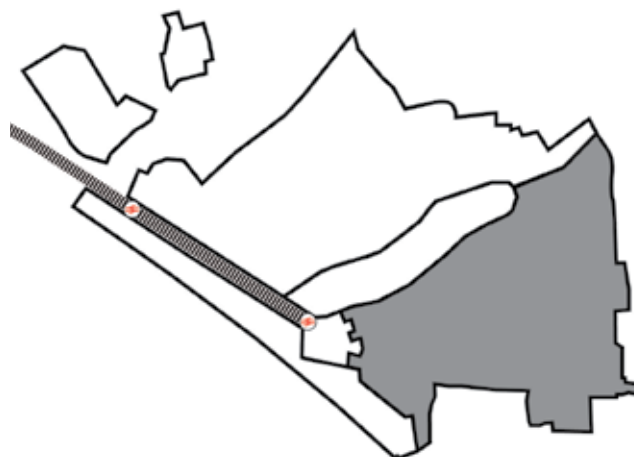


Figure 48: Seaford - West. Location map

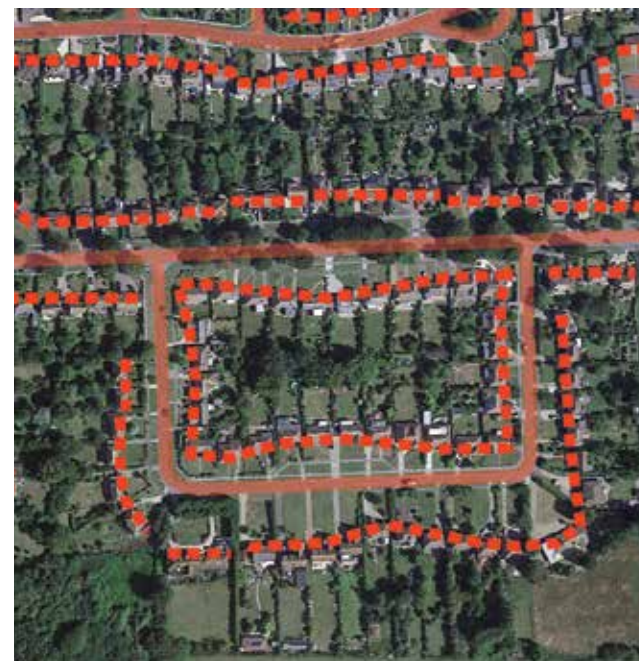


Figure 50: Chyngton Way



Figure 49: Bromley Road



Figure 51: Hillside Avenue / Deal Avenue

SE02. Views

1. New developments should respect the urban views over the roofscape of the surrounding residential areas;
2. The area is one of the most attractive parts of Seaford and has a number of long distance and panoramic views towards the sea, Seven Sisters and the countryside which should be protected and where possible enhanced;
3. Long channelled views along the road corridors should be respected and enhanced to maintain the sense of open space generated by the wide verges and by the downland views.



SE03. Buildings, architecture and appearance

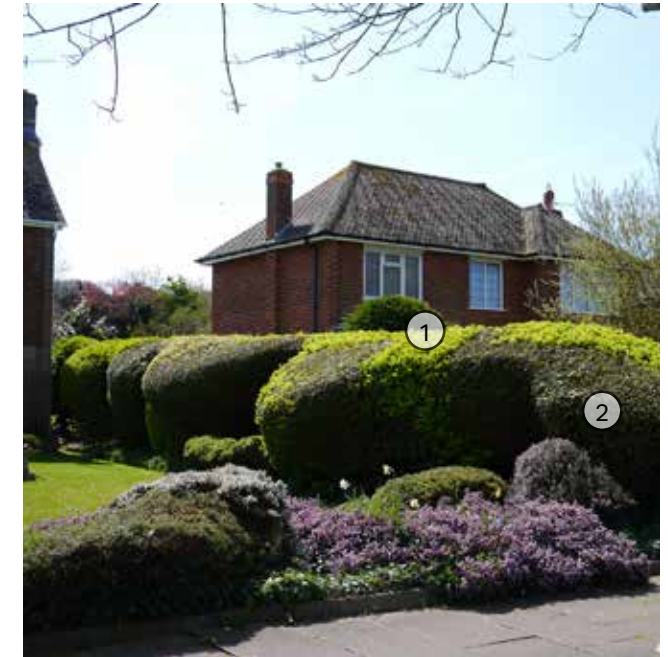
- Height: The area contains a mixture of developments (bungalows, detached, semi-detached, terraced properties and some block of flats) with differing building heights. New buildings should match the height of surrounding properties and should not generally exceed 2 to 3 storeys;
- Roof and chimney type: properties should match variations of a hip roof with chimneys punctuating the roofline;
- Fenestration: windows should match the pattern of the surrounding properties;
- Predominant architectural style: buildings date from the early Victorian period to very modern with some large swathes of fine Edwardian housing, giving a spacious, period, suburban feel to the area. New developments and extensions should use a sympathetic approach to the historic fabric and landscape of the Town and should respect the existing character of the Conservation Area and Area of Established Character. Moreover, the use of poor quality materials and design in an attempt to recreate historic architectural styles in the area should be avoided.
- Gutters and pipes: gutters and pipes should aim to complement the line of the roof and match with a colour that is subservient to the main roof;
- Front gardens and parking areas: buildings should have, where possible, generously proportioned gardens and driveways with a verdant backdrop. Car parking areas should not dominate the urban landscape and be well screened by landscape and vegetation.

Figure 52: Some examples showing the architectural style in the area



SE04. Boundary Treatment

1. Properties should tend to have a generously proportioned front and rear garden surrounded by hedgerows and trees;
2. Buildings and property boundaries facing the street should be defined by well vegetated front gardens with a mixture of hedges such as vegetation, flint walls, brick walls, fences and/or no boundaries as designed to reflect proximity to the National Park.
3. Street should be lined with street trees, green verges and enclosed hedges soft boundary treatments.



SE05. Materials

This page shows the main materials identified in the area. New buildings, refurbishment and extensions should make reference to these.

Usually there is not a single material on the building walls, but a combination of these. Thus a combination of elements could be applied.

Proposals in proximity to the Conservation Areas and Areas of Established Character should employ a sympathetic materials palette.

ROOFS



TILES



THATCHED



PANTILES

WALLS



RED BRICK



TILES



FLINT



RENDER

GROUND



GRAVEL



SETTS

SE06. Detailing

The Character of the Area, in particular the Conservation Area and the Areas of Established Character, should be preserved and strengthened by using appropriate detailing and materials.

1. Roofs are mainly pitched with plain tile and slate;
2. Thatched-roof;
3. Eyelid dormer windows with plain tiles and some slate;
4. Red brick façades;
5. Hanging tiles with motif variation; e.g. use of occasional fish-scale hanging tiles;
6. Render and timber detailing;
7. Flint pebble walls.



Chyngton Lane Conservation Area

The Chyngton Lane Conservation Area is on the far eastern edge of Seaford and retains the character of a downland hamlet with a rural, agricultural feel. The area borders to the east with the open countryside within the Sussex Downs National Park.

According to the Conservation Area Appraisal, the area *“forms the transition of the built-up fringes of Seaford and the Downs”*.

Buildings in this area are predominantly built of flint, incorporating stone or brick dressings and quoins, and clay tile or slate roofs.

New developments and/or extensions should use a sympathetic approach to the historic fabric and landscape of the village and should respect the existing character of the Conservation Area.

Moreover, the use of poor quality materials and design in an attempt to recreate historic architectural styles in the area should be avoided.

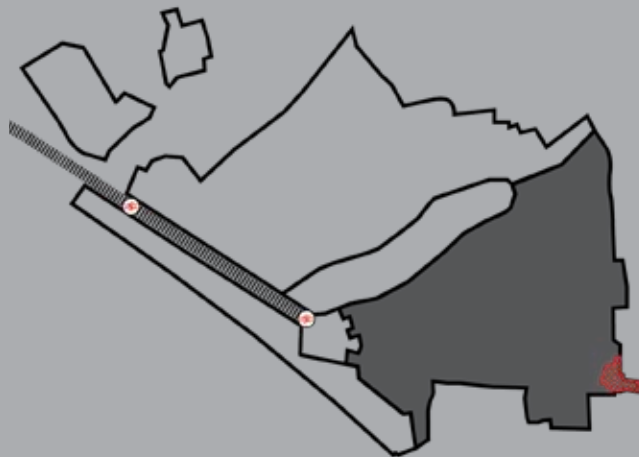




Figure 53: Some examples showing the architectural style in the Conservation Area

3.3. Seaford West

SW01. Layout and groupings

- The area has an urban/suburban residential character with a mixture of developments (detached, with occasional semi-detached and terraced properties) with differing structures and layouts; however the predominant feel should be low to medium density residential development;
- Buildings on main road should tend to have the same heights to form a building line with some occasional gaps;
- Buildings should be organised on a linear format along main roads with generous front gardens, vegetated boundaries and where possible on-plot parking;
- Plot sizes change on a road-by-road basis, however as general rule, buildings should tend to sit on large plots with a consistent set back from the road;
- Streets should tend to be linear or gently curved with wide pavements, footways and verges;
- Seaford West includes a Conservation Area and few other Areas of Established character with peculiar layouts and building settings that should be preserved and enhanced;
- New developments should be sympathetic with the existing building style and form and should respect the existing scale, height and material of the surrounding developments.

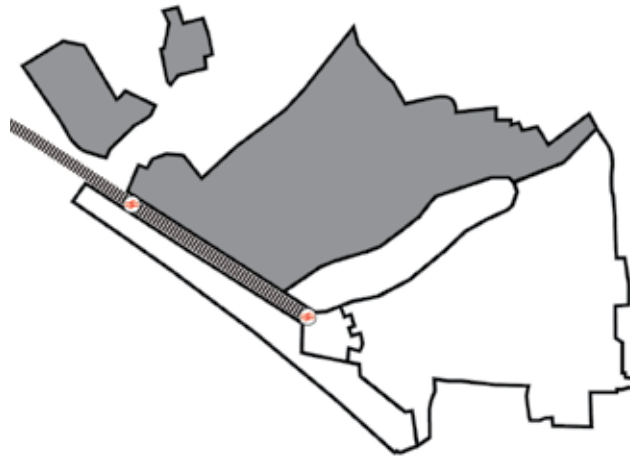


Figure 54: Seaford - West. Location map



Figure 56: Charlton Road



Figure 55: Barn Rise



Figure 57: East Blatchington area

SW02. Views

1. Future developments should respect views over or between houses on the steeply sloping area;
2. New buildings and extensions should preserve the urban views over the roof-scape of the surrounding residential areas;
3. The area has a number of long distance and panoramic views towards the sea, Seven Sisters and Newhaven cliffs and the countryside which should be protected and where possible enhanced.



SW03. Buildings, architecture and appearance

- Height: The area contains a mixture of developments with differing building heights. New buildings should match the height of surrounding properties and should not generally exceed 2 to 3 storeys;
- Roof and chimney type: properties should match variations of a hip roof with chimneys punctuating the roofline;
- Fenestration: windows should match the pattern of the surrounding properties;
- Predominant architectural style: There is great architectural diversity in styles, ages and building materials. Buildings date from various periods of the 20th century – a few Edwardian and pre-war with most post war and a modern 21st century block of flats. However there is a consistency of height and scale that should be protected.
- Gutters and pipes: gutters and pipes should aim to complement the line of the roof and match with a colour that is subservient to the main roof;
- New developments and extensions should use a sympathetic approach to the historic fabric and landscape of the Town; Conservation Areas and Areas of Established Character settings should be conserved and enhanced by any new development. Moreover, the use of poor quality materials and design in an attempt to recreate historic architectural styles in the area should be avoided.
- Front gardens and parking areas: Buildings should have generous front gardens and driveways with a verdant backdrop. Car parking areas should not dominate the urban landscape and be well screened by landscape and vegetation.



Figure 58: Some examples showing the architectural style in the area

SW04. Boundary Treatment

1. Properties should tend to have a generous front and rear garden surrounded by hedgerows and trees;
2. Buildings and property boundaries facing the street should be defined by well vegetated front gardens with a mixture of hedges such as vegetation, flint walls, brick walls and high quality wooden fences;
3. Street should be lined with street trees and green verges and enclosed hedges soft boundary treatments.



SW05. Materials

This page shows the main materials identified in the area. New buildings, refurbishment and extensions should make reference to these.

Usually there is not a single material on the building walls, but a combination of these. Thus a combination of elements could be applied.

Proposals in proximity to the Conservation Areas and Areas of Established Character should employ a sympathetic materials palette.

ROOFS



RED TILES



GREY TILES



PANTILES

WALLS



RED BRICK



TILES



FLINT

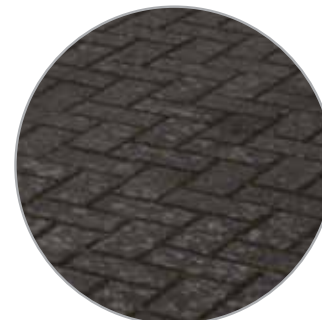


RENDER

GROUND



GRAVEL



SETTS

SW06. Detailing

The peculiar character of the area, in particular the Conservation Area and the Areas of Established Character, should be preserved and strengthened by using appropriate detailing and materials.

1. Red brick façades;
2. Render façades;
3. Flint walls;
4. Bay windows;
5. Eyelid dormer windows;
6. Hanging tiles;
7. Timber detailing;
8. Roofs are pitched or hipped with plain tile or slate.

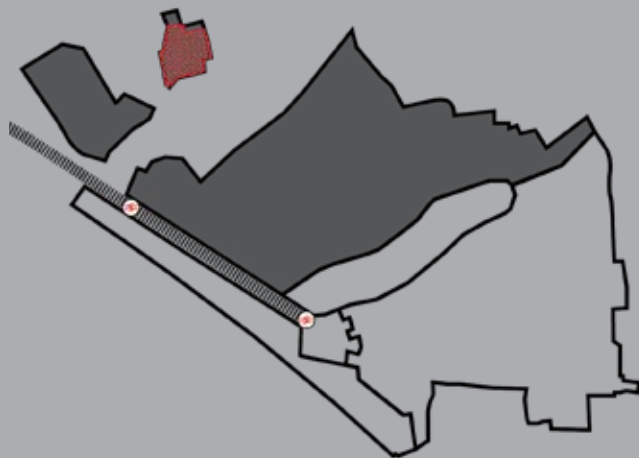


Bishopstone Conservation Area

Bishopstone Conservation Area is situated on the outskirts of Seaford in a small downland village formerly on an inlet of the sea, now lying inland from the coast between Newhaven and Seaford.

The village has a strong local identity, with good links to areas of high quality landscape. The area has a feeling of isolation and remoteness as it is surrounded by the open and rolling Downs.

It has an elegant manor house, a Saxon church with square flint Norman tower, and whitewashed cottages grouped around the green, known locally as the Egg. Red brick is used for quoins and detailing and roofs are principally red clay tiled, although there are several slate tiled roofs in the village. This character should be conserved by guarding against clutter, and unsympathetic design detailing.



New developments and/or extensions should use a sympathetic approach to the historic fabric and landscape of the village and should respect the existing character of the Conservation Area.

Moreover, the use of poor quality materials and design in an attempt to recreate historic architectural styles in the area should be avoided.



Figure 59: Some examples showing the architectural style in the Conservation Area

East Blatchington Conservation Area

The East Blatchington Conservation Area is a very distinctive and of high quality part of Seaford, with large mature private gardens, avenues of mature trees and park-like small green spaces.

According to the Conservation Area Appraisal *"The Conservation Area has three parts which have distinctive characteristics. These are mainly influenced by the presence, or otherwise, of mature vegetation and the setting of the buildings. The Firle Road part of the Conservation Area has intense tree and hedge cover along most of its length, which gives it the feel of a rural lane. The northern part of Blatchington Hill is the original heart of the settlement, and as such has a denser layout with few major tree belts bordering the road. From Blatchington Lane southwards the area is much more tree-lined, which creates a pleasant street scene and screens much of the modern development."*



Traditional local materials and a variety of building styles reflect the character of the area with knapped flint buildings with red and black brick quoins, clay tile roofs and flint boundary walls are characteristic. Some roofs incorporate slate and some original flint walls have been rendered. In the early 20th century, Arts and Crafts style houses were built which contribute sympathetically to the area. Very few buildings in the Conservation Area used tile hanging, however, it is widely used in more recent development.

The local identity of this fine area should be conserved and any new open spaces must achieve the quality and character that it exemplifies.

New developments and/or extensions should use a sympathetic approach to the historic fabric and landscape of the village and should respect the existing character of the Conservation Area.

Moreover, the use of poor quality materials and design in an attempt to recreate historic architectural styles in the area should be avoided.



Figure 60: Some examples showing the architectural style in the Conservation Area

3.4. Seaford Dane Valley

DN01. Layout and groupings

- The area has an urban character with some commercial/employment buildings and mixture of developments with a common structures and layouts; the predominant feel for this area should be mid to high density residential development;
- Buildings on main road should tend to have the same heights to form a strong building line with a mixture of small and large set-backs.
- Streets should tend be linear or with gentle meandering following the topography of the site;
- The Dane Valley includes two Areas of Established Character with peculiar character; new proposals and extensions in these areas should respect the well-established scale, size, rhythm and material pallet of the surrounding existing developments;
- New developments, infill and extensions should respect the local landscape character and be designed to blend well with the existing built environment. New developments should be sympathetic with the existing building style and form and should respect the existing scale, height and material of the surrounding developments.

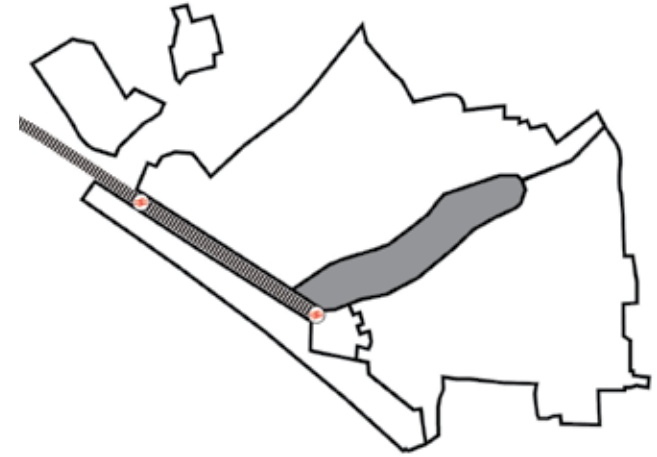


Figure 61: Seaford - West. Location map



Figure 63: Dane Valley area near Sutton Road



Figure 62: Dane Valley area near Vale Road

DN02. Views

1. New developments should respect the urban views over the roofscape of the surrounding residential areas;
2. Future developments should respect views over or between houses on the steeply sloping area and the mid-range views created by changes in topography of the surrounding wooded slopes.



DN03. Buildings, architecture and appearance

- Height: the area contains a mixture of developments (detached, semi-detached, blocks of flats and traditional terraced housing) with differing building heights. New buildings should be sensitive to the context and opportunities offered by the topography. At the lowest levels height can be increased but generally not exceed 4 to 5 storeys;
- Roof and chimney type: properties should match variations of a hip and pitch roof with chimneys punctuating the roofline;
- Fenestration: windows should match the pattern of the surrounding properties;
- Predominant architectural style: buildings dates from the early 20th terraced houses to modern 21st century block of flats. New developments and extensions should use a sympathetic approach to the historic fabric and landscape of the Town and should respect the existing character of the Conservation Area and of the Area of Established Character. Moreover, the use of poor quality materials and design in an attempt to recreate historic architectural styles in the area should be avoided.
- Gutters and pipes: gutters and pipes should aim to complement the line of the roof and match with a colour that is subservient to the main roof;
- Front gardens and parking areas: buildings should have, where possible, generously proportioned gardens and driveways with a verdant backdrop. Car parking areas should not dominate the urban landscape and be well screened by landscape and vegetation.



Figure 64: Some examples showing the architectural style in the area

DN04. Boundary Treatment

1. Properties should tend to have a generously proportioned front and rear garden surrounded by hedgerows and trees;
2. Buildings and property boundaries facing the street should be defined by well vegetated front gardens with a mixture of hedges such as vegetation, flint walls, brick walls and wooden fences.
3. Street should be lined with street trees and green verges and enclosed hedges soft boundary treatments.



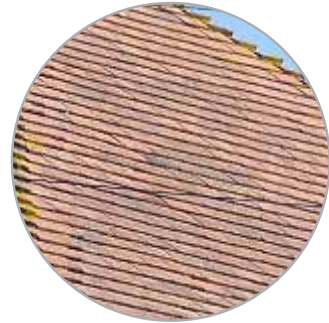
DN05. Materials

This page shows the main materials identified in the area. New buildings, refurbishment and extensions should make reference to these.

Usually there is not a single material on the building walls, but a combination of these. Thus a combination of elements could be applied.

Proposals in proximity to the Conservation Areas and Areas of Established Character should employ a sympathetic materials palette.

ROOFS



RED TILES



GREY TILES



PANTILES

WALLS



RED BRICK



TILES



FLINT



RENDER

GROUND



GRAVEL



SETTS

DN06. Detailing

1. Roofs are pitched or gable ended with plain tiles and occasional slate;
2. Red and yellow brick façades;
3. Hanging tiles and timber detailing;
4. Render façades;
5. Bay windows
6. Flint walls.



3.5. Seaford Seafront

SF01. Layout and groupings

- The area has a seaside residential character with some commercial building and a mixture of developments with differing structures and layouts. Density increases near the Town Centre where some buildings now reach 6 storeys heights. This area is likely to have more pressure for redevelopment/new development; however the predominant feel should be low to medium density residential development with a profile of up to 5 storeys;
- Buildings along the esplanade should tend to have the same heights to form a strong building line with some occasional gaps of open space;
- Buildings should be organised on a linear format along main roads. Buildings that are positioned perpendicular to the seafront should not be encouraged in order to preserve the strong built frontage;
- Streets should tend to be linear and perpendicular to the seafront;
- Visual and physical links between the seaside and rest of the town should be preserved/strengthened;
- Seaford Seafront area includes Corsica Hall - Areas of Established Character – which is a large, elegant classically proportioned listed building set in an elevated position surrounded by low-lying green space between the town centre and The Esplanade; New proposals and extensions in this area should respect the well-established scale, size, rhythm and material palette of the surrounding existing development;

- New developments, infill and extensions should respect the local landscape character and be designed to blend well with the existing built environment;
- New developments should be sympathetic with the existing building style and form and should respect the existing scale, height and material of the surrounding developments.

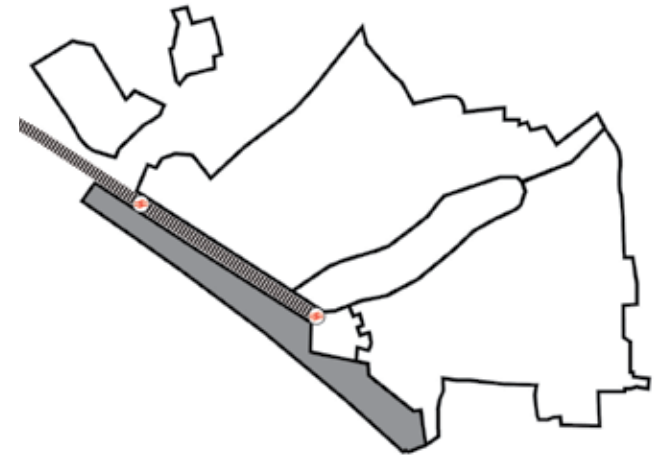


Figure 65: Seaford - Seafront. Location map

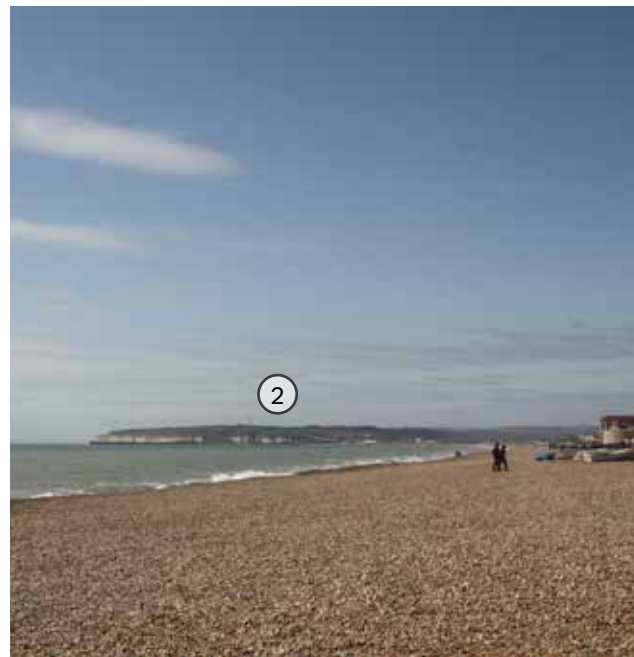


Figure 66: Streets tend to be linear and perpendicular to the seafront



SF02. Views

1. New buildings and extensions should preserve the urban views over the seaside;
2. The area has a number of long distance and panoramic views towards the sea, Seven Sisters and Newhaven cliffs which should be protected and where possible enhanced.



SF03. Buildings, architecture and appearance

- Height: The area contains a mixture of developments (bungalows, detached/semi-detached, terraced properties and some taller flats) with differing building heights. New buildings should match the height of surrounding properties and should not generally exceed 2 to 4 storeys;
- Roof and chimney type: properties should match variations of a pitched roof with chimneys punctuating the roofline;
- Fenestration: windows should match the pattern of the surrounding properties;
- Predominant architectural style: The buildings date from the early Victorian period to very modern houses and blocks of flats. New developments and extensions close to the Town Centre Conservation Area should use a sympathetic approach to the historic fabric and landscape. Moreover, the use of poor quality materials and design in an attempt to recreate historic architectural styles in the area should be avoided;
- Gutters and pipes: gutters and pipes should aim to complement the line of the roof and match with a colour that is subservient to the main roof;
- Front gardens and parking areas: Buildings should have, where possible, generously proportioned gardens and driveways with a verdant backdrop. Along the esplanade front gardens should be defined by low brick walls or low/no boundaries. Car parking areas should not dominate the urban landscape and where possible be well screened by landscape and vegetation.

Figure 67: Some examples showing the architectural style in the area



SF04. Boundary Treatment

1. Properties should tend to have generously proportioned front and rear gardens surrounded by hedgerows and/or brick walls;
2. Buildings and property boundaries facing the Esplanade should be defined by brick walls or low/no boundaries to be sympathetic with the existing surrounding building style.



SF05. Materials

This page shows the main materials identified in the area. New buildings, refurbishment and extensions should make reference to these.

Usually there is not a single material on the building walls, but a combination of these. Thus a combination of elements could be applied.

Proposals in proximity to the Conservation Area and to the Area of Established Character should employ a sympathetic materials palette.

ROOFS



RED TILES



BLACK TILES



PANTILES

WALLS



RED BRICK



RENDER



CLADDING

GROUND



GRAVEL



SETTS

SF06. Detailing

1. Red brick façades;
2. Render façades;
3. Balcony;
4. Use of porches;
5. Pitched roof with ornament details.







**Questions to ask
developers / designers**

04

4. Questions to ask developers / designers

4.1. Introduction

This section provides a number of questions against which the design proposal should be evaluated. This can be used by general members of the public as well as their professional advisers. The aim is to assess all proposals by objectively answering the questions below. Not all the question 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 the proposals.

Key elements a proposal must show

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established character of streets, squares and other spaces in Seaford;
- Respect the rural character of views and gaps towards the Sussex countryside;
- 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, the seafront 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 where no issues prevent from doing so.

The following headings show a number questions that cut across the design guidelines outlined in this document. They intend to probe the design proposal for completeness and thoroughness. As said before, not all will apply to every development.

Q01. Analysing the Context

- What are the particular characteristics of this area which have been taken into account in the design?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- 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?

Q02. Provide a connected Street and Layout

- Does it favour accessibility and permeability over cul-de-sac models? 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)?
- 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?

Q03. Gateway and Access Features

- Is the site located prominently?
- Could it be a landmark or way finding feature?
- How will this landmark status be shown?
- If not a building what other elements could be seen as landmark/way finding elements?

Q04. Local Green Spaces, Rural Views and Character

- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- How does the proposal affect the trees on or adjacent to the site?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal affect the trees on or adjacent to the site?
- How does the proposal affect on the landscape character?
- 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?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?

Q05. Buildings, layout and grouping

- What are the typical groupings of buildings?
- How 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?
- Have the guidelines re extensions and/or additions been followed?

Q06. Building Line and Boundary Treatment

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

Q07. Building Heights and Roof line

- What are the characteristics of the roof line?
- 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?
- Would a higher development improve the scale of the overall area?
- Have the guidelines re roof extensions and windows been followed?

Q08. Corner Buildings

- Are the buildings in block corners designed to have windows addressing both sides of the corner?
- Have blank walls been avoided?
- Are landscape and boundary treatments enhancing the corner of a block?

Q09. Building Materials and Surface treatment

- What is the distinctive material in the area, if any?
- Does the proposed material harmonise with the local material?
- 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?

Q10. Car Parking solutions

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

Q11. Architectural Details and Contemporary Design

- If the proposal is within a conservation area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties? This means that it follows the height massing and general proportions of adjacent buildings

and how it takes cues from materials and other physical characteristics.

- If a proposal is an extension, is it subsidiary to the existing property so as not to compromise its character?
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?

Q12. Sustainability, Eco Design, waste and services

- What effect will services have on the scheme as a whole?
- Can the effect of services be integrated at the planning design stage, or mitigated if harmful?
- Has the lighting scheme been designed to avoid light pollution?
- Has adequate provision been made for bin storage, waste separation and relevant recycling facilities?
- Has the location of the bin storage facilities been considered relative to the travel distance from the collection vehicle?

- Has the impact of the design and location of the bin storage facilities been considered in the context of the whole development?
- Could additional measures, such as landscaping be used to help integrate the bin storage facilities into the development?
- Has any provision been made for the need to enlarge the bin storage in the future without adversely affecting the development in other ways?
- Have all aspects of security been fully considered and integrated into the design of the building and open spaces? For standalone elements (e.g. external bin areas, cycle storage, etc.) materials and treatment should be of equal quality, durability and appearance as for the main building.
- Have all opportunities to use energy saving/efficiency technologies and water conservation been fully considered and incorporated into the design of the building.
- If such technologies are used (e.g. solar, panels, green roofs, water harvesting, waste collection, etc.), these should be integrally designed to complement the building and not as bolt-ons after construction.



5. Glossary

Pitched roof



Hipped roof



Gable ended roof



Thatched roof



Tiles



Slates



Fish-scale tiles



Hanging tiles



Flint wall



Flint pebble wall



Bow window



Bay window



Eyelid dormer window



Porch



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Contact**Luis Juarez**luis.juarez@aecom.com**aecom.com**