

Chichester District Council

Planning Committee

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Design Strategy for the West of Chichester Strategic Development Location (Phase 1)

1. Contacts

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2. Recommendation

- 2.1. That the Committee endorses the approach set out in the West of Chichester Residential Architectural Design Strategy (June 2019) which will inform all the Reserved Matters applications for residential development of the first phase of the SDL (granted outline planning permission ref: 14/04301/OUT)

3. Introduction and Policy Background

- 3.1. Outline planning permission 14/04301/OUT was granted on 11 April 2018, subject to a S106 Agreement and 37 planning conditions.

- 3.2. Condition 27 stated:

An overall design strategy for the development of the site as a whole including details of the different character areas, palette of materials and architectural approach shall be submitted with the first application for reserved matters relating to but not exclusively reserved to matters of scale, appearance or layout and all subsequent applications for reserved matters shall demonstrate how the details are to be implemented in accordance with the approved design strategy.

Reason: To ensure consideration is given to the development as a whole in the interests of amenity and to ensure a development of visual quality.

- 3.3. As part of the first residential Reserved Matters application (ref: 19/01134/REM), the developers' agent has submitted a West of Chichester Residential Architectural Design Strategy. The strategy has been amended through the course of the application and the West of Chichester Residential Architectural Design Strategy (June 2019) is the version for consideration. The Residential Architectural Design Strategy sets out the overall architectural and urban design principles, as well as the specific design principles and palette of materials for each of the identified character areas which will make each of these areas architecturally distinctive. The strategy will inform all the residential Reserve Matters applications for phase 1 of the West of Chichester SDL.
- 3.4. A separate design strategy relating to the Local Centre (covering the school, medical facility, employment, community centre and retail) will be submitted for consideration as part of the Reserved Matters application for the local centre. The masterplan suggests a more contemporary tone to this area, to provide a contrast to reinforce the hierarchy of place.

Consultation and third party responses

- 3.5. A number of consultation and third party responses have been received in relation to the REM application 19/01134/REM - remaining matters for first 73 homes pursuant to permission 14/04301/OUT. Below are the comments specifically made in relation to the design strategy:

Chichester City (in full)

Objection in relation to the layout and appearance.

Layout:

- The provision of parking which necessitates double and triple parking is not considered adequate.
- There is a missed opportunity to provide a pedestrian/cycle link directly to the east of the site to the SANG car park.
- A separate cycle lane should be provided where possible on all roads to link to the spine road and any other cycle paths.
- A height barrier and appropriate post and rail fencing should secure the SANGS car park to ensure it is used by private car users and not commercial vehicles/vans or caravans with the potential for disposing of waste on the SANGS.

Appearance:

- The building designs are unoriginal and not high quality or locally connected. Higher quality design with better environmental and ecological features should be proposed.
- The design of the proposed windows with thick white UPVC frame and thin internal glazing bars is unacceptable, as is the proposed design for the doors. The proposed windows and doors do not reflect the surrounding character and would harm visual amenity.
- Where there is flint frontage to a building, all elevations should be flint faced. Consideration should be given to similar treatment of the side elevations where other accents are proposed only to front elevations.
- The sustainability of the proposed dwellings is questionable: Solar panels, bird nesting bricks, electric car charging points and rainwater harvesting facilities should be provided for every plot.
- In addition, it is requested that a condition be imposed restricting delivery times during construction taking into account local school pick up and drop off times.

Third Party representations

- 3.6. Only one of the third party representations received in relation to REM application 19/01134/REM made any representation to the Architectural Design Strategy and the relevant comment is reported below:
- The implementation of the architectural character studies has been disappointing in particular with the provision of dummy chimneys, painted brick facades, uPVC windows and that more articulation of facades and attaching of detached houses to form architectural groups would improve place making (The Chichester Society).

4. Assessment of the Design Strategy

- 4.1. The Design Strategy document begins with a character appraisal of the surrounding development to inform the proposed design principles of the Strategy. The Strategy then proposes six distinct character areas across the site, and a number of additional specific 'conditions' which overlap and link the character areas.
- 4.2. Within each of the character areas, consideration is given to the architectural form, characteristics and detailed layout principles, which will make each of the character areas architecturally distinctive and introduce variety and interest in the character of the development across the site.

Character Appraisal of the Surrounding Development

- 4.3. The character area assessment considers five distinct areas – Pine Grove, Worchester Road, Gilbert Road, Oliver Whitby Road and Fishbourne Road. The overall character analysis shows a wide range of development forms across the area, which lack consistency due to the sporadic growth of the surrounding development over time. Each of the neighbouring areas were analysed in terms of their overall pattern of development, scale and architectural features to define what characteristics these areas and makes them distinctive. This analysis was then summarised into overarching principles in relation to building types, materials, detailing and roofline. These were then compiled into a set of principles to take forward into the design strategy, to ensure the development integrates locally distinctive features wherever possible.

Six Character Areas

- 4.4. The six character areas identified across the site are:
- Northern Green Corridor
 - Northern Area
 - Eastern Area
 - Secondary View Corridor
 - Southern Cluster
 - Local Centre – residential
- 4.5. The additional specific ‘conditions’ which overlap and link the character areas are identified as:
- Green Corridor Frontage – responding to the verdant corridor that runs through the centre of the site.
 - Local Centre Frontage – more contemporary design approach to reinforce the hierarchy of the area compared with elsewhere
 - Site Gateway – entrance into the site along the primary route
 - Eastern Square – focal space in the south of the site.
- 4.6. Each character area is broken down into a set of wide ranging principles that will inform the future detailed design process. The aim of the principles is not to create stark contrasts between character areas but create a subtle variation in design and use of materials.

Northern Green Corridor

- 4.7. This area is located at the northern end of the site, close to Old Broyle Road and adjacent to the primary route through the site. It sits between two sets of trees, linking into the green corridor to the west and the wider SANG area. The character focuses on establishing a rural feel and a transition from the primary route to the key open spaces on the site.

- 4.8. Key principles of this character area are buildings that will have informal frontages and informal front boundary treatment, with an emphasis on green frontages with occasional post and rail fencing to support the rural-esk setting of this parcel. Active building frontages will address principle routes and green/focal spaces with double fronted buildings where necessary. Permeable block forms and road alignment will work well with the levels of the site and will provide glimpsed views of the existing vegetation. Development on the eastern side of the parcel will back onto the existing trees with a maintenance margin to the rear and development frontages on the western side will address the existing wooded areas with irregular orientation to reinforce the organic edge nature of the area. The building types for this parcel will be primarily semi-detached and detached dwellings, with occasional terraces and all two storey.
- 4.9. In terms of detail, this character area is proposed to have a variety of roof forms, with pitched and gable fronted features, to reinforce the irregular, semi-rural edge, with, grey or red roof tiles (clay/clay-like or slate/slate-like) and occasional use of chimneys. The dwellings will be constructed in a range of materials – good quality brick (red/brown on colour) with projecting brickwork features in the same or contrasting brick to provide interest to the facades, including the occasional use of tile hanging. Painted brick and flint block is to be used for a rustic tone, and on focal buildings. White uPVC windows with a mix of window styles, including simple casements and more detailed windows with multiple window bars, set back from the face of the building are proposed, with stone and brick window headers and cils, including some square bay windows. Porches will have flat or pitched roofs and simple surrounds.

Northern Area

- 4.10. This area is located at the north-eastern end of the site, to the rear of White House Farm. The primary route is located to the north of this parcel, with a secondary route proposed through the centre of the parcel. The western boundary of the parcel links to the green corridor to the west. This parcel also has to respond to intense topography in the north-western part of the parcel.

- 4.11. The key principle of this character area is to work with the levels across the parcel to achieve active frontages to streets and open spaces, with the perimeter blocks following the contours of the land. A range of frontage types are proposed to respond to the existing and proposed features of the parcel. Where the parcel fronts the primary route, the buildings will be designed to respect the retained mature vegetation. The secondary route through the parcel is proposed to have a semi-formal tone with regularised building frontages (gable roof forms to provide a sense of formality and rhythm), a consistency of spacing between buildings and regularised planting on frontages. The development will respond to the on-site heritage assets and will have focal buildings on prominent corners. Active building frontages will address the streets and open green spaces with double fronted buildings where necessary. Building heights will be predominantly 2 storey with intermittent use of 2.5 stories to punctuate the street or terminate focal viewpoints, with a mix of housing types comprising short terraces, semi-detached and detached dwellings. It is proposed that this character area has a consistency of design features, subtly differing in terms of materials and building details to respond to the localised conditions, including the principal/secondary roads and existing vegetation. An assortment of verdant front boundary treatment is proposed, with planting and open grass verges. Along the SANG/green edge occasional post and rail fencing will provide a sense of enclosure to plots.
- 4.12. In terms of details, this character area is proposed to have a variety of roof forms, with pitched and gable fronted features and occasional use of dormer windows on 2.5 storey focal buildings, with red/brown or grey roof tiles (clay and slate, or similar) and occasional use of chimneys. The dwellings will be constructed in a range of materials – good quality brick (red/brown in colour), with projecting brickwork features in the same or contrasting brick to provide variation and variety, with occasional use of tile hanging, painted brick and flint block as an accentuating feature. White uPVC windows are proposed with a mix of window styles, including simple casements and more detailed windows with multiple window bars. Headers and cills will be stone or brick and window headers will be set back from the face of the building. Splayed bay windows and a variety of porches are proposed.

Eastern Area

- 4.13. This area is located on the eastern side of the site, adjacent to the Centurion Way. This parcel adjoins the local centre to the west. At the southern end of the parcel allotments are proposed, with the country park beyond. The urban grain of this parcel proposes greater variety in the shape and form of the perimeter blocks to maximise the permeability of the development and provide variety, as the topography is less onerous than the neighbouring parcel to the north.

- 4.14. Key principles of this character area are strong active building frontages addressing the secondary route, the open green space and focal spaces. A range of housing styles are proposed to give a rural feel from west to east, with the secondary route having a slightly more formal / consistent tone. Building types will be primarily semi-detached and detached dwellings, with occasional terraces. The Eastern Square, which will include active frontages on all sides, is a focal point of this parcel and provides a terminus for the wider connection to the local centre. It will have a regular grain which will give a sense of formality stemming from the secondary route and provide a contrast to the linear green space to the west. Small focal space will provide local distinctiveness. Building heights will be predominantly 2 storey with intermittent use of 2.5 stories to punctuate the street or terminate focal viewpoints, such as the Eastern Square area and along the secondary route. The development proposed along the SANG/green edge will be loose-knit with an irregular set-back of the building line and verdant front boundary treatment, with occasional post and rail fencing to define private areas. Stark variations in topography and retained vegetation means the development will not front onto Centurion Way.
- 4.15. In terms of details, this character area is proposed to have a mix of roof forms, with pitched, hipped and gable fronted features with red/brown or grey roof tiles (clay and slate, or similar) and occasional use of dormer windows around landscape focal areas and prominent junctions, and some chimneys. The dwellings will be constructed in a range of materials – good quality brick (red/brown), with projecting brickwork features in the same or contrasting brick to provide variation and variety, with the occasional use of tile hanging, painted brick and flint block as an accentuating feature. White uPVC windows are proposed with a mix of window styles, including simple casements and more detailed windows with multiple window bars to the green space edges and a mix of stone and brick window headers and cils. A variety of flat and pitched roof porches are to be used.

Secondary View Corridor

- 4.16. This parcel is located to the north of the site, adjacent to the local centre, the future school site and the central green corridor. It also provides a key route into the Phase 2 of the West of Chichester SDL, to the west of the parcel.

- 4.17. The secondary route linking to Phase 2 and permeable connections through to the central green corridor are key considerations for this parcel. An informal grid pattern is proposed which will respond to the topography of the parcel and allow for a range of streetscapes to be created including tree lined streets and mews. Buildings to the east and north of the parcel are to be 2 storey with 2.5/3 storeys located along the secondary route, in close proximity to the local centre. Along the secondary route a strong boulevard form is proposed with the rhythm of the buildings, regularised set backs and street planting. A mix of dwellings, from terraces to large detached dwellings, are proposed to respond to road hierarchy and landscape setting. Detached dwellings with a more organic form are proposed to the west adjacent to the woodland belt. Active building frontages will address principal routes and green/focal spaces and railings may be used to add to the formal tone along the secondary route. It is proposed that this character area will have a mix of design features, to create variation between formal and informal design.
- 4.18. In terms of detail, this character area is proposed to have a variety of roof forms, including pitched, hipped and gable fronted features with red/brown or grey roof tiles (clay and slate, or similar) and occasional use of dormer windows around landscape focal areas and prominent junctions with some chimneys. The dwellings will be constructed in a range of materials – good quality brick (red/brown in colour), with projecting brickwork features in the same or contrasting brick to provide variation and variety and occasional use of tile hanging, painted brick and flint block as an accentuating feature. White uPVC windows in a mix of simple window styles are proposed, including simple casements with single bars and plain window panes, with a mix of stone and brick window headers and cills and a mix of splayed and squared bays. A range of flat and pitched roof porches are proposed.

Southern Cluster

- 4.19. This parcel is in the southerly most quarter of the site and sits between the local centre to the north and the Country Park to the south. This area will have a semi-rural feel surrounded and enclosed by existing mature vegetation. Building materials will be muted to respond to the landscape setting, with a more organic form of development to the south to respond positively to the edge of the Country Park.

- 4.20. It is proposed that this character area will have a mix of design features and a range of housing forms, responding to the road hierarchy and landscape setting. The overall block form of this character area follows the contours of the site and reinforces the links through the parcel. The emphasis will be on a strong defined frontage to the north and detached dwellings with loose organic edges and informal building arrangement to the south, to respond to the Country Park. Mature vegetation will be retained along primary route and the secondary route will be characterised by regular tree planting, strong frontages and consistency of spacing between buildings. The eastern edge of the development will be well related to the landscape setting of the linear green space, with use of double aspect housing where necessary. Building heights will be predominantly 2 storey with intermittent use of 2.5 stories to punctuate the street or terminate focal viewpoints. A mix of front boundary treatments is proposed with the emphasis on green boundaries with occasional use of post and rail fencing.
- 4.21. In terms of details, this character area is proposed to have a variety of roof forms, including pitched and gable fronted features, with red/brown or grey (clay and slate, or similar) roof tiles and occasional use of chimneys. The dwellings will be constructed in a range of materials – good quality brick (red/brown in colour), with projecting brickwork features in the same or contrasting brick to provide variation and variety, including the occasional use of tile hanging, painted brick and flint block as an accentuating feature. White uPVC windows in a mix of windows styles, all set back from the face of the building, are proposed, together with a variety of porches.

Local Centre - residential

- 4.22. This parcel is located immediately to the south of the mixed use local centre, providing a transition from the local centre to the green corridor running north-south through the site.
- 4.23. It is proposed that this character area will have a mix of frontage types and dwellings, ranging from apartment blocks and terraces to large detached dwellings, to respond to the road hierarchy and landscape setting. A dense frontage of 2.5/3 storey dwellings with strong uniformity and well defined boundaries will define the approach to the local centre, with taller elements and focal/marker buildings reinforcing key corners and defining the access into the local centre. Regularised planting and the use of parking courts to ensure no direct access will help provide strong frontages to the primary route. The parking courts themselves designed to provide attractive semi-private spaces with integrated vegetation. The eastern edge of the parcel, adjacent to the green corridor, will have a more organic form with irregular orientations, a staggered building line and green frontages.

4.24. In terms of details, this character area is proposed to have a variety of roof forms, with pitched and gable fronted features, with grey (slate or similar) roof tiles to give a strong distinction to reinforce development hierarchy and the occasional use of dormer windows around landscape focal areas and prominent junctions. The dwellings will be constructed in a range of materials – good quality brick (red/brown in colour), with projecting brickwork features in the same or contrasting brick to provide variation and variety. Also proposed is the occasional use of painted brick and flint block as an accentuating feature. White uPVC windows in a mix of windows styles, including casements and top hung windows near the local centre and more ornate forms to the edges are proposed together with a range of porches.

5. Concerns from Consultees and Third Parties

- 5.1. Officers have carefully considered the comments made by the City Council and third parties. As outlined above the Residential Architectural Design Strategy outlines a number of principles for the residential elements of the phase 1 SDL development.
- 5.2. A number of different types of front boundary treatment for the residential development are referred to in the Design Strategy, including an emphasis on green boundaries with occasional use of post and rail fencing close to the verdant edges/SANGs edge and well defined boundaries closer to the Local Centre and along the secondary route. The precise front boundary details for each plot will be considered as part of each REM application. Boundary details around the SANGS car park are not covered by this Design Strategy, which refers only to residential development. The SANGS car park and associated details were considered as part of the REM application for the landscaping/SANGs (ref 18/01587/REM) which was approved in December 2018.
- 5.3. With regard to window design, the Design Strategy refers to the windows being predominantly white uPVC. It identifies a number of different proposed window styles including simple casements, more detailed windows with multiple window bars and casements/top hung windows in the Local Centre area. It identifies some character areas to have square bay windows and others to have splayed bay windows or a mixture of both. The Design Strategy states that windows will be set back from the front face of the building. The precise location of a style of window will be shown on the elevations of the dwellings, to be considered as part of the REM application. More specific details including the profile of the window frames and glazing bars could be controlled by a planning condition to those REM applications.

- 5.4. The City Council comment that where there is flint frontage to a building, all elevations should be flint faced and consideration should be given to similar treatment of the side elevations where other accents are proposed only to front elevations. The Design Strategy sets out a palette of materials for each of the different character areas. Flint block has been identified in a number of the character areas, to be used as an accentuating feature material. The Design Strategy also refers to the consideration of double fronted buildings where necessary in each of the character areas. In officers' view, it would be too prescriptive to require the material finish of elevations to be stated as part of the Design Strategy but instead this high level of detail would be considered as part of the individual REM applications, where it could be considered alongside the specific siting and orientation of the dwellings.
- 5.5. Concern is also raised with regard to painted brick facades, more articulation of facades and the use of dummy chimneys. Through the consideration of the Design Strategy the use of render has been removed from the palette of materials. Painted brick will be used as an occasional material. With regard to more articulation, the Design Strategy states that in all character areas (apart from the local centre residential) projecting brickwork features will be proposed as well as a number of material treatments (including tile hanging, painted brick and flint block) as accentuating features. The precise location and frequency of painted brick and the proposed articulation of the facades would be considered as part of each REM application. With regard to the use of dummy chimneys, the Design Strategy cannot require working chimneys to be installed. At the request of officers it does, however, require proposed chimneys to be similar brick to building.
- 5.6. A number of elements are not covered by the Design Strategy, including parking layout, pedestrian and cycle provision, sustainability features and construction delivery times. Parking layout, in terms of the double and triple parking spaces, will be considered as part of each REM application. Pedestrian and cycle links are detailed on the Footpath and Cycleways Parameter Plan approved as part of the outline planning application, with the details considered under each of the relevant REM applications. Construction delivery times are controlled by condition 7 on the outline planning permission and condition 28 on the outline application requires prior to commencement that the sustainable design and construction details for all new buildings are approved by the Local Planning Authority.

6. Conclusion

- 6.1. The Residential Architectural Design Strategy describes and illustrates the overall architectural and urban design criteria that will inform all residential Reserved Matters applications for Phase 1 of the West of Chichester strategic development. The six identified character areas have a number of common characteristics to ensure compatibility and consistency of design across the phase 1 area. While at the same time each of the six character areas has its own distinct and individual architectural and design requirements, which reflect the particular landscape characteristics and topography of the individual character areas as well as the relationship of the parcels with the proposed green corridor, open spaces and landscaped areas and the road hierarchy. The character areas successfully establish the overarching character for the individual parcels, be it from rural edge to a transition zone to the local centre and ensure successful interplay with adjacent parcels. On this basis the committee is recommended to endorse the Residential Architectural Design Strategy in relation to Phase 1 of the SDL.

7. Background Papers

- 7.1. Chichester Local Plan: Key Policies 2014-2029
- 7.2. Planning Concept Statement for West of Chichester
- 7.3. Masterplan West of Chichester
- 7.4. Outline planning permission (ref 14/04301/OUT)
- 7.5. Reserved Matters planning application (ref 19/01134/REM)