

Good by Design



Building Design in Horsham

Philip Ayerst RIBA May 2018

Section A – Introduction and Contents

The Horsham Society encourages good building design in Horsham.

The Society has commented for decades on new proposals in our town and presents awards for good design. Design is a subject which exercises us all yet leaves too much room for dispute over what good design might be, although most of us can agree quite quickly on what is poor design. Good design cannot be retro-fitted into a poor proposal. Equally, good design cannot be easily defined or prescribed.

Good or bad may be a matter of opinion but there is a world of difference between opinion and informed opinion.

Good by Design combines and expands content from the Horsham Town Design Statement adopted by Horsham District Council in December 2008 and from the Design Protocol of Chichester District Council, December 2013.

These notes are intended as guidance as to what the Horsham Society is looking for so they should prove a useful list of aspects to consider. These notes are only the starting point and the employment of judgement and evaluation are very much matters for the observers themselves.

The target audience for this guide is:

- Horsham Society and its Planning Sub-Committee to review and comment on applications and show what we consider important
- Horsham District Council and Planning Authority professionals
- Developers
- Designers

Philip Ayerst RIBA, Horsham, May 2018



Cover Image of Horsham Capitol Theatre by LA Architects

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Section B – Considerations for Major Developments

All major developments must comply with West Sussex Walking and Cycling Strategy 2016 – 2026, West Sussex Transport Plan 2011 – 2026, West Sussex Sustainability Community Strategy 2008 – 2026, West Sussex County Council Guidance for Car Parking in New Residential Developments (Sept 2010) including Cycle Parking Standards, as well as National Planning Policy Framework (NPPF) March 2012.

1 High Quality Master Planning

Master planning is fundamental to understand the new development and its proposed uses, to ensure appropriate community input and to identify how the new uses and activities will relate to those within and beyond the site.

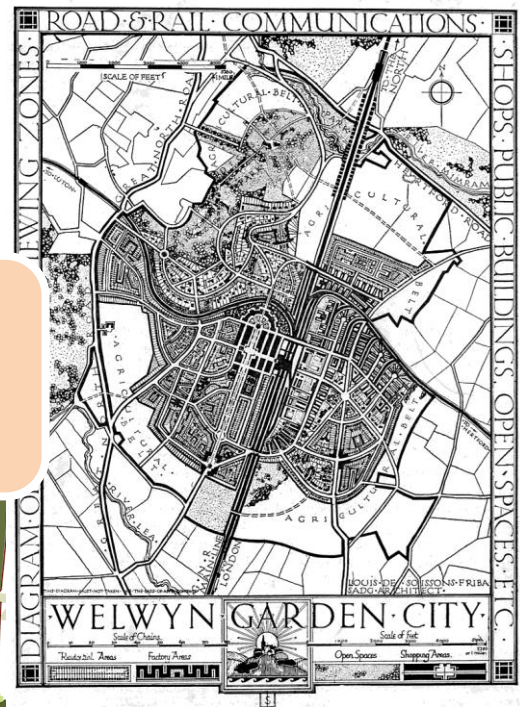
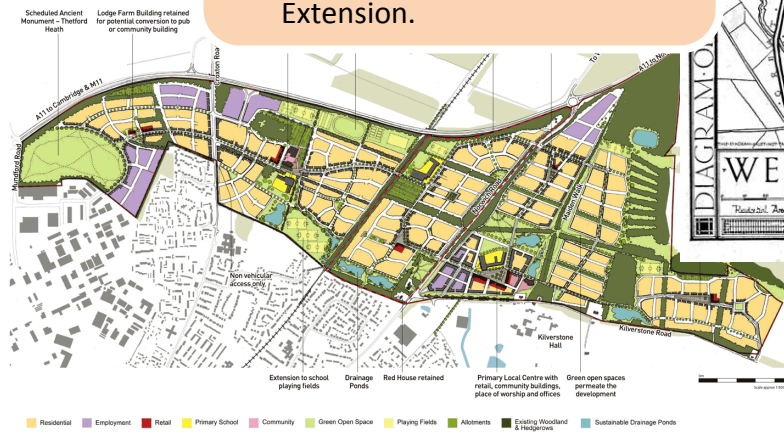
- 1.1 Master Planning provides the means to shape the site, the area, or even a whole town centre, often within a specific time frame. It is the opportunity to bring a range of projects and sites together as a coordinated framework to deliver coordinated development, regeneration and economic growth.
- 1.2 The Master Plan requires a period of drafting and revising, bringing together the full range of stakeholders including local communities, local authorities, developers and infrastructure providers to work together to deliver a vision for the area or site.
- 1.3 There should be appropriate use and mix of uses. The range of uses and accommodation should be maximised within the mixed use environment.
- 1.4 Master Planning should show all the uses and activities in and beyond the site, show how they link and how they are to be phased.
- 1.5 Master Planning gives the opportunity to show the links into the existing community with the transport routes, access corridor and rights of way.
- 1.6 Master Planning should show environmental considerations and development of habitats and green corridors.
- 1.7 Within the Master Plan and associated documents there must be commitments to sustainability and how they are to be delivered to ensure compliance.
- 1.8 Master Planning should show indicative design styles, heights, densities and views.

What Horsham Society wants to see:

- Well developed and mature Master Plans that clearly shows the whole development plan
- Clear phasing and dates
- Links between different uses and projects within or off-site, context and surroundings
- Demonstrate clear active community and stakeholder involvement, their inclusion and agreement.
- Demonstration of environmental improvements, habitats and green corridors
- Commitments to sustainability
- Commitments to transport connections
- Identification of design styles, densities and views

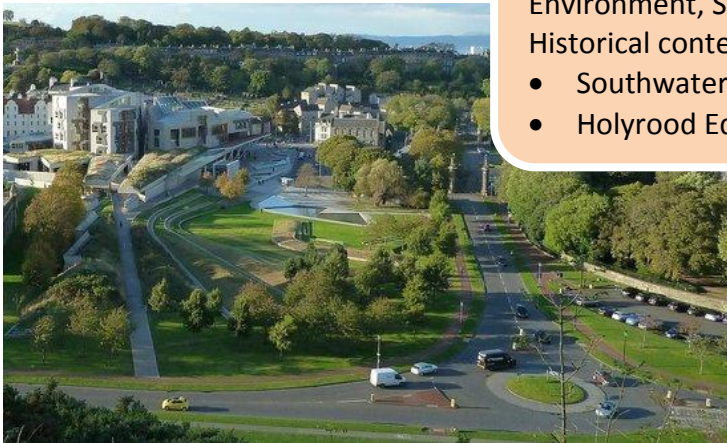
Images of master plans:

- Louis de Soissons at Welwyn Garden City
- Thetford Sustainable Extension.



Images of complementing Environment, Social and Historical context:

- Southwater Country Park
- Holyrood Edinburgh



2 The Environmental, Social and Historic Context

The proposal must be designed to fit in with its surroundings and environment. To do this the development should:

- 2.1 Understand the place; it should be based on an analysis that identifies the qualities which contribute to local character and how these can contribute to the quality and the sustainability of the development.
- 2.2 Appreciate the existing landscapes and be responsive to the topography and minimise or mitigate environmental impact in the context of the development. Within urban areas the arrangement and pattern of the development (the urban rhythm and grain) should relate to the scale and style of the historic pattern including spaces between buildings, both public and private. Small-scale plot division and narrow frequent twittens (fine urban grain) that are typical within towns should be maintained and provide potential for mixed-use.
- 2.3 Understand the history, geology, transport links, natural landscapes, views, boundaries, landmarks, street and space character type so the development should:
 - 2.3.1 Identify the existing features.
 - 2.3.2 Identify the surrounding buildings, noting any specific character
 - 2.3.3 These features should be reflected in the development. If the development deliberately contrasts then it must do so successfully and logically cohere with neighbours, so not be intrusive and inappropriate.
 - 2.3.4 The development should match the topography. Its contours, in three dimensions, should work for the site, neighbourhood and landscape.
 - 2.3.5 Is the scale proportionate to the neighbourhood and landscape?
 - 2.3.6 The boundaries and borders must be sensitively treated so the development complements, not jars, with the immediate neighbourhood. The planting or landscaping should match. Neighbours boundaries must be respected. Consider carefully whether fences or barriers should visually divide the site from beyond.
 - 2.3.7 Views into and from the site must be maintained or changes considered and managed.

What Horsham Society wants to see:

- The development fitting in, or complementing the environment
- Analysis and understanding of the site qualities
- Urban pattern, grain and rhythm is maintained
- Important views are maintained
- Retention and enhancement of significant existing features and buildings
- Scale of the development to be appropriate to the context
- The development should complement and use the topography
- The boundaries must be sensitively designed and complement the surroundings

3 Enhancing Biodiversity

Major developments have significant impact on biodiversity, so careful self-critical design, protection, enhancement plans and management plans are essential considerations. They should include:

- 3.1 Proposals to enhance the biodiversity opportunities for habitat protection. Enhancement should be maximised to integrate green infrastructure into development and transportation networks.
- 3.2 Thorough and rigorous assessment, involve local stakeholders, interest groups and environmentalists for long term studies.
- 3.3 Effective and practical mitigations, not intentions.
- 3.4 Open and self-critical assessment that is genuine, not masking the damage.
- 3.5 Thorough design, development and extensions of wild life corridors and zones, not solely using space left over.
- 3.6 Attractive entrances without widespread destruction of hedgerows and copses by highway schemes.
- 3.7 Particular protection of ancient woodland with buffer zones in line with National Planning Policy Framework.
- 3.8 Environment friendly design and detailing of building and services.
- 3.9 Public access to wildlife, but with some wildlife areas less accessible.
- 3.10 Firm and funded commitment to management plans.
- 3.11 Firm and funded commitments to continuing funding for wildlife creations, enhancements and habitats.

What Horsham Society wants to see:

- Rigorous analysis and balanced assessment of the environmental impact
- Protection of habitats and particularly ancient woodlands
- Restrained highways schemes avoiding major hedgerow loss
- Inclusion of new green infrastructure and commitments to maintenance
- Details and commitments to environmental mitigations
- Firm and funded commitments to biodiversity
- Firm and funded commitments to enhancement of habitats



Images of biodiversity improvements:

- Norfolk Woodland Trust,
- London Wildlife Trust/Thames Water/Berkeley Homes Woodbury Wetlands

4 Appropriate Mix of Uses and Character

The range of types of activities and accommodation should be maximised within the mixed use environment. Uses should be adaptable for change to provide variety and choice to promote balanced socially mixed communities. Buildings should be flexible to adapt to changing demands of the users and the environment, so maximising their value throughout the buildings' and users' lives, and promoting sustainability.

- 4.1 Does the development promote a community or neighbourhood?
- 4.2 Is it a single purpose construction e.g. school, retirement home, health care unit, retail, public service? Will it stimulate demand or regeneration, or will it stretch resources? Has it consequential effects on the rest of the town affecting demand for school places, health care, transport etc? Is it proposed to support an existing amenity or proven demand?
- 4.3 Is it a satellite addendum, or will it be complementary? Is it adding to the commuter/dormitory town aspect, or will it reinforce settlement and commitment to the town?
- 4.4 Is the development sustainable overall? Is it dependant on all uses being delivered?
- 4.5 Will all uses be realised or will some be quietly shelved and reallocated?
- 4.6 Will it add or detract from the quality of the town?
- 4.7 Does it meet community needs

What Horsham Society wants to see:

- Development that meets local requirements
- Avoid speculative developments or separate unconnected dormitories
- It should encourage community
- Build in flexibility and adaptability for the building life showing sustainability
- Ensure that it enhances local quality and has no detrimental effect on community or environment

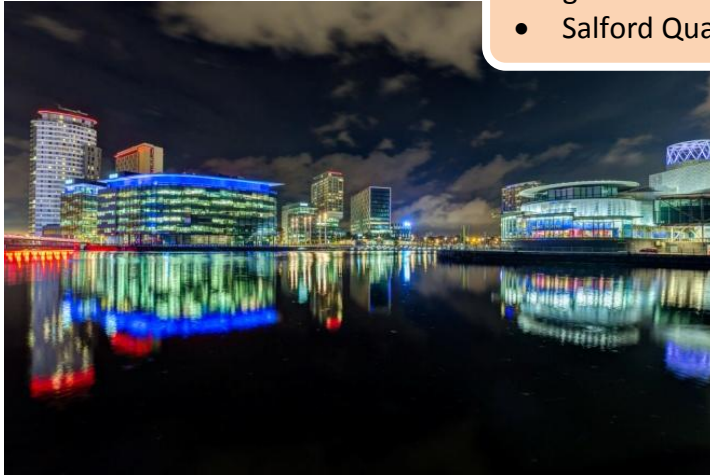


Images of mixed uses:

- Salford Quays, Manchester

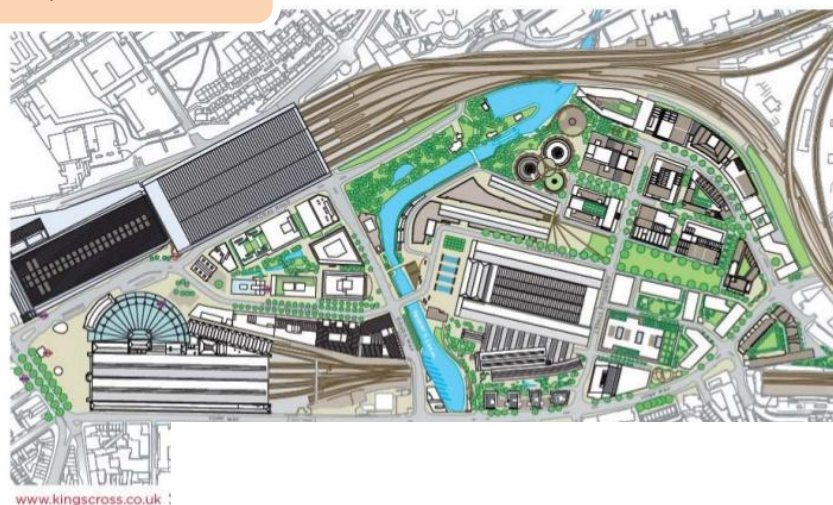
Image of mixed uses:

- Salford Quays, Manchester



Images of mixed uses:

- Kings Cross, London



Map showing the boundaries of the regeneration plan. Note that the impact of the plan extends beyond these borders through changing land use in the immediate periphery and by contributing to overall 'gentrification' and potential disruption of existing communities.

5 Sustainable Transport Systems and Access Links that Interconnect

It is essential that the transport is a fundamental foundation of the proposal for long term and the immediate, for both short and long journeys, for business, shopping schools, medical services and leisure. These should look beyond the boundaries of the site and identify desired routes and short cuts for travel (desire lines). Access for pedestrians, cycles and to public transport are critical for the long term health of the community. They must be encouraged and built into the design, not an afterthought.

- 5.1 Do transport routes interconnect with off-site routes and desire lines? Is the existing transport affected and sustainably to the highest standards? Does the proposal benefit or harm the transport arrangement?
- 5.2 Is there a comprehensive network of routes across and around the site for all modes of transport?
- 5.3 Is the entrance and exit adequate? Are traffic flows affected and what are the consequences? Are these consequences addressed in the development?
- 5.4 Are emergency and service vehicles accommodated? Is there accessibility for emergency? Is there access for service and utility vehicle?
- 5.5 Are cyclists accommodated? Is there provision for cycle routes and for cycle storage? Are these routes segregated or shared with vehicles? Are cyclist and pedestrian routes segregated? Are surfaces confirmed and agreed?
- 5.6 Are pedestrians accommodated? Is there provision for pedestrian routes? Are these shared with other users?
- 5.7 Are links to routes beyond the site fully utilised?
- 5.8 Is sustainability a central feature of the proposals, or are they added on for planning and marketing purposes? Will they actually be built?
- 5.9 There should be individual transport assessment for each mode. A combination of modes in a wider category loses focus on separate modes.
- 5.10 Are there travel plans for staff, employees and pupils?

What Horsham Society wants to see:

- Analysis of travel patterns for all modes of transport
- Segregated routes for different modes
- Commitments to surface finishes
- Provision for all modes in all desire lines into and across the site
- Long term assessment of the future needs, uses and access
- Embrace of the sustainable travel values
- Separate transport assessments for each mode
- Travel plans for business



Images of good transport and interconnections:

- Croydon
trams/rail/buses
intersections
- Horsham Bus station
- Stratford Station
showing
rail/underground/DLR
/bus/pedestrian
transport links



Section C – Considerations All Developments

All developments must comply with West Sussex Walking and Cycling Strategy 2016 – 2026, West Sussex Transport Plan 2011 – 2026, West Sussex Sustainability Community Strategy 2008 – 2026, West Sussex County Council Guidance for Car Parking in New Residential Developments (Sept 2010) including Cycle Parking Standards, as well as National Planning Policy Framework (NPPF) March 2012.

6 Layout of the Site

The site layout must be designed carefully and thoughtfully for quality of design, without overcrowding in order to use the features which benefit and enhance the site. Views into and across the site must be considered.

Proportions of buildings should be driven by aesthetics, quality, the site and its needs; not solely by financial demands.

- 6.1 Existing features: are they maintained, enhanced or removed? What shape is the site, and what is its topography? Does it rise or fall, has it dips, hollows or mounds? Do the proposals reflect these? Do the proposals make the best of them or are there missed opportunities?
- 6.2 Existing hedgerows, trees with or without Tree Protection Orders should guide the layout to create wildlife corridors.
- 6.3 Completeness: is the site interrupted by existing buildings or features which compromise its full use? Are these successfully resolved?
- 6.4 Cohesion and Consistency: does the site appear as a unit without being repetitively uniform? Do the features of the constructions fit together? Does it make a harmonious whole?
- 6.5 Does the site fit together logically? Are sightlines coherent? How do buildings adjoin each other and the street edge? How do they fit into the site topology? Is it suitable?
- 6.6 Does the arrangement and pattern of the development (the urban rhythm and grain) match that of the surroundings?
- 6.7 Density: is it over crowded or too spacious?
- 6.8 Variations: Are there variations of shapes, height, styles, massing of buildings, rhythms of variety, colour, materials and decorative features including local features? Do these reflect the function or are they superficial?

What Horsham Society wants to see:

- A well thought out site plan that complements the urban grain
- The features and topography of the site used, not casually built over
- Good proportions of buildings and space driven by aesthetics and the nature of the site
- Appropriate variety and rhythms of materials and design, bespoke designs to suit the location
- Existing hedgerows and trees retained and incorporated



Images of a good site layout:

- Standings Court Horsham,
- Sainsbury's Horsham,
- Kings Road, Horsham
- Blackbridge Lane, Horsham



7 Quality of the Architectural Design

Provide exemplary standards of design and architecture that respect the district's unique characteristics. Design should enhance the character of the site and its setting in terms of proportions, form, massing, siting, layout, density, height, size, scale and detailed design features.

- 7.1 Does it appear appropriate for a modern town?
- 7.2 Does it respect constraints such as Conservation Areas and Listed Buildings?
- 7.3 How many dwelling units are involved? Are they in separate buildings, in pairs or blocks? What size are they? How many are classed as affordable?
- 7.4 How bulky is it? Does it loom large, does it give the impression of being squeezed in, or is it expansive? Is it a single block or subdivided?
- 7.5 Is the facade broken up or varied? Is the roof line continuous or broken and is it appropriate?
- 7.6 Is the height appropriate?
- 7.7 Does it avoid pastiche or is it appropriate reinterpretation?
- 7.8 Does the alignment and orientation make use of natural lighting, shade and sight lines?
- 7.9 Are access and paths, drainage, storage, car parking, cycles, waste bins, downpipes, meters, gardens, play area, and landscaping all carefully considered and designed?

What Horsham Society wants to see:

- High design standards and interesting buildings that are aesthetically pleasing
- Full use of orientation, natural lighting and sight lines
- Good proportions which respect the character of the site
- Respect for surrounding environment
- Innovative and modern where appropriate
- Services and ancillary requirements that are an integral part of the design

Horsham Society – Good by Design



Images of good design:

- Horsham Bus Station
- Christ's Hospital
- Baptist Church Brighton Road
- 78, Crawley Road, Horsham
- Pavilions in the Park, Horsham



8 Public Realm

Create a legible and accessible public realm which is socially inclusive. It should be easy to find one's way around and navigate. The public realm should bring people together to provide opportunities for interaction, physical activity and recreation through the variety and character of spaces and buildings.

- 8.1 What are the street sizes, shapes, directions and proportions? Are there alleyways and paths? Does it match the urban grain?
- 8.2 Does the public realm create a logical path or network across and around Horsham?
- 8.3 Are the finishes of high quality, complementary and maintainable?
- 8.4 Implement Secured by Design 2016 initiatives, but subtly.
- 8.5 Gardens, pavements and streets should meld and complement each other. Are there trees, bushes, open greenery, borders, public space and street furniture which unify the site and add amenity value?
- 8.6 Is it maintainable? Is there a management plan proposed and funded?

What Horsham Society wants to see:

- Logical public realm, not space left over.
- High quality improvements and finishes in the public realm
- High quality and innovative landscaping with maintenance commitments
- Avoid overt and intrusive security



Images of good public realm:

- Capitol Horsham,
- Gordon Square, Woolwich



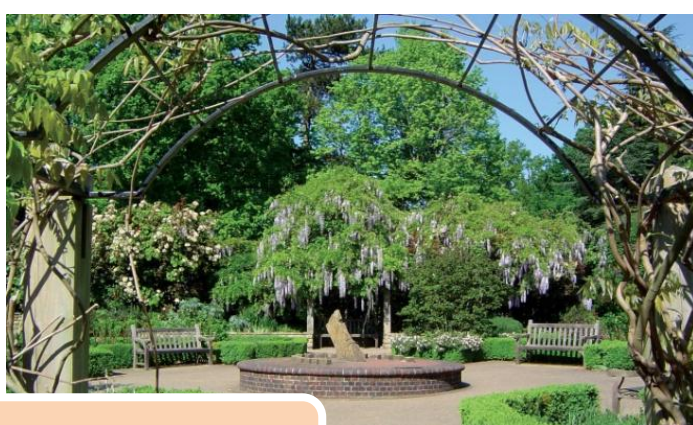
9 Landscaping, Green Spaces and Trees

The guiding principle should be that the quality of the environment is safeguarded and where possible enhanced. Existing green “lungs” should be preserved with hedges and mature trees protected.

- 9.1 Hard landscaping should be practical but interesting, complementing the public realm and street furniture while reflecting function. Local materials should be preferred.
- 9.2 Routes through the landscaping should be clear following natural travel and desire lines. Cycle tracks should be segregated to avoid pedestrian and cyclist conflicts.
- 9.3 Soft landscaping should be included around new developments and should be native with easily maintainable planting. Species should attract wildlife, interest, appreciation and spark discussion.
- 9.4 Green spaces and planting should be used to link areas and create wildlife corridors.
- 9.5 Tree felling and hedge clearance should be resisted wherever possible. Native forest species should be preferred for new planting. Tree Preservation Orders should be considered for trees before development commences. Lost trees should be replaced either in the same location or nearby.
- 9.6 Open spaces should be protected and included in new developments.

What Horsham Society wants to see:

- High quality and innovative landscaping with maintenance commitments
- High quality soft landscaping that creates interest
- Retention and enhancement of existing trees and hedgerows; lost trees and hedgerows should be replaced



Images of good landscaping

- Horsham Park

10 Street Furniture and Public Art

The guiding principle is that street furniture and signage should be kept to the minimum since it can easily be obtrusive. Public art will be encouraged to complement and commemorate, although art will create debate and opinion. Furniture and art must be easily maintainable.

- 10.1 Street furniture, including signage and bollards, should be kept to the minimum and sited where it will not cause an obstruction. Designs should be kept simple and unobtrusive.
- 10.2 All street furniture should match in style and character and should complement the landscaping and planting.
- 10.3 Signage should be restricted to essential information and, wherever possible, should share a standard. Maximum use should be made of each column to keep the number to the minimum.
- 10.4 Street name plates should be sited unobtrusively and designed to match their background.
- 10.5 Sufficient seating should be provided in appropriate places, be well designed, and comfortable.
- 10.6 Litter bins should be incorporated within an overall scheme for adequate provision and in appropriate locations.
- 10.7 Street lighting levels will generally be determined by safety requirements but the design of the lanterns and columns should complement the character of the area. Street lighting should be downward to avoid light pollution. Where possible wall-mounted lanterns, and in pedestrian-only areas low-level lighting, should be used to reduce number of columns. Pools of light and dark ground should be avoided.
- 10.8 Bus shelters should be simple in design, in sympathy with the character of the area, sited where they will not obstruct the footpath.
- 10.9 Cycle racks should be included, easily accessible from cycle routes simply designed and covered by CCTV. They should be conveniently placed for shopping or the building function.
- 10.10 CCTV cameras should be sited unobtrusively and painted to match their background.
- 10.11 Public Art should involve artists during the design of the development. The subjects may commemorate local matters, be visible, accessible and complementary. Designs will usually create discussion.
- 10.12 Also refer to Section 25 Advertisements.

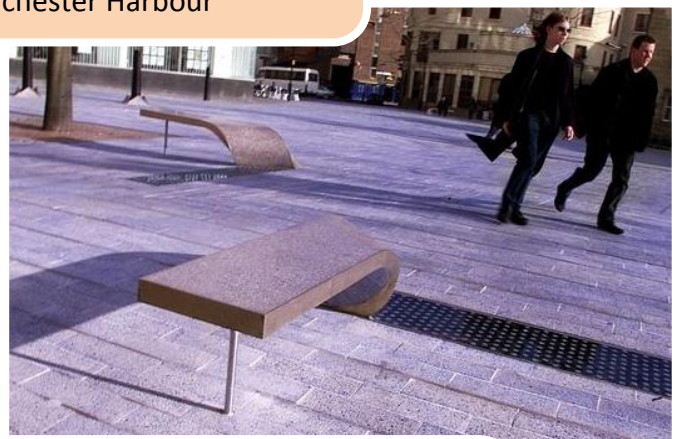
What Horsham Society wants to see:

- High quality street furniture, good maintenance complementing the landscaping
- Simplicity of signage
- Sufficient seating, litter bins, lighting, bus shelters and cycle racks
- High quality public art suitable for a modern town. Interesting, not nostalgic
- Avoid overt and intrusive security



Images of good street furniture and public art

- Horsham Forum
- Chichester Harbour



Images of good street furniture and public art

- Various landscaping and Street Furniture
- Laing Square
- Geo pennant by Marshalls



11 Quality of Materials and Elements

The choice of materials and the design of detailed elements underpin the overall design because close to, and at a human scale, they are the key to the warmth and scale of the design. Each material should be carefully considered.

11.1 Colours, materials, blending, adornments and fixtures should create unity and cohesion. Textures, roofing, gables, fenestration patterns, rendering, and proportions of materials should be harmonious. Materials should normally reflect local character, especially in historical contexts, unless there is a reason for a contrast.

11.2 Are the elements aggressive, or coherent, or bland, or original, or pastiche? Do the elements make a consistent statement, or is decorative fiddling being used as a substitute for a thoughtful effort?

11.3 Materials should be easily maintainable, or maintenance regimes should be proposed.

11.4 Discourage the use of materials that are not sustainably sourced

What Horsham Society wants to see:

- Materials, textures and elements that enhance the overall architectural design
- Interesting and appropriate materials with good maintenance arrangements
- Functional and coherent decoration, not fussy applications
- Discourage unsustainable materials



Images of high quality materials

- Bermondsey Spa School
- Holy Trinity Church Horsham
- RSA Building, Horsham
- St Leonard's Church Horsham



12 Safe and Secure

The guiding principle should be that opportunities for illegal and anti-social activities are discouraged through implementing design guides of Secured by Design 2016 initiative. This must not be at the expense of an attractive flowing and permeable layout which discourages access and disrupts the urban grain.

- 12.1 Layouts should be safe and accessible to all, designed to minimise crime and anti-social behaviour, without diminishing the high quality of the overall appearance and access links.
- 12.2 Permeability into and within the site must be maintained to encourage the feeling of community.
- 12.3 CCTV cameras should be sited unobtrusively.
- 12.4 Public open spaces should be designed to be overlooked.
- 12.5 Lighting should be incorporated in communal areas and walkways to increase the sense of safety, but without creating unnecessary light pollution (see also Section 17. Light Pollution).

What Horsham Society wants to see:

- Secure developments through good design, where security is effective and subtly implemented, but is not intrusive nor preventing an attractive layout
- Security that allow permeability, providing access into and across the site



Images of a developments
incorporating Secured by Design



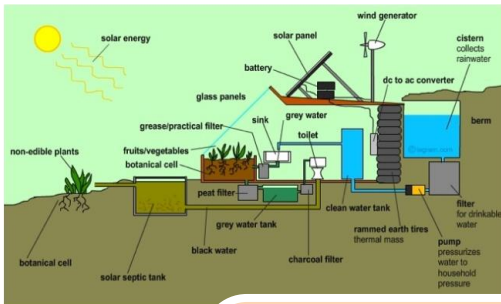
13 Sustainability and Efficient Use of Resources

The building and site design should minimise energy consumption and material use, both in its construction and its eventual use. This involves maximising opportunities for natural ventilation, orientating buildings to maximise solar gain and minimise waste. This includes using higher levels of insulation, materials that reduce embodied energy, locally sourced materials, efficient use of materials, integrating structure and services, rainwater harvesting and grey water recycling. It should incorporate energy efficient heating and renewable energy technologies. The focus should be on the whole life cost and energy usage of buildings which should also include eventual demolition and disposal. The guiding principles should be to reduce energy needs, maximise the use of renewable sources and reduce carbon dioxide emissions.

- 13.1 New development, including alterations, should be designed and constructed having regard to:
 - 13.1.1 The efficient use of water, the conservation of 'grey' water and the reduction of surface water run-off.
 - 13.1.2 Energy-efficient construction and services.
 - 13.1.3 Incorporating renewable-energy production equipment e.g. wind, water, solar, photo-voltaic and combined heat and power or future technologies.
 - 13.1.4 Using materials re-cycled or from sustainable sources.
 - 13.1.5 The context where it is sited within the development, respecting the street scene and avoiding unsightly solutions.
- 13.2 Alterations will limit the scope for enhancing sustainability but should have regard to:
 - 13.2.1 The technology available for new buildings and additions.
 - 13.2.2 The potential adverse impact on the street scene by retrofitting new technology such as solar heating, wind turbines etc.
- 13.3 All development should reduce or mitigate the demand it makes on transport for employment, shopping and on local services such as schools and medical facilities.

What Horsham Society wants to see:

- Designs and proposals that make efficient use of resources during construction and life span of the building, including consideration of its eventual demolition
- Developments that mitigate demand on local facilities and transport
- Use of new energy technologies that are designed in or retrofitted so are not unsightly



Images of efficient use of resources:

- London City Hall
- Photo-voltaic panels
- Wind turbines
- Standings Court, Horsham

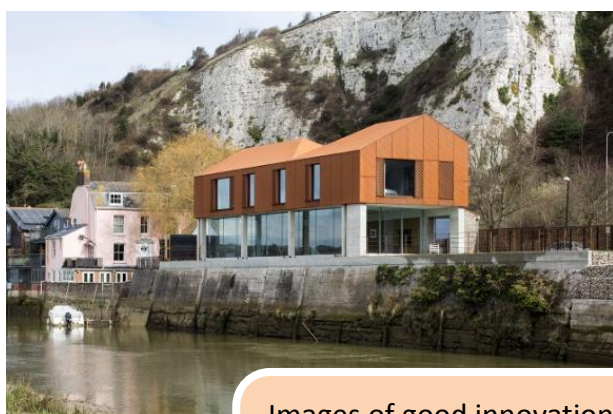


14 Innovation

- 14.1 Encourage innovative use of new materials and approach to design.
- 14.2 Support appropriate use of local materials and building techniques in ways that enhance the longevity of the structure as well as good innovative and imaginative design.
- 14.3 Encourage pioneering in terms of construction methods that involve efficient use of materials and components in innovative ways, that minimises waste, considers recycling and the whole life cost of materials and energy use including eventual demolition.

What Horsham Society wants to see:

- Innovative use of new materials and appropriate use of local materials
- Pioneering design and construction methods for the whole life cycle of the development



Images of good innovation:

- Private house in Lewes
- Gridshell at Weald and Downland Museum Chichester

15 Storage

The guiding principle should be that storage must be of sufficient capacity, suitable for purpose to conceal the items from public view.

- 15.1 Space should be provided for siting bins and boxes to hold materials for recycling and disposal, with easy access to collection points which do not clutter the streetscene or obstruct carriageway or pavements.
- 15.2 Space should be provided for children's buggies, mobility scooters, cycles and deliveries.
- 15.3 Meters for utility services should be sited unobtrusively where they can be read externally.

What Horsham Society wants to see:

- Storage for recycling bins and meters are included and designed-in, so avoiding street clutter
- Storage for cycles, buggies and mobility scooters

16 Parking for Vehicles, Cycles and Other Transport

The guiding principle should be that appropriate provision is made for off-street parking without detriment to the visual character of the area.

- 16.1 Developers and planners should recognise that nearby provision of good public transport will not obviate the need for private vehicles. Their occasional use by individual residents means adequate parking provision is essential.
- 16.2 Adequate spaces must be provided for visitors and service/care providers. New development or conversion should not place additional pressure on street parking, or otherwise worsen the parking situation. Secure and lit spaces should be provided for cycles in accordance with WSCC guidelines as a minimum.
- 16.3 Consideration should be given to the character of the area including exploiting the potential for underground parking.
- 16.4 In the case of terraced housing with narrow front gardens, walls should not be removed to enable vehicles to park parallel to the footpath.
- 16.5 Where provision for off-street parking is not possible within the site consideration should be given to parking on an adjacent site as close as possible to the development.
- 16.6 It should not be assumed that a parking space will be available or that one can park outside one's home.
- 16.7 Loss of garages to living accommodation should be avoided when it would reduce the availability of on-street parking
- 16.8 Off-street and visitors parking should be provided for cycles. Parking should be provided for other means of transport such as mobility scooters.

What Horsham Society wants to see:

- Sufficient vehicle parking
- Designed, secure and covered cycle storage
- Sufficient motorised mobility scooter storage



Images of Parking at:

- Anchor Court, Horsham
- Burton Court, Horsham

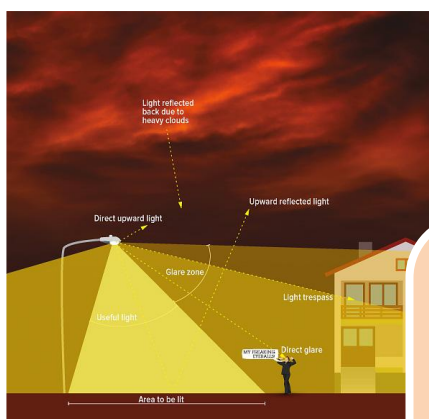
17 Pollution from Light, Noise and Traffic

The guiding principles are that lighting and noise sources should not have a significant impact on public and private interests. Traffic noise and pollution should not adversely impact new or existing developments. Natural habitats must be unaffected.

- 17.1 Street lighting should not be intrusive to residents.
- 17.2 Security lighting should be directed away from windows and not be intrusive to residents.
- 17.3 Area lighting, such as sports grounds, should be shielded so as not to spread beyond the area to be illuminated, should be energy efficient and be restricted to when the facilities are used.
- 17.4 All lighting must be designed to avoid disturbing natural habitats or foraging routes.
- 17.5 Noise from developments must be restricted to when in use to avoid unnecessary disturbance to new or existing residents.
- 17.6 Traffic pollution must be carefully considered to avoid adverse impact on new or existing residents taking into account heavy vehicles, peak periods and congestion on main and feeder roads, often off site.

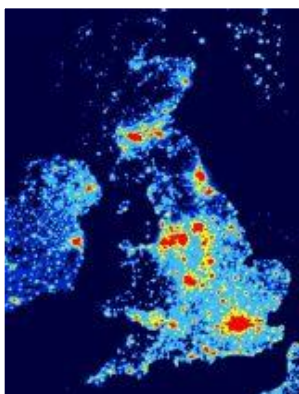
What Horsham Society wants to see:

- Avoidance of light pollution
- Avoidance of noise pollution
- Avoidance of traffic pollution and congestion, often off site
- No disturbance of natural habitats



Images showing

- Traffic pollution,
- Light pollution in the UK and
- Diagram of avoiding light noise and pollution



Section D - Infill, Conservation and Reuse

Pressures for change

There is a constant need to update Horsham's building stock, both to repair the effects of ageing and to make alterations and adaptations which reflect modern demands.

Economic and technological changes inevitably put pressure on the built environment. Changes in shopping habits and job design bring changes in the use of existing buildings and pressures for alterations. Concerns over protecting our environment encourage greater use of alternative sources of energy and better insulation. Increasing car ownership and on-street parking is a major issue in many parts of the town. We have to accommodate these in ways which do not damage the overall visual quality of our built environment and it is important that Horsham should retain and enhance its image as a historic market town.

Unless a property is listed, in a Conservation Area or on the Local List, then changes that cannot be seen from the outside are usually relatively unimportant unless they are associated with a change of use. What matters most is what can be seen and the impact changes have on the building concerned, and the wider street scene.

Owners and developers should respond to the need to change in ways which respect and enhance the particular characteristics of the location and period. For example it would be inappropriate to site islands of high density housing in areas characterised by low density, to bring forward the building line in streets with open plan gardens, or to create a terraced effect where current properties are spaced apart.

In this section we examine typical pressures for change and suggest how these might be accommodated through infill building, conservation and reuse.

18 Conservation Areas and Listed Buildings

Horsham currently has three Conservation Areas and many Listed Buildings which are subject to strict planning and other controls, as well as a Local List. They are an important part of our national heritage, but sometimes have to adapt to changing needs. Advice on alterations or other development should always be sought from the Horsham District Council's historic building adviser or other suitably qualified professionals. Reference must be made to the Local List of significant buildings which may call for its retention and repair. As a starting point, non-listed building should be considered for repair retention and reuse, not casually demolished.

- 18.1 Consider whether the external character of the Conservation Area will be maintained or enhanced. For Listed Buildings consider whether internal or external changes would affect the historic or architectural character.
- 18.2 Assess the importance of the building as a whole in the street scene, local and national context.
- 18.3 Consider whether the building belongs to more than one period, and how different feature should be highlighted.
- 18.4 If unavoidable, consider whether a feature to be altered or removed is historically or architecturally important or unique, the extent to which the overall architectural or historic importance of the building would be affected, and whether the feature could be relocated or replicated.
- 18.5 Non-listed buildings should be considered for retention, especially where they make a significant street feature, in preference to demolition.

What Horsham Society wants to see:

- Repair and restoration of nationally and locally listed buildings
- Non-listed historic buildings be considered for retention
- Maintenance of the character of the area
- Replacement of lost features to create a harmonious result



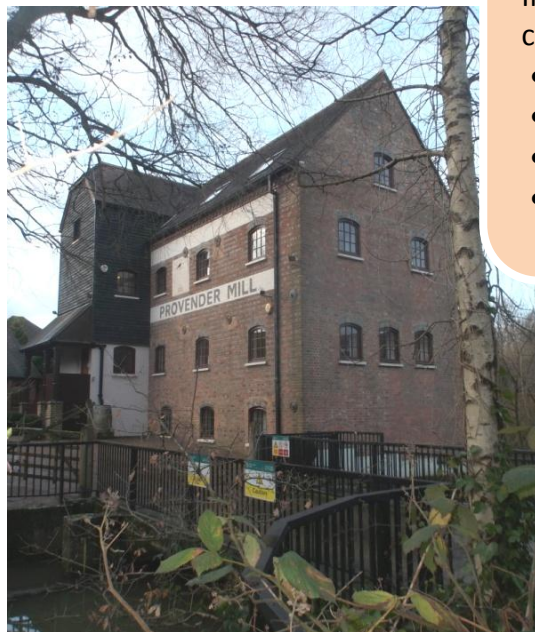
Images of historic building and conservation area:

- Horsham Railway Station
- Talbot Lane, Horsham



Images of historic buildings and conservation area:

- Causeway, Horsham
- Unitarian Church, Horsham
- Provender Mill, Horsham
- Quakers Meeting House, Horsham



19 Infill New Buildings

All new developments should take account of the setting in the town, they should respect the character of the approach roads and the sensitivity of the town boundaries. The layout, design and materials should reflect the context. They should fit in by making use of the setting, site plan, design and construction. They should be sustainable and contemporary serving today's needs while looking to the future. Most importantly they should be a pleasure to see and to use.

- 19.1 Layout - should serve the siting of the buildings, not dictate it, with provision made for circulation roads, access road, footpaths and cyclepaths. In high density developments built-up frontages (terraces) should be considered and where open spaces are shared, consideration should be given to setting up a management scheme to cater for their future maintenance. Amenity areas and clothes drying facilities should be included.
- 19.2 Density - high density development may be possible, subject to having regard to the characteristic density of the area and traffic considerations.
- 19.3 Height - buildings should only have their highest point higher than adjoining and adjacent buildings if they are in keeping with the street scene. They should not obstruct familiar views, especially long views, or overshadow existing buildings and open spaces (sunlight and daylight). A building which is tall for its width and casts a shadow for only a part of the day may be acceptable, if in keeping with the street scene. Roof pitches should be in sympathy with the street scene.
- 19.4 Design - high quality design is an essential prerequisite for all development and a major consideration in determining the acceptability of any proposal for change. New buildings should always enhance and improve the environment. Design should have regard for the surrounding street scene, existing buildings and the local character of the area, but need not preclude innovative modern design. (see also Section 7. Quality of the Architectural Design).
- 19.5 Materials - the principles of good design require the honest use of materials, locally sourced wherever possible. (see also Section 8. Quality of Materials and Elements).
- 19.6 Sustainability – all development should have regard for sustainability, and the implications for design both in new builds and alterations to existing buildings. As far as possible it should be integral to design. (see also Sections 13 and 14).
- 19.7 Retention of existing buildings - consideration should be given to extending the life of buildings whose design plays an important role in the street scene rather than demolition and replacement.

What Horsham Society wants to see:

- An attractive and appropriate layout
- Appropriate density
- Appropriate height
- High quality design
- Quality materials
- Sustainable materials



Images of good infill design:

- Greenwood Road
London Lynch
Architects
- Hewells Court
- Stans Way, Horsham
- St John's Presbytery,
Horsham
- Anchor Court in East
Street, Horsham



20 Additions and Extensions

The guiding principle should be that the design and materials should generally have regard to the characteristics and proportions of the existing, and complement the neighbouring street scene. However in the case of larger additions, consideration might be given to design and materials differing where the addition will complement the existing street scene whilst remaining sympathetic to it.

- 20.1 Roof pitches and materials - should be similar to the existing, unless the extension is designed to complement the existing building when consideration may be given to alternative materials.
- 20.2 Front extensions - should be limited to porches or additions which do not extend beyond the notional building line.
- 20.3 Side extensions - should avoid giving the appearance of a built-up frontage (the terracing effect).
- 20.4 Side and rear extensions above ground floor level - should not overshadow or overlook adjacent or adjoining dwellings and should respect their privacy.

What Horsham Society wants to see:

- Harmonious designs that complement the existing buildings
- Design that reflects the materials, characteristics and proportions of the locality



Images of recent extensions:

- Pallant Gallery Chichester
- Piries Place, Horsham

21 Alterations

The guiding principle should be that the design and materials should retain the characteristics of the existing, and complement the neighbouring street scene.

- 21.1 Windows and doors - whether new or replacement should, where possible, match the style of the original (i.e. with glazing bars in the correct position). Where the installation of double glazing makes this impracticable, consideration should be given instead to secondary glazing.
- 21.2 Loft conversions - should be kept to a small proportion of the roof area, kept below the ridge line and unobtrusive and not rely on the insertion of large dormers. Where dormer windows are to be inserted as an alternative to roof lights they should be small and kept to a small proportion of the roof area. Dormers at the front should only be used if in keeping with the street scene.

What Horsham Society wants to see:

- A harmonious design that reflects the materials, characteristics and proportions of the locality and existing buildings
- Alterations that respect and enhance the locality

22 Repairs and Renewals

The guiding principle should be that materials will be in keeping with the age and design of the property.

- 22.1 Re-roofing materials should be similar to the original material.
- 22.2 Replacement windows and doors should respect the original design. Where double glazing is not suitable, consideration should be given to the use of secondary glazing.
- 22.3 Replacement gutters and down pipes should complement or enhance the character of the building.
- 22.4 See also Section 24 Shop fronts.

What Horsham Society wants to encourage are renewals and repairs that:

- Harmonious designs that reflects the materials, characteristics and proportions of the locality and existing buildings
- Enhance the building



Image of good renewal

- Capitol Theatre, Horsham

23 Conversions

The guiding principle should be that the building should retain the physical characteristics of the existing.

- 23.1 Consider creating an unusual or innovative conversion of function, often accompanied by interesting additions, but avoiding unjustified intrusive and dominating designs.
- 23.2 Where a building is converted to residential use, full consideration should be given to provision for off-street parking to meet any increased density.
- 23.3 Changes of use should not adversely affect the continued enjoyment of their dwellings by adjoining and adjacent occupiers.
- 23.4 Changes should benefit the street scene and views.

What Horsham Society wants to see:

- Retain the physical characteristics of the existing building
- Create an interesting or innovative reuse of an existing building
- Benefit the street scene and not adversely affect existing residents



Images of good conversions:

- The Old Town Hall, now Bill's Restaurant
- Horsham Workhouse, now apartments
- Old County Times offices



24 Shop Fronts

The guiding principle should be that shop fronts have regard to their context and location. Reference also to the Horsham District Council Design Guide No 2: Shop Fronts.

- 24.1 Where a shop front is to be inserted, replaced or altered, consideration should be given to the characteristics of the period to which the building belongs, to the alignment of the fascia with the fascias of adjoining shop fronts and to the provisions made for incorporating advertising material.
- 24.2 Garish colours should be avoided.
- 24.3 Where there is more than one shop front in a single building, the design should be similar.
- 24.4 Fascias should leave the first storey unobstructed.
- 24.5 Hanging signs should be at a height which will not obstruct a footpath but no higher than the first storey.
- 24.6 Use of freestanding external signs (e.g. A-boards) should be managed by Horsham District Council to avoid street clutter and obstructions.

What Horsham Society wants to see:

- Attractive shop fronts that enhance the building, the locality and the shopping experience
- Shop fronts that increase trade



Images of shop fronts:

- East Street, Horsham
- Brewers Arms Berwick on Tweed
- VC Morris San Francisco



25 Advertisements

The guiding principle should be that advertising is restricted to commercial areas and buildings. It should respect the context and location and should relate to the trader.

- 25.1 Consideration should be given to encourage design, lettering and layout that relate to the style of the building.
- 25.2 Internally lit illuminated box signs are not acceptable either within or affecting conservation areas and listed buildings. Non-illuminated signs are to be preferred.
- 25.3 Internally lit illuminated box signs are acceptable in shopping malls, which do not affect conservation areas and listed buildings.
- 25.4 The lighting level of illuminated signs, whether internal or external, should be kept as low as practicable and the spread confined to the area of the advertisement.
- 25.5 Touch screens and moving images in shop fronts should relate to the trader only to avoid becoming electronic billboards for paid advertising.
- 25.6 Use of freestanding external signs (A-boards) should be limited to one per trader within 1 metre of the property and be managed by Horsham District Council to avoid street clutter and obstructions.
- 25.7 See Horsham District Council Design Guide No 2: Shop Fronts

What Horsham Society wants to see:

- Avoid illuminated box signs that affect conservation areas and listed buildings
- Encourage design to reflect the character of the building
- Limit the number of A Boards to avoid street clutter
- Restrict touch screens and electronic displays to relate to the trader only



26 Selected References

- Horsham District Planning Framework, adopted November 2015 covering Strategic Policies
- Horsham District Council Conservation and Design leaflet No 4 for Horsham Conservation Area dated March 2001
- Horsham District Council Design leaflet No 2 for Shop Fronts
- National Planning Policy Framework (NPPF) March 2012
- West Sussex Walking and Cycling Strategy 2016 – 2026
- West Sussex County Council Guidance for Car Parking in New Residential Developments September 2010 – Include Cycle Parking Standards
- West Sussex Transport Plan 2011 – 2026 Feb 2011
- West Sussex Sustainability Community Strategy 2008 – 2026
- Revised County Parking Standards and transport Contributions Methodology Supplementary Planning Guidance adopted by West Sussex County Council November 2003
- Chichester District Council Planning Guidance Note 5 – Parking Standards 2007
- Secured by Design 2016 - UK Police initiative supporting the principles of "designing out crime" using Design Guides and Crime Prevention Design Advisors
- Town and Country Planning Acts – powers to make Tree Preservation Orders.



Image of Good Architectural Design:

- Colgate, Horsham

Horsham Society Design Brief - **Section E - Selected References**

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The Scottish Parliament: TripAdvisor
- Page 7 Norfolk Wildlife Trust: Bob Clift; London Wildlife Trust: dgeezer@gmail.com
- Page 8 Imperial War Museum: IWN North, Salford Media Bridge: Philip Ayerst
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Laing Square Newcastle: Mark Pinder, Geo Pennant Landscaping: Marshalls plc
- Page 21 Secured by Design
- Page 23 Photo-voltaic panels: Viridian Solar, Wind turbines: eco-globe.com,
Standings Court : nks@mharchitects.co.uk
- Page 24 Lewes: Richard Chivers / sandyrendel architects; Gridshell: Weald & Downland Living
Museum
- Page 25 Anchor Court, Horsham Philip Ayerst, Burton Court, Horsham: Nigel Friswell
- Page 26 Diagram of avoiding light noise and pollution : www.darksky.org, Image by Anezka Gocova
Noise barriers: Hyder Arup Black and Vetch Joint Venture
- Page 28 Horsham Railway Station: Bryen & Langley Ltd; Talbot Lane Horsham: Philip Ayerst
- Page 29 Causeway, Horsham: John Steele;
Unitarian Church, Provender Mill & Quakers Meeting House, Horsham: Philip Ayerst
- Page 31 Greenwood Road London: Lynch Architects, Hewells Court: Philip Ayerst,
Stans Way, Horsham: Crickmays,
St John's Presbytery & Anchor Court in East Street Horsham: Nigel Friswell
- Page 32 Pallant Gallery Chichester: Pallant House Gallery; Piries Place, Horsham: Philip Ayerst
- Page 33 Capitol Theatre: LA Architects
- Page 34 The Old Town Hall: John Steele; also Bill's Restaurant;
Horsham Workhouse: Philip Ayerst; Old County Times offices: John Steele
- Page 35 East Street, Horsham: West Sussex County Times;
Brewers Arms Berwick on Tweed: Philip Ayerst
- Page 36 Coolham House (St John's College): Philip Ayerst
- Page 37 Pavello, Colgate: Photography by Paula Beetlestone
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Horsham Society is the civic society for the town of Horsham in West Sussex, UK.

The purpose of the Horsham Society is to watch over the interests of the town, to guard its heritage, to promote good planning and design, and to speak up when it believes decisions critical to Horsham are being considered. We have a strong membership, a pedigree stretching back to 1955, an influential reputation and we are one of the largest civic societies in south-east England.

The Society publishes leaflets, books and run Guided Town Walks. Members also receive a newsletter, published eleven times a year, which contains news on topical issues of concern, articles dealing with the history and future of the town, and a letters page. Members are encouraged to submit their own articles and views on issues that concern them or their neighbours.

Through the website you can view details of planning submissions both old and new. If you are concerned about the wellbeing of Horsham, please consider becoming a member.

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<http://www.horshamsociety.org>
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