

## QD2 Design - key principles for neighbourhoods

All new developments should be designed to emphasise and enhance the positive qualities of the local neighbourhood, by taking into account the local characteristics, including:

- a. height, scale, bulk and design of existing buildings;
- b. topography and impact on skyline;
- c. natural and developed background or framework against which the development will be set;
- d. natural and built landmarks;
- e. layout of streets and spaces;
- f. linkages with surrounding areas, especially access to local amenities e.g. shops, community facilities, open spaces;
- g. patterns of movement (permeability) within the neighbourhood with priority for all pedestrians and wheelchair users, cyclists and users of public transport; and
- h. natural landscaping.

**In addition to the above, the development should take the opportunity to minimise the opportunities for crime to take place, through the integration of its design into the neighbourhood.**

- 3.8 The appearance of proposed development and its relationship to its surroundings are matters that relate to the design of buildings and to urban design. 'Urban design' refers to the relationship between different buildings and the streets, squares, parks, waterways and other spaces which make up the public domain itself. Policy QD2 seeks to ensure that spaces created around buildings should be satisfactorily enclosed and should be functional and attractive to the intended users. The site layout should be influenced by pedestrian circulation and cycle routes and should either maintain or improve existing routes.
- 3.9 All proposals should take account of policies in this Plan concerned with cycling, walking and public transport. Opportunities should be taken to enhance landmarks, prominent corners and intersections which then provide visual interest and can act as 'signposts' to pedestrian circulation around a neighbourhood. Urban Design also refers to the nature and relationship of one part of the city with other parts and the patterns of movement and activity that are thereby established. Design can therefore have a significant impact on the quality and character of an area and good design is an important factor in promoting sustainable development which attracts investment and reinforces civic pride.
- 3.10 Urban design visioning workshops carried out to inform this Plan were held in several specific areas and for Brighton & Hove as a whole. A strong view emerged from the workshops that people see Brighton & Hove as being made up of a patchwork of neighbourhoods with different characteristics. It was agreed that this diversity was desirable and should be encouraged by careful integration of development into its context.

- 3.11 One of the key recommendations from the report on urban design visioning was that valued neighbourhoods, not necessarily of special architectural or historical interest should be recognised in order that amenity and social policies might have more relevance to an area and thereby enhance local distinctiveness. It is intended that during the Plan period, an 'Urban Characterisation' study will be prepared identifying neighbourhoods and their characteristics. The workshops also recommended that policies should ensure that the impact of large scale developments on the street scene, is considered much more carefully to ensure their integration in terms of footprint, bulk and skyline and that uses at ground level are assured.
- 3.12 There has been a general acceptance that the design of buildings and their surroundings are major factors affecting crime. It is recognised that certain elements in design can influence criminal behaviour for good or ill, as well as the ability of citizens to exercise control over their environment. The implementation of such measures at the earliest opportunity in the design stage is the most economical and effective way of reducing the likelihood of a criminal attack (see for example, Policy QD7).

