

Report of design workshop 22nd November 2017

Lyon Close, Hove

1 Summary

This is the report of a design workshop undertaken on the 22nd November 2017 to establish design principles for the development of the block bounded by Davigdor Road, Holland Road, Montefiore Road and the railway line in Hove.

The site includes a number of office, trade retail, professional and residential buildings under construction or approved with adjacent healthcare uses. The purpose of the workshop was to inform the City Plan site allocation policy, and to develop a site masterplan and design principles to inform discussions with landowners and developers. The workshop was part of the work to draft the City Plan Part 2.

1.1 Vision

The emerging vision builds on the locality's emerging status as an intermediate local centre with a diverse mix of housing, community, local retail and leisure, health and employment uses at a medium to high density. It proposes improved permeability through the block and links towards a well-used park, St Anne's Well Gardens, which is located just a block south of the area. The image of the whole area will be improved with traffic calming and additional planting on Davigdor Road itself, with improvement in the public realm, additional street trees and good north south road crossings.

1.2 Next steps

We propose that Brighton and Hove City Council convenes a meeting with landowners to:

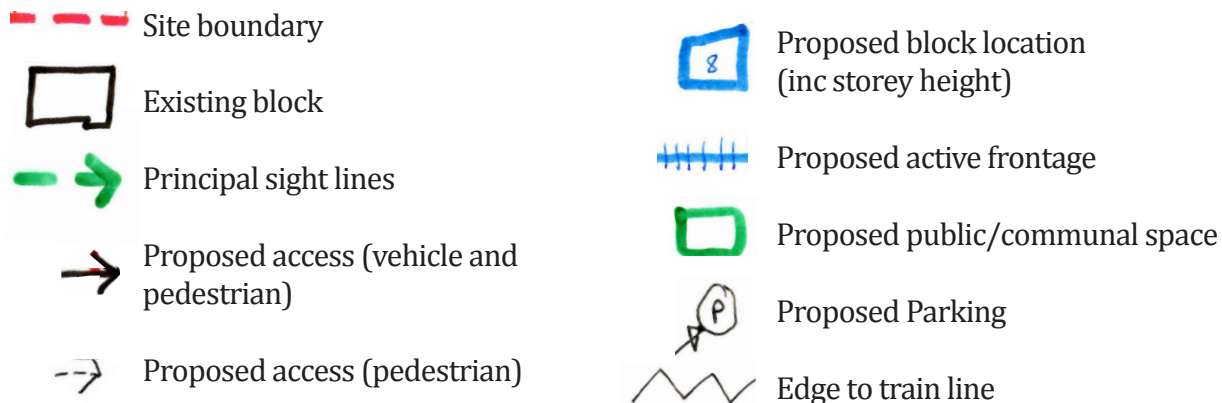
- Present the emerging vision and site strategy
- Discuss and agree ways of creating the proposed new pedestrian and vehicle linkages, access links and green spaces, parking requirements and locations.
- Discuss and agree the scales of development (subject to testing – see below)

Testing of the visual impacts from key points should be undertaken, as well as tested against City Plan Part 1 policies and Tall Building SPD.

A more detailed site policy should be developed, based on feedback from landowners and impact studies, and incorporated into City Plan 2.

2 Lyon Close Design Principles

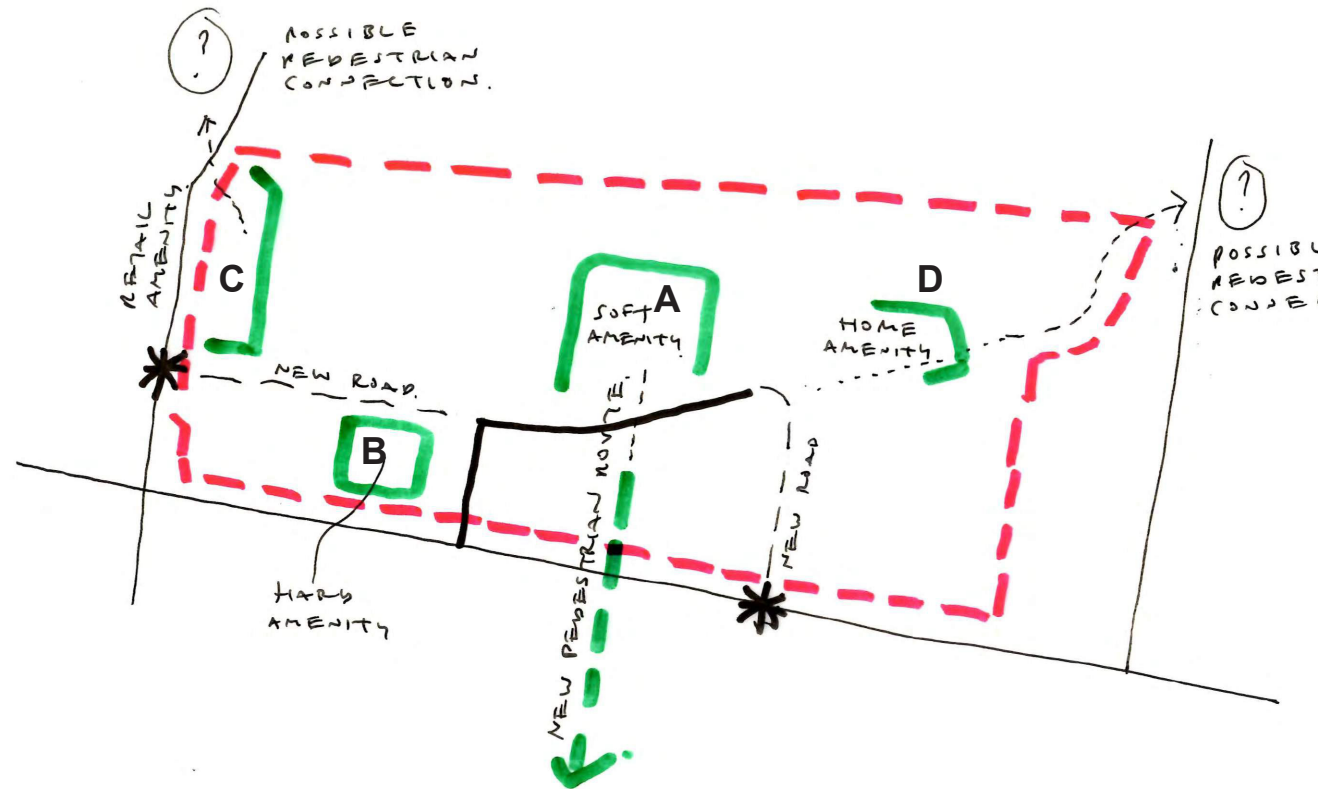
- The Lyon Close block has experienced some change and is likely to experience more. This will contribute to the housing supply in Brighton and Hove and make more efficient use of land whilst maintaining an important employment role. There is an opportunity to improve permeability, active edges (see definition in section 2.4 below) and provide amenity space for new residents and workers.
- The design principles below are derived from the analysis noted in appendix 1 and workshop discussion noted in appendix 2.



Sketch 1: Composite Masterplan

2.1 Public space

- Create a shared green amenity space at point A, sketch 2 for future residents and workers. This may have to be created in two phases as adjoining land parcels come forward for redevelopment.
- Create a small public square at point B, sketch 2.
- Potentially create an area of amenity space/widened footway in front of potential new retail/commercial uses at the ground floor level of Holland Road (first floor level of building) at point C, sketch 2.
- Potentially create a small, more private/communal amenity space for residents at point D, sketch 2.



Sketch 2: Public Space

2.2 Pedestrian connectivity

- Create new pedestrian and visual connection from green amenity space north/south lining up with Somerhill Road.
- Create a new crossing of Davigdor Road to continue the above pedestrian connection.
- If possible, create new pedestrian connection to north east corner of site with Lyon close. Step-free solutions for this will be challenging but options should be explored.
- New pedestrian connections alongside, or shared with, new vehicle routes.

2.3 Vehicle access and connections

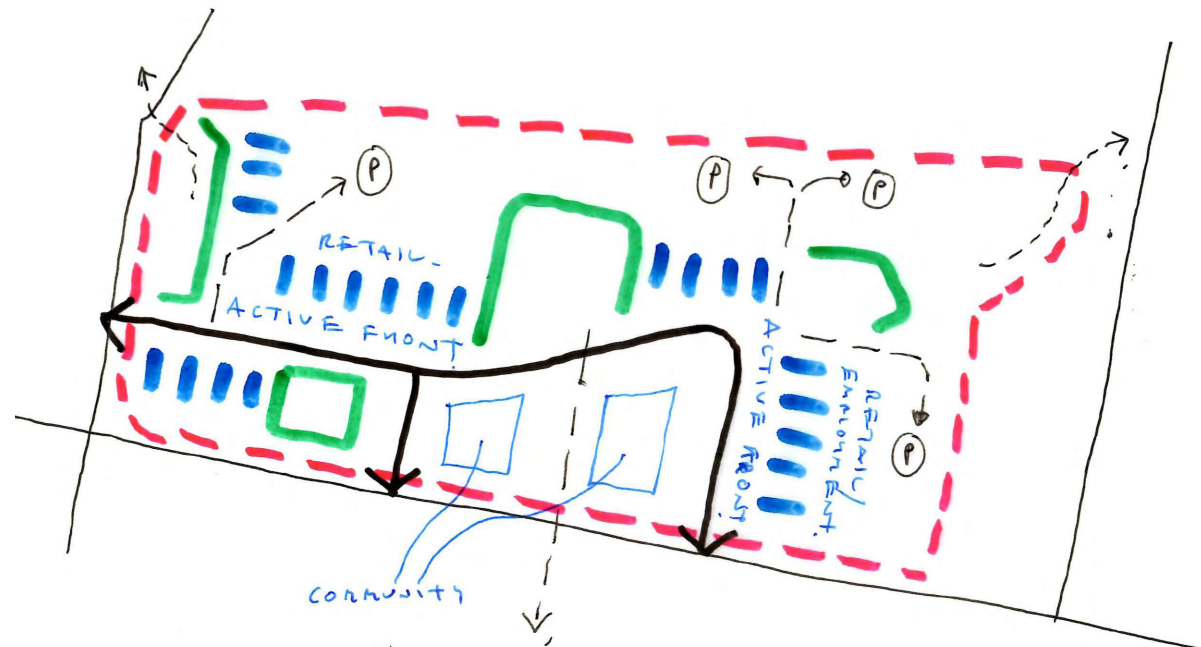
- Maintain existing vehicle access to Davigdor Road to west of Crest scheme; recognising role of road within the site being the line of the historic railway siding.
- Create new vehicle access to Holland Road at rear of Spitfire House.
- If possible create new vehicle access to Davigdor Road to west of P&H Site. This creates a loop through the site removing the need for refuse vehicle turning areas at the end of Lyon Close [need to recognise with site ownership issues this may be difficult to achieve]
- Parking provision should be minimised and tucked away as indicated in Sketch 3 to areas next to railway or within P&H site where levels allow it be inconspicuous. Avoid grills from undercroft parking areas facing street.

2.4 Active edges

In this context, the term ‘active edges’ refers to ground floor uses which provide interaction with the street. The degree of activity should relate to the context and very active edges may not be possible everywhere. For example:

Very active	A pavement café or bar, or a greengrocer or florist that displays produce outside the shop
Quite active	Office or leisure uses with frequent entrances to street and large windows, or residential uses with frequent entrances to the street and ground floor living room windows.
Inactive	A blank wall or fence, service area or ventilation grills

- Maintain existing active uses and improve the active edge to Davigdor Road. There should be a greater sense of enclosure but that might not mean a solid back-of-pavement building line.
- Create a more active edge to the upper part of Holland Road. The arches in the western corner of the site beneath Holland Road are an element of built heritage which could add character to the area. Strategies should be encouraged which enable the arches to be used, or at least, seen, although we recognise that reconciling these two objectives may be a design challenge.
- Ensure reasonably active edges to Lyon Close and new access road to Davigdor Road.



Sketch 3: Ground Floor level activity: the inner street

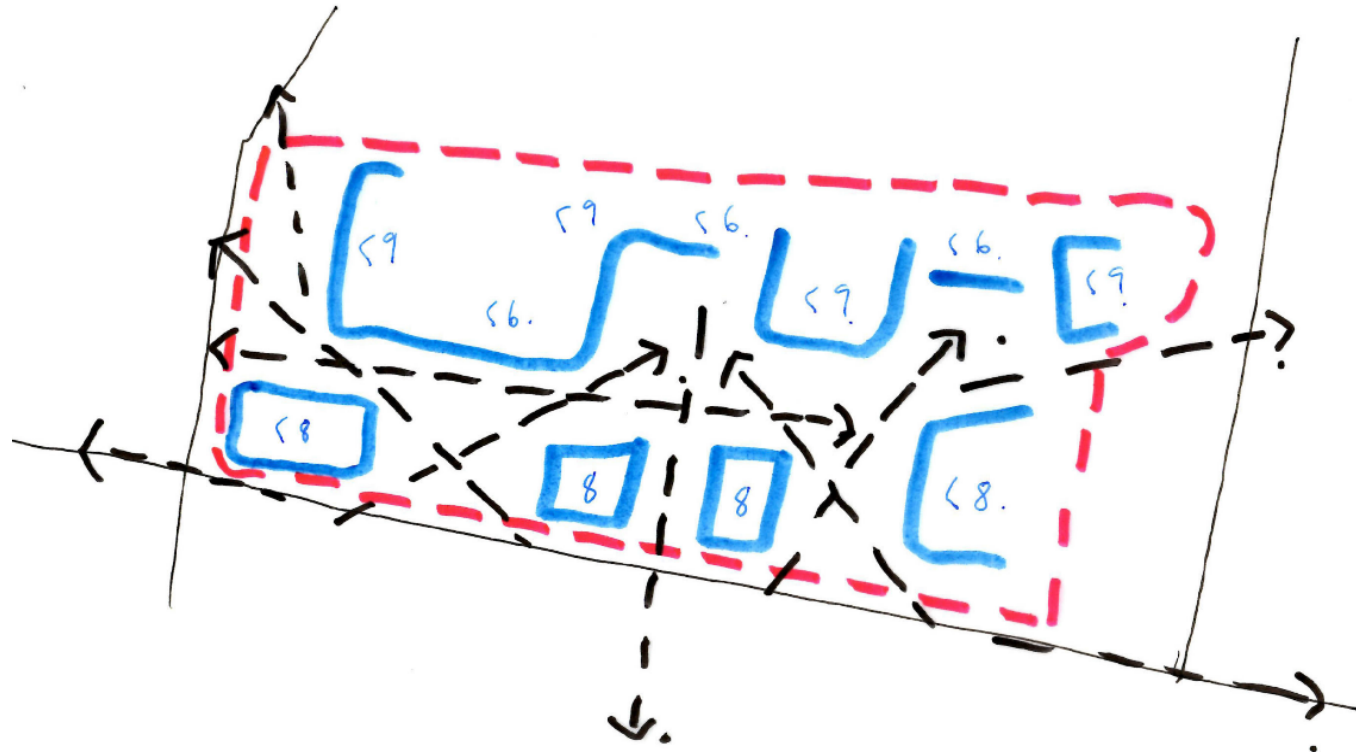
2.5 Heights and massing

- Subject to testing etc. Allow a pattern of 8-storey development to the south, south east and 6 or 9 storey blocks to the north to allow daylight, sunlight and visual permeability through the site.

Note that proposed maximum heights need to be tested for visual impact from key viewpoints as well as taking into account City Plan Part 1 policies and Tall Building SPD.

Uses

- Maintain the mix of commercial and residential uses on the site.
- Replace existing trade wholesale uses with more intensive employment uses
- Mixed use in blocks to provide active employment uses at street edges.
- Additional community uses including medical centre to be encouraged.



Sketch 4. Heights, massing and visual permeability

Note to sketch: <x means buildings of up to 'x' storeys may be appropriate subject to testing for their environmental and visual impacts

3 Delivery

Change over the coming years provides opportunities to deliver this vision and principles. The framework outlined above makes it possible for the provision of land for new public space, or new connectivity to be reasonably equitable between landowners. This may mean the public space may have to be created in phases as different parcels come forward for redevelopment (for example the new central geenspace straddles parcels 1 & 2 which may come forward for redevelopment some years apart). Likely timescales for change are set out below:

Site parcel number & use	Age	Address	Under construction	Imminent	In next 5 years	5-10 years	10 years +
1 Trading estate on shorter lease	1980s	Peacock Estate Lyon Close			•		
2 Trading estate on longer lease	1980s	Wickes etc Trading Estate					•
3 Housing under construction	2017	Crest Site Davigdor Rd.	•				
4 Housing planning appn.	1980s ?	Hyde Newbuild Offices		•			
5 Lapsed Prior Approval P&H Offices owners indicate mixed use	1980s	P&H offices + Preece House		•	•		
6 No change in activity	1980s	Spitfire House					•

Appendix 1: Site description and analysis

This is a 3.3 ha area of land in employment use (Wickes, Tapi Carpets; Peacock Trading Estate and a number of 1970s/80s offices) in multiple ownership with a number of permitted and emerging schemes (Crest Nicholson's Artisan development, former Hyde Housing office site, Peacock Trading Estate).

Montefiore Hospital and the Coptic Church are substantial buildings providing a gateway on Davigdor Road that set a general scale and massing of buildings and that help to determine what will be appropriate on the site. In the 1980s a retail park was developed on former rail sidings to create Lyon Close Peacock Estate, and some large office HQ buildings were established on Davigdor Road. Montefiore Road has a parade of small shops and cafes. The former Hanningtons Department Store on its corner with Davigdor Road was converted to a private hospital from office use a few years ago.

The site can be seen from St Anne's Well Gardens and has the potential for good links to it. It can also be seen from Dyke Road Park to the north, but the rail line restricts

connectivity, although Montefiore Road crosses the rail line and leads to Dyke Road Park. Construction of an 8-storey building for residential use on the corner of Davigdor Road and Lyon Close is bringing a change in the character of the site.

Peacock Estate is the 2.3 ha site behind it. The current occupiers are Graham Plumbers Merchant, Tool Station and Howdens Joinery, and the area includes car parking and storage. Adjoining this parcel to the west is Wickes and Tapi Carpets in single storey retail sheds plus a substantial parking area. Access is off Lyon Close.

Spitfire House, 141 Davigdor Road, (Marathonbet/ Mt G. Nicholas) is an occupied 3 storey purpose built office of 1397 sq metres on a 0.061 ha site (built mid 1980's) on the corner plot fronting Davigdor Road and Holland Road, and backing onto the retail warehouse car park.

P& H House, 106-112 Davigdor Road [Aegon UK Property Fund Ltd C/o Kames Capital ltd] is a 7-storey office building constructed on stilts

with car parking beneath the building; to the front is some amenity landscaping. Access is off Davigdor Road. Palmer and Harvey Head Office uses part of the building, and there are several other companies also using offices on the site. It is owned by P&H Group. Lapsed prior approval to convert to residential. Preece House, 91-103 Davigdor Road is a 3-storey red brick office building fronting Davigdor Road with car parking, currently in use by various companies e.g. Fire Safety Products offices (Fireco) and Istad. Owned by Kames Capital Ltd.

113-119 Davigdor Road [Hyde Newbuild] has an existing permission for housing use and some office space.

121-123 Davigdor Road [Crest Nicholson South] is under construction for 47 units plus a 115 sq metre community ground floor use on the east side of the Davigdor Rd. frontage.

Site photos



Davigdor Road



Looking into the site through the gap at 113-119 Davigdor Road



Looking to Davigdor Road from Lyon Close through the gap at 113 Davigdor Road, with Somerhill Road in the background



Small shopping parade Montefiore Road



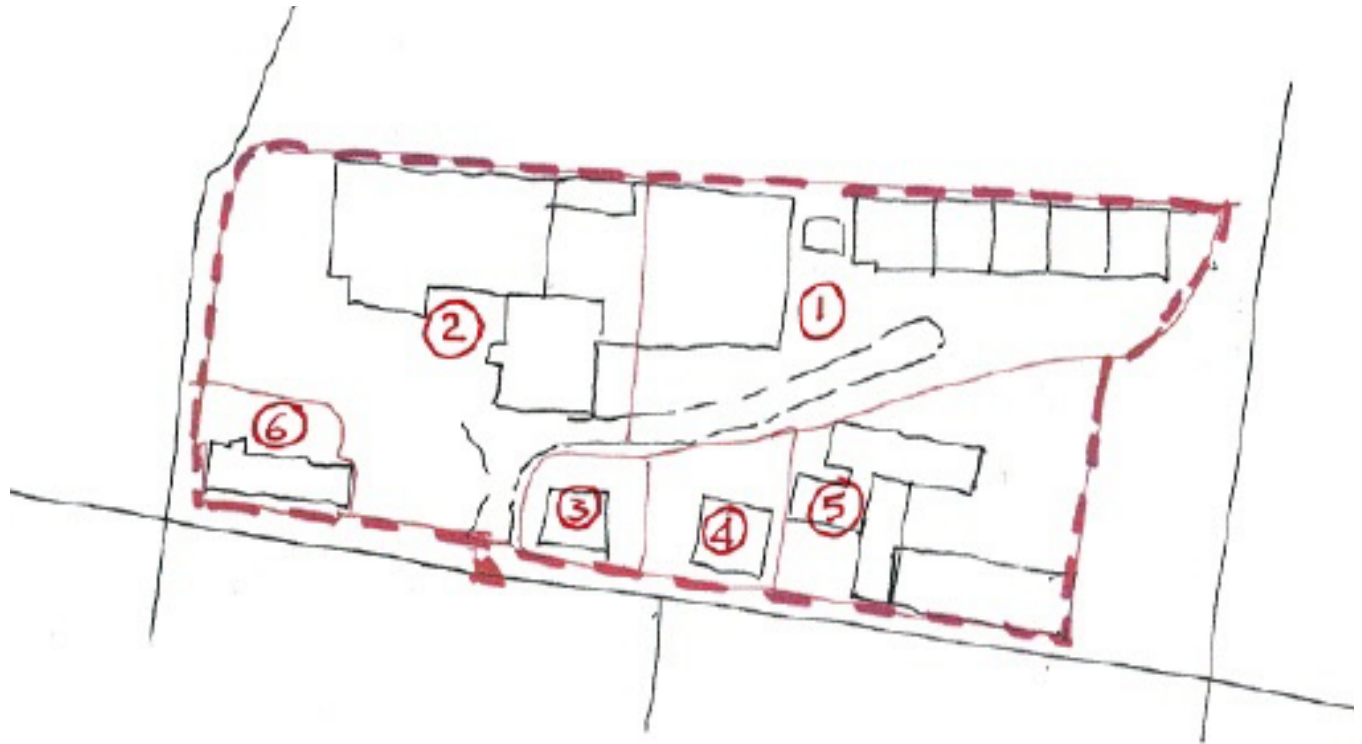
Coptic Church Davigdor Road



Spire Hospital in converted Hannington's Department Store Davigdor Road

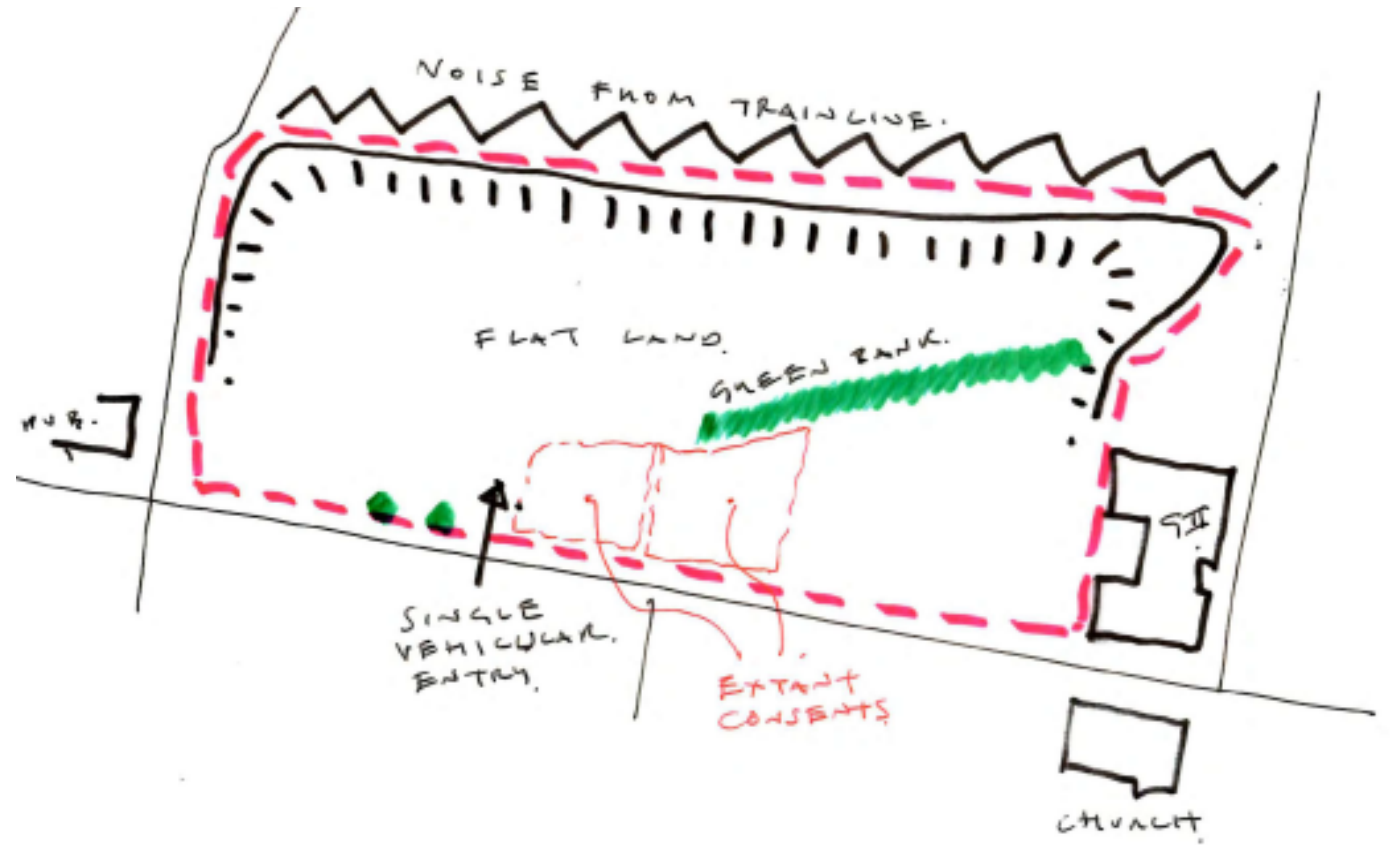
Existing site and land ownership parcels

There are six separate land parcels in the analysis as shown in the first diagram. The existing Lyon Close uses (1) will reach the end of their tenancies earlier than the site (2) Wickes, Tapi Carpets etc. located to their west. The Crest Nicholson site (3) at 121-123 Davigdor Road on its corner with Lyon Close, is under construction. The Hyde Newbuild office site (4) at 113 -119 Davigdor Road and the P & H site (5) 106-112 Davigdor Road are both likely to come forward in the near future, but independently. Preece House at 91-103 Davigdor Road has several office occupants, but is under the same ownership as the adjoining P & H House so a joint scheme design would be preferable. Spitfire House (6) is at 141 Davigdor Road and currently in use by single office occupier.

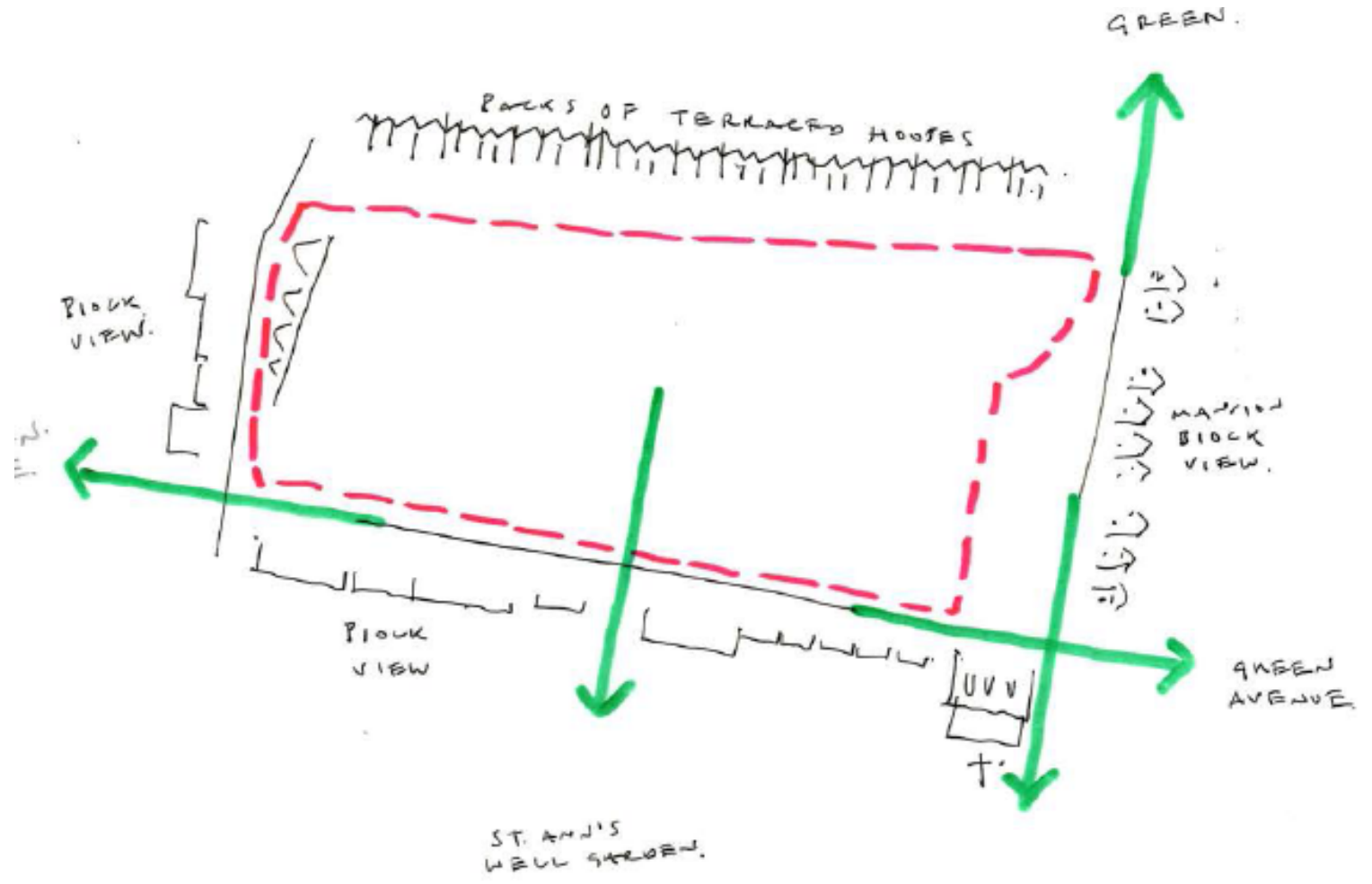


- (1) Lyon Close
- (2) Wickes etc
- (3) Crest Nicholson
- (4) Hyde Newbuild office
- (5) P & H site & Preece House
- (6) Spitfire House

Sketch 5: existing site and land ownership parcels



Sketch 6: Site analysis and constraints



Sketch 7: Existing views and visual connections

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