



Dacorum Strategic Design Guide

Part 2: Design Principles

Supplementary Planning Document

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The Dacorum Design Principles

This document is the second part of the Dacorum Strategic Design Guide Supplementary Planning Document (SPD), which outlines Dacorum's strategic design expectations and a design process which should be used to achieve these through new development of all scales.

Design Principles

The guidance establishes design principles that Dacorum will expect adherence to by designers for all scales and types of development. The principles are ambitious and set a high standard for new development, so that it contributes to sustainable growth and continues Dacorum's tradition of distinctive, attractive and successful places.

Application of the Guidance

This guidance applies to development of all scales. Larger-scale proposals provide the opportunity to meet the Dacorum design principles through the creation of new places, spaces and streets, whilst smaller applications will be expected to demonstrate that they contribute towards and support the principles for high quality urban design.

Relationship with Part 1 Design Process

The principles are supported by the design process outlined in Part 1 of the Dacorum Strategic Design Guide, which helps to ensure that principles are met in a way which reflects and responds to the local context.

Relationship with Part 3 Employment Uses Guidance

Additional design principles apply to development proposals for Business (B1), General Industrial (B2) and Storage and Distribution (B8) uses. Please refer to the Dacorum Strategic Design Guide Part 3 Employment Uses Guidance.

National Design Guide Principles

Government has recently published the National Design Guide which helps to inform development proposals and their assessment by local planning authorities. The Dacorum Strategic Design Guidance is consistent with the National Design Guide's aspirations and principles for creating beautiful, enduring and successful places, but provides further local detail for designers. Both documents should be read in conjunction and underpin Dacorum's approach to delivering on paragraph 130 of the National Planning Policy Framework.

How to Use This Guide

Guidance Structure

Design principles are arranged under 10 themes, each of which links strategic aims to a checklist of practical, measurable principles which designers can implement and planning officers can assess.

Principle of 'Comply or Justify'

The Strategic Design Guide is to be used following a principle of 'Comply or Justify'. Deviation from the principles and design processes set out will only be permitted with robust and evidence-based justification for doing so. In such cases, developers and their design teams must demonstrate that their proposals will deliver the very highest quality design that aligns with the aims of each Design Principle theme. Proposals that do not comply with these principles and fail to provide compelling justification, including evidence and options analysis, will be refused.

Key

Design Principle Themes


- 1 A Distinctive Place
- 2 A Compact Place
- 3 A Place for All
- 4 A Connected Place
- 5 With Great Streets and Spaces
- 6 With Great Homes
- 7 Active and Healthy
- 8 Facing the Climate Crisis
- 9 Flexible and Adaptable
- 10 For the Long Term

Example

2. A Compact Place

2.1 Create Walkable Neighbourhoods with Identifiable Centres

Design Aim
Compact, walkable neighbourhoods are the building blocks of inclusive, distinctive and successful places. They make efficient use of land, provide easy and environmentally-friendly access to everyday facilities, and help to build a community.



Designs should demonstrate:

2.1.1 Walkable neighbourhoods that are compact and with a recognisable centre. A centre may be comprised of a mixed use local centre or a higher order district centre, or a community asset such as a primary school, community centre or public park.

2.1.2 Walkable distances to amenities such as schools, community facilities, parks and public transport.

Additional Guidance
• Living Streets: Creating Walk-able Cities, A Blueprint for Change

- ← Design principles are grouped into themes
- ← Title for each design principle
- ← Design aim, offering an explanation as to why the principle is important
- ← Photo example of successful implementation of the principle
- ← What is expected in designs and will be examined during the application assessment process
- ← Supporting studies, standards, policies or guidance for the principle

1. A Distinctive Place

Overview

The pre-existing context of a site should inform future design, ensuring the form and character of the new place reflects a locally derived narrative about placemaking. Putting lessons from the local context into practice should be achieved through good modern design and innovation not in a tokenistic or cynical way, or through pastiche.

Design explorations that are informed by a site's wider economic, social, historical and physical contexts lead to the creation of a strong 'Narrative of Place'. Taken from the perspective of the resident or visitor, each new neighbourhood should unfold through a sequence of consciously curated spaces and design details that link a site back to its wider urban and / or rural context.

Horsted Park, Kent. Proctor & Matthews Architects. Photo: Tim Crocker



1.1 Build a Narrative of Place to Inform Designs

Design Aim

To employ the Design Process set out in this Guide (Part 1) to build a place narrative as a starting point for exemplar design which responds to the local context.

Abode, Cambridge. Proctor & Matthews Architects. Photo: Tim Crocker



Designs should demonstrate:

- 1.1.1 A clear narrative of place that underpins and rationalises design decisions.
- 1.1.2 Use of the Observing, Evaluating and Making a Place design process outlined in this Part 1 of this Guide, alongside any place-specific visions or strategies produced by the Authorities, if existing.

Additional Guidance

- Spatial visions or design strategies produced by the Authorities for site and/or its wider context

1.2 Understand and Interpret Local Development Patterns

Design Aim

To draw on local historic development patterns in the design of new places and to continue traditions which reinforce local distinctiveness.

Accordia, Cambridge. Feilden Clegg Bradley. Photo: Tim Crocker



Designs should demonstrate:

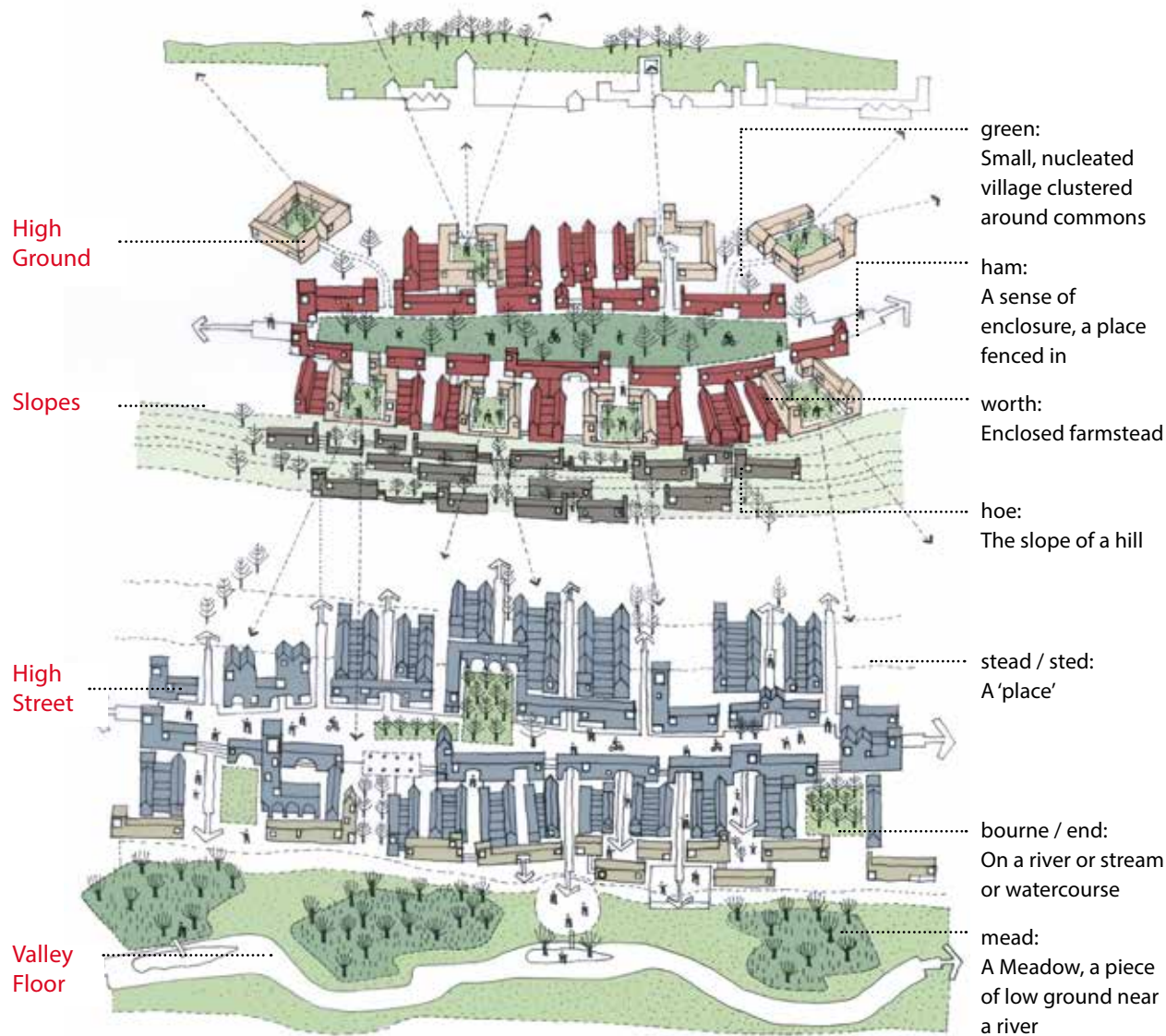
- 1.2.1 How local spatial typologies (including but not limited to those outlined in this Guide) have been interpreted and applied.
- 1.2.2 How local landscape (including but not limited to field patterns, tree species or hedgerows) has been interpreted and applied.

Additional Guidance

- Landscape Character Areas:
<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx>

Local Spatial Typologies

Refer to Part 1 Design Process for further detail on how to observe and interpret local development patterns.



Concept cartoon of patterns of built form © Proctor & Matthews Architects

1.3 Be Historically Inspired, Design for the Future

Design Aim

To use and innovate with local patterns, street forms, soft and hard landscaping, vernacular building forms, materials and textures so that places reflect the district's character.

Courtyard Housing, Barking. Patel Taylor. Photo: © Patel Taylor



Designs should demonstrate:

1.3.1 Application of a palette of local patterns, street forms, soft and hard landscaping, vernacular building forms, materials and textures applied to meet contemporary design challenges.

Additional Guidance

- Distinctively Local, Proctor and Matthews Architects
- Identity and Place: Where do Houses Live? , Proctor and Matthews Architects
- Canal and River Trust: Great Waterside Places guidance

2. A Compact Place

Overview

Future neighbourhoods will frequently need to be built at higher densities than existing nearby settlements, owing to national policy imperatives for sustainable development and efficient use of land.

2.1 Create Walkable Neighbourhoods with Identifiable Centres

Design Aim

To create compact, walkable neighbourhoods as the building blocks of successful communities, with easy and environmentally friendly access to everyday facilities.

Eddington Square, Cambridge



Designs should demonstrate:

2.1.1 Neighbourhoods that are compact and with a recognisable centre. A centre may be comprised of a mixed-use local centre or a higher order district centre, or a community asset such as a primary school, community centre or public park.

2.1.2 Walkable distances to amenities such as schools, community facilities, parks and public transport.

2.1.3 Create low traffic neighbourhoods (LTNs).

Additional Guidance

- Living Streets: Creating Walk-able Cities, A Blueprint for Change
- Living Streets: A Guide to Low Traffic Neighbourhoods
- TCPA guidance

2.2 Include A Rich Mix of Uses

Design Aim

To achieve a mix of complementary uses to enhance life for existing and new residents, and to create an active and vibrant neighbourhoods rather than dormitory housing estates.

Designs should demonstrate:

2.2.1 A mix of complementary uses, which accord with site-specific policies, that provide for the social, economic and leisure needs of existing and new residents and visitors.

2.2.2 Adequate provision of land for business and infrastructure including transport, utilities, community and green infrastructure, which as a minimum achieves/complies with the required space standards for each type of infrastructure.

2.2.3 Co-location of different uses to maximise public realm activity throughout the daytime and evening to provide opportunities for diverse social interactions, especially along strategic routes and at key nodes.

2.2.4 Measures to minimise adverse impacts from co-location of uses, such as the use of landscape buffers for industrial buildings or separate service access for large-footprint retail units.

Market Place, St Albans



2.3 Make Efficient Use of Land

Design Aim

To use all land efficiently and effectively and ensure no ambiguous spaces are created.

Fishpool Street, St Albans



Designs should demonstrate:

- 2.3.1 Street layouts which lead to efficient development parcels.
- 2.3.2 No unused or undefined areas of land without a clear purpose or ownership.
- 2.3.3 Use of land for multiple purposes where possible, such as shared sports facilities, or residential units above ground floor retail, services or facilities.

2.4 Use a Hierarchy of Density and Scale

Design Aim

To embed place hierarchies based on the inter-play between density, accessibility, function and scale to create active, memorable places and legible neighbourhoods.

Abode, Cambridge. Proctor & Matthews Architects. Photo: Tim Crocker



Designs should demonstrate:

- 2.4.1 A clear spatial hierarchy that will direct the detailed design of each neighbourhood, including the design, height, bulk, massing and configuration of buildings, the width and capacity of streets, the scale and function of spaces and the landscape character.
- 2.4.2 A spatial hierarchy that locates higher residential densities, facilities and employment closest to neighbourhood centres, accessible transport corridors and to existing settlements.

3. A Place for All

Overview

Buildings, streets and spaces should be welcoming and should meet the needs and wants of people. The Guide demonstrates how new developments can be welcoming to and meet the needs of all people.

Steepleton, Tetbury. Proctor & Matthews Architects. Photo: Tim Crocker



3.1 Provide Housing and Facilities for Different Ages

Design Aim

To achieve integrated and inclusive neighbourhoods that can accommodate people in homes that meet their needs and care requirements, enabling them to remain within their community at each stage of their lives.

Park House, Harpenden. RCKA. Photo: RCKA / Jakob Spriestersbach



Designs should demonstrate:

- 3.1.1 Accommodation suitable for older people close to local centres and facilities.
- 3.1.2 Residential accommodation providing different levels of care for older people.
- 3.1.3 Intergenerational living opportunities within residential areas.
- 3.1.4 Provision of social and community facilities that bring together all ages, such as co-located nurseries and residential care homes.

Additional Guidance

- RIBA - Designing for an Ageing Population
- RIBA - Age-Friendly Housing: Future design for older people

3.2 Integrate Different Housing Tenures

Design Aim

To provide housing for all socio-economic groups as a vital part of creating mixed, integrated neighbourhoods and facilitating social cohesion.

Abode, Cambridge. Proctor & Matthews Architects. Photo: Tim Crocker



Designs should demonstrate:

- 3.2.1 A range of tenures, dwelling sizes and housing typologies which reflects the housing need set out in the relevant Local Plan and SHMA.
- 3.2.2 Affordable dwellings distributed across the development, with affordable dwellings available across housing typologies and dwelling sizes proposed in the development.
- 3.2.3 Tenure blind design, with no discernible difference in appearance or construction quality between affordable and market dwellings, and, where possible, mixed tenures within buildings avoiding separate entrances and open spaces.

3.3 Ensure All Places are Accessible to Everyone

Design Aim

To design buildings, streets and public spaces for a wide range of users, including those with visual, hearing, movement and other impairments, through to people with pushchairs, carrying shopping or performing other everyday activities, to ensure everyone can live and get around easily.

Designs should demonstrate:

- 3.3.1 Public realm that is accessible for those with mobility impairments, with clear and direct routes between places and step free alternatives where local topography or level changes may present impediments to movement.
- 3.3.2 Tactile surfaces to delineate space for those with visual impairments.
- 3.3.3 Regular street crossings with clear sight lines on busier streets, to help those with hearing difficulties.
- 3.3.4 Safe and comfortable frequent places to stop and rest in the public realm.
- 3.3.5 Clear wayfinding to help those with dementia or learning difficulties.
- 3.3.6 Accessible and step free buildings and public spaces throughout, including homes, commercial buildings, public facilities and all other uses.

Additional Guidance

- DfT: Inclusive Mobility, Roads in Hertfordshire: A Design Guide,
- CABE: Sight Line, Designing Better Streets for People with Low Vision
- Sign Design Society: Sign Design Guide

3.4 Integrate Play

Design Aim

To integrate play throughout new places, creating fun and interesting focal points and meeting places for a wide range of age groups.

Polnoon, Eaglesham. Proctor & Matthews Architects. Photo: Dapple



Designs should demonstrate:

- 3.4.1 Exciting multi-sensory play spaces for children and young people of all ages which are well integrated within the urban realm or the open space network and located where they can be overlooked.
- 3.4.2 Shade and benches within play areas to provide comfort.
- 3.4.3 Inclusion of play opportunities in the public realm beyond formal play areas, by the provision of features that are of interest to children, teenagers and young people and by making the most of green infrastructure for natural play opportunities, in particular along the routes to school and recreational facilities.

Additional Guidance

- Play England: Design for Play, Fields in Trust: Guidance for Outdoor Sport and Play

4. A Connected Place

Overview

New development needs to be spatially and functionally integrated with existing urban areas.

4.1 Be Physically Connected

Design Aim

To ensure a high degree of connectivity between and throughout neighbourhoods, reflective of the historic pattern of urban settlements within the districts.

Goldsmith Street, Norwich. Mikhail Riches. Photo: Tim Crocker



Designs should demonstrate:

4.1.1 Clear, frequent and direct links between new and existing places, achieved where possible by extending existing routes to achieve seamless integration.

4.2 Be Socially Connected

Design Aim

To achieve functional integration between new and existing communities through the provision of new facilities, or by enhancing the existing facilities present in adjacent neighbourhoods.

The Enterprise Centre in Priors Hall, Corby



Designs should demonstrate:

4.2.1 The extent and scale of new services and facilities to meet the needs of new development.

4.2.2 New community facilities located in the densest part of the development, also considering walking, public transport links where they can be easily accessed and used by both existing and new residents.

4.2.3 Where preferable and justifiable in planning terms, improvements to the quality and capacity of existing facilities in nearby neighbourhoods.

4.2.4 Locations where temporary uses could be provided to support the development of community and place during the phased build-out of the site.

Northstowe Town Park. CGI: Allies and Morrison for Homes England



4.3 Be Visually Connected

Design Aim

To visually connect places in order to improve legibility and enhance local character and distinctiveness.

Mountfield Park, Canterbury. Proctor & Matthews Architects



Designs should demonstrate:

4.3.1 A carefully considered approach to the location and alignment of views and vistas to achieve visual links between places and spaces and to the surrounding landscape.

4.3.2 Deliberate placement of townscape markers, and the careful integration of any landscape and historic features, at key nodes within the movement network.

4.3.3 A roof-scape and silhouette which responds to the topography and is based on local spatial typologies.

4.3.4 Any mitigation measures aimed at reducing the visual impacts of new development on sensitive receptors (such as listed buildings).

4.4 Be Economically Connected

Design Aim

To accommodate changing work patterns, such as home working and flexible hours, and create the opportunity to integrate economic activity with residential areas, creating vibrant places, and opportunities for local employment and flexible work patterns.

The Enterprise Centre, Alconbury



Designs should demonstrate:

4.4.1 Integration of local economic activity, community enterprise and job creation through provision of office, retail or workshop spaces of different sizes and costs within the neighbourhoods and shared office spaces/hubs.

4.4.2 The potential for live-work units.

4.4.3 Provision of Fibre to Home to multiple providers for all dwellings, and fibre-optic infrastructure to business and community spaces.

4.5 Be Naturally Connected

Design Aim

To enhance opportunities for new and existing residents to access the natural environment, to promote health and well-being, and enjoyment of the green character of Dacorum and St Albans.

Derwenthorpe, York. Richard Partington. Photo: Tim Crocker



Designs should demonstrate:

4.5.1 Safe, direct and attractive walking and cycling routes to nearby open spaces and landscapes, conveniently located for all residents and visitors.

4.5.2 A connected network of green and blue infrastructure to bring nature into the urban realm in an accessible way so that it is integrated seamlessly into residents' and employees' everyday journeys and activities.

Additional Guidance

- Green Infrastructure by Design, Natural England: Green Infrastructure Guidance
- Hertfordshire Strategic Green Infrastructure Plan
- UK Green Building Council: Demystifying Green Infrastructure

4.6 Be Historically Connected

Design Aim

To enrich the narrative of place through the integration, renovation and reuse of existing heritage assets.

Dollman Farm, Houlton, Rugby



Designs should demonstrate:

4.6.1 Where appropriate, innovative uses for existing heritage assets, including farm buildings and farm houses, such as community facilities, cafes or meeting places, which meet the needs of a wide range of different user groups. Where innovative uses/re-purposing is not appropriate, active measures should be taken to enhance the accessibility (visual/physical) of heritage assets.

4.6.2 Suitable settings (either built or landscape) for existing listed buildings and other identified heritage assets to avoid negative visual impact on the asset.

4.7 Be Sustainably Connected

Design Aim

To maximise the number of journeys beyond the neighbourhood which are made by sustainable travel modes.

Designs should demonstrate:

4.7.1 Adherence to local travel plans and transport strategies so that developments actively contribute towards achieving the aims of local travel plans and transport strategies.

4.7.2 Principal or primary streets designed for public transport access, functioning as part of the wider transport strategy, with bus stops located within neighbourhood centres and within a 400m walking distance/ 5-minute walk from all homes and workplaces.

4.7.3 Transport corridors which provide direct routes, prioritise public transport and minimise journey times.

4.7.4 Extension of existing strategic cycling networks to the new place.

4.7.5 Walking and cycling routes to neighbourhood centres, employment areas and places of interest beyond the site boundary that are safe and more convenient than vehicle routes and provide accessible routes through areas of hilly topography.

4.7.6 Future proofing in anticipation of changes in transport, such as on-demand minibuses, autonomous public transport and integrated transport systems.

5. Great Streets and Public Spaces

Overview

Public spaces, including streets, squares, open spaces and focal points, determine the character of an area and its identity. Successful public spaces are well-used by a range of people, facilitated by designs which promote a sense of safety, comfort and pedestrian priority.



Greenwich Millennium Village, Greenwich. Proctor & Matthews

5.1 Create a Legible, Navigable, Memorable Place

Design Aim

To make it easy for all users to find their way around a place to encourage walking, facilitate the discovery of locally accessible services, and the creation of distinctive and memorable public spaces for meeting, socialising and business.

Designs should demonstrate:

- 5.1.1 A rich and well-articulated townscape that utilises townscape markers, thresholds and boundaries to enhance legibility and wayfinding with larger scale and height along strategic routes or within local centres.
- 5.1.2 A connected grid of streets and routes which respect desire lines and minimises the use of cul-de-sacs and counter-intuitive changes in direction.
- 5.1.3 Locations requiring a bespoke architectural design approach as part of the legibility and orientation strategy.
- 5.1.4 Neighbourhoods that are characterised by a rich variety of streets, lanes, parks, mews, squares and civic spaces to enhance urban diversity and allow for a range of uses.

Additional Guidance

- Urban Design Compendium

5.2 Create a Clear, Flexible Hierarchy of Streets

Design Aim

To ensure the structure and function of a place is reflected through a hierarchy of streets and spaces, from primary streets and civic squares down to quiet residential streets and pocket parks.

Designs should demonstrate:

- 5.2.1 A clear set of principles to define primary, secondary and tertiary streets in a way that reflects their relative importance and intended use, and responds to the identified local spatial typologies.
- 5.2.2 Primary streets that connect neighbourhoods, promote and encourage sustainable and active travel, deliver good quality hard and soft landscape solutions to create a pleasant pedestrian environment and integrate car parking opportunities where appropriate.
- 5.2.3 Secondary streets that permeate neighbourhoods, with footpaths on each side and a variety of formal and informal street planting. Their design should require slow traffic speeds.
- 5.2.4 Tertiary streets to provide access to homes which can include lanes, mews and shared surfaces. Their design should require very slow traffic speeds.
- 5.2.5 For all street types, carriageways with the minimum width possible and with clear pedestrian priority.

Additional Guidance

- Roads in Hertfordshire: A Design Guide
- TfL: Streetscape Guidance
- Urban Design Compendium

5.3 Create Opportunities for Interaction

Design Aim

To facilitate social interaction through creating great streets and spaces, which help build social ties and inclusivity, with the knock-on impacts of improving mental health and reducing social isolation.

Dujardin Mews, Enfield. KCA & MLA. Photo: Jim Stephenson



Designs should demonstrate:

- 5.3.1 Opportunities for social interaction and meeting, sitting and business 'spill-out' space in the public realm.
- 5.3.2 Entrances and front gardens located so as to facilitate interaction between neighbours.
- 5.3.3 Shared workspaces for meetings and collaboration between the users of different commercial units, to be provided either within the individual units or as part of the wider employment area.
- 5.3.4 A public realm that incorporates the smart use of internet and outside areas for working with Wi-Fi connections.

5.4 Create Safe, Overlooked Spaces

Design Aim

To generate a sense of safety in the urban realm by ensuring public realm is visible and is strengthened by passive surveillance from homes and businesses.

St Andrews, Bromley by Bow. Maccreeanor Lavington. Photo: Tim Crocker



Designs should demonstrate:

- 5.4.1 Active frontages to areas of public realm, with entrances and windows or active ground floor uses positioned to enable overlooking. Where buildings cannot achieve an active frontage for justifiable reasons, buildings on the opposite side of the street should enable natural surveillance.
- 5.4.2 Street lighting that is appropriate to the street and public realm character and function.
- 5.4.3 Building typologies that address corners effectively, offering good overlooking on both sides.

Additional Guidance

- Manual for Streets, Manual for Streets 2
- Secured by Design
- Urban Design Compendium

5.5 Create Good Frontages

Design Aim

To create a memorable place with an interesting and enjoyable street-level experience for pedestrians, using high quality, varied frontages which are responsive to local patterns and traditions.

Designs should demonstrate:

- 5.5.1 High streets or retail and commercial streets and spaces with a high frequency of building entrances.
- 5.5.2 Activity inside buildings containing commercial or retail uses at ground floor that is visible from the public realm.
- 5.5.3 Residential layouts where the design of car parking and front boundary treatment does not undermine the street frontage.
- 5.5.4 Consistent frontage principles on high streets or short parades of shops to reduce visual clutter. As a general principle, high streets should have a consistent building line and strong continuity of built form to reinforce their position in a spatial hierarchy.
- 5.5.5 Communal entrances to apartment buildings should be directly from the street.

Additional Guidance

- St Albans City and District: Shopfronts and Advertisements

5.6 Enclose and Scale Streets and Spaces Proportionately

Design Aim

To create streets and spaces that are human in scale through careful consideration of proportion and enclosure. Reference should also be made to local examples of best practice.

Clock House Gardens, Welwyn Garden City



Designs should demonstrate:

5.6.1 Streets and public spaces which are enclosed and of dimensions informed by successful street case studies, drawn from locally and further afield.

5.6.2 Continuous building lines along streets and spaces where this is supported by the identified local spatial typology, for example along high streets.

Additional Guidance

- Urban Design Compendium

5.7 Introduce Street Trees and Planting

Design Aim

To use street trees to provide shade and reduce heat in summer, improve environmental quality, slow or capture surface water run off, provide visual variety and interest and to reinforce green infrastructure networks and to connect green spaces.

Elwick Road, Ashford. Turkington Martin



Designs should demonstrate:

5.7.1 A planting strategy which optimises the use of locally distinctive tree and plant species, and delivers benefits for shade, drainage, air quality and biodiversity.

5.7.2 Advanced planting strategies including climate-proof species to future-proof the development, so that landscape can mature ahead of the arrival of the new community.

5.7.3 Use of trees appropriately sized for the scale of new development, including semi-mature trees where necessary.

Additional Guidance

- Trees and Design Action Group: Trees in the Townscape
- Trees and Design Action Group: Trees in Hard Landscapes

5.8 Create Spaces with Comfortable Microclimates

Design Aim

To design comfortable outdoor spaces that protect against excessive sun, re-radiated heat and do not create cold, windy or gusty environments, in order to significantly extend the usable period of outdoor public spaces for all users.

Accordia, Cambridge. Grant Associates. Photo: Tim Crocker



Designs should demonstrate:

5.8.1 Public spaces that use solar exposure for warmth and are protected against cold winter winds.

5.8.2 Public spaces and streets that provide adequate shade in the summer and do not overheat through re-radiated heat from buildings.

5.8.3 Building frontages with retractable canopies or other means of providing shade, where they are exposed to the summer sun, to maximise usable outdoor space.

5.9 Use High Quality Materials

Design Aim

To enhance civic pride, improve the appearance of a place over the long-term, reduce maintenance requirements and improve wayfinding using high quality, long-lasting materials.

Wilderness Mews, Sevenoaks. Morris+Company



Designs should demonstrate:

- 5.9.1 Use of materials that are high quality, long-lasting and low in maintenance and sustainable.
- 5.9.2 Street surface materials that reduce visual dominance of carriageways, and clearly delineate use of space such as parking, footpaths, crossings, edges and spaces to meet or rest.

Additional Guidance

- Manual for Streets, Hertfordshire Building Futures Toolkit

5.10 Reduce Car Dominance

Design Aim

To design places which prioritise people, active and public transport and, lastly, private vehicle users.

Abode, Cambridge. Proctor & Matthews Architects. Photo: Tim Crocker



Designs should demonstrate:

- 5.10.1 Prioritisation of pedestrian and cyclist needs before those of vehicles.
- 5.10.2 Traffic calming measures that are integral to the streets design rather than an after-thought. Reliance on speed bumps, cushions and similar mechanisms is strongly discouraged.
- 5.10.3 A palette of materials and landscape design which produces attractive and safe environments for using and moving around public spaces and streets as a pedestrian.

Additional Guidance

- Manual for Streets
- CycleNation: Making Space for Cycling
- TfL: Healthy Streets, Living Streets

5.11 Integrate Car Parking

Design Aim

To integrate parking in order to minimise its impact on public spaces, creating a visually attractive and functional environment for people.

Designs should demonstrate:

5.11.1 An imaginative use of layout, materials and planting to integrate parking into the fabric of a neighbourhood with minimal visual and functional impact.

5.11.2 The use of on-street parking and minimal use of rear parking courts. Rear access to properties via parking on mews lanes will be permissible where there is no vehicle access to the front. In such instances, flats over garages (FOGs) should be built to provide passive safety surveillance and activity.

5.11.3 Shared space surfaces and Home Zone design principles in tertiary streets.

5.11.4 Use of landscaping to minimise the visual impact of surface car parks, where they are necessary, and where possible the integration of surface car parks into blocks to reduce their impact on the public realm.

5.11.5 Ensure that public realm isn't dominated by cars parked on footways.

Additional Guidance

- English Partnerships: Car Parking, What Works Where?
- IHIE: Home Zone Design Guidelines

5.12 Ensure Servicing is Discreet

Design Aim

To ensure servicing for commercial, retail or catering units does not dominate the street or frontages.

Fenman House, Camden. Maccreanor Lavington. Photo: Tim Crocker



Designs should demonstrate:

5.12.1 Service lanes and yards which are integral to the layout of the block and sufficiently discreet to avoid a negative impact on neighbourhood amenity. Hours of servicing may be limited by planning condition.

5.12.2 Discreet accommodation of commercial bins, service equipment and service entrances so that they do not dominate the streetscape or compromise the principle of active frontages and overlooked streets.

5.12.3 Provision of loading bays in neighbourhood centres to ensure small service vehicles can unload and deliver to local shops and businesses without blocking the street.

6. Great Homes

Overview

The homes we build over the coming decades need to drive a change in residential architecture and move towards locally distinctive, contemporary housing which meets the needs of residents whilst responding to the characteristics of a place. Additionally, these homes need to surpass those of recent times to achieve far greater levels of sustainability in their construction and operation.

Woodside Square, Pollard Thomas Edwards. Photo: © Morley von Sternberg



6.1 Housing Fit for the 21st Century and Beyond

Design Aim

To deliver homes that meet the changing needs and demographics of society and contribute to socially mixed and integrated neighbourhoods.

Designs should demonstrate:

6.1.1 Neighbourhoods with a wide variety of dwelling sizes responding to the spatial typologies. Homes should cater to contemporary household types, including single person households as well as small and large families, sharers, older people and downsizers.

6.1.2 Internal layouts to cater for contemporary living preferences including integrated kitchen/family rooms, home-working space, dedicated utility spaces and good levels of storage.

6.1.3 Homes that are digitally connected, integrate sustainable technologies and are future proofed to anticipate the potential for emerging technologies, such as electric car charging.

6.2 Offer Privacy and External Amenity

Design Aim

To enable residents of areas of higher and lower density alike to enjoy high quality private space and access to the outdoors at home, to promote personal space, contact with nature, and respite from busy lifestyles.

Moray Mews, Enfield. Peter Barber. Photo: Morley von Sternberg



Designs should demonstrate:

6.2.1 A range of outdoor amenity space that is appropriate to the typology and density, relates directly to the living environment and offers opportunities for extended seasonal use.

6.2.2 Apartment balcony space of a minimum of 5m² per 1 bed dwelling and 7m² per 2-bed dwelling for all apartments. Principal balcony space should generally be no less than 2m deep.

6.2.3 Arrangement of dwellings and amenity spaces to carefully consider privacy.

Additional Guidance

- CABE: Privacy in New Build Housing

6.3 Create Clear Points of Entry from the Street

Design Aim

To design homes which which positively address the street.

Portobello Square. Kensington. PRP. Photo: PRP



Designs should demonstrate:

- 6.3.1 Building entrances positioned to be visible from the street, create active frontages and a clear address. Ground floor apartments should have their own street address.
- 6.3.2 Importance given to entrances and provision of adequate threshold space to dwellings, appropriate to the typology.
- 6.3.3 Landscape and privacy strips as an integral part of the design and not as an afterthought.
- 6.3.4 Short thresholds with private space delineated from the public realm by an appropriate and attractive boundary material.
- 6.3.5 Shared access to apartments provided on the principal frontage.

6.4 Maximise Space and Daylight

Design Aim

To maximise opportunities to bring sun and daylight into the homes, including the circulation space, to create a sense of spaciousness in all homes.

Terrace of the Future. HTA Design LLP



Designs should demonstrate:

- 6.4.1 Good space planning with enough space and rooms sized for the number of occupants.
- 6.4.3 Dwellings of adequate size to support lifetime use. This may be achieved by meeting the national minimum space standards and exceeding them for family-sized dwellings.
- 6.4.4 Generous fenestration and large areas of glazing to allow for naturally well-lit homes and a seamless connection between living and external amenity spaces, whilst remaining appropriate to the typology and residential comfort. Glazing to all habitable rooms should be not less than 20% of the internal floor area of the room.
- 6.4.5 Apartments that are dual aspect wherever possible.

6.5 Storage and Utilities

Design Aim

To provide good amounts of storage for all homes to meet short, medium and long term storage needs that are generous and usable and to ensure spaces including balconies and garages do not need to be used for storage.

Designs should demonstrate:

- 6.5.1 Adequate storage is provided throughout the home: kitchens that maximise storage opportunities; bedrooms that allow for the easy installation of fitted wardrobes, an alternative furniture layout and access around all sides of the bed; general storage cupboards that provide usable shelving, and lofts that are designed to allow long term storage. Built-in storage provision should as a minimum comply with the areas set out in the Nationally Described Space Standards.
- 6.5.2 Separate utility rooms for 4 and 5-bedroom homes.

Additional Guidance

• Ipsos MORI / RIBA - The Way We Live Now
<https://www.ipsos.com/sites/default/files/publication/1970-01/sri-riba-the-way-we-live-now-may-2012.pdf>

6.6 Discreet Waste Storage

Design Aim

To successfully integrate bin storage and ensure waste management systems are easy to use to ensure refuse vehicle access does not adversely affect the design of the built environment.

Dujardin Mews, Enfield. KCA & MLA. Photo: Jim Stephenson



Designs should demonstrate:

- 6.6.1 Discreet domestic bin storage areas, which meet local authority waste guidance.
- 6.6.2 Innovative solutions for waste in higher-density areas or where tracking for waste disposal vehicles to all homes would compromise the intended character of a space or street. These may include underground waste systems.

6.7 Discreet Utilities

Design Aim

To successfully integrate utilities to ensure they do not adversely affect the design of the built environment.

William Street Mews, London. AHMM. Photo: Rob Parrish



Designs should demonstrate:

- 6.7.1 Outdoor utility/meter boxes that are integrated into the dwelling design and are not visible on the principal elevation.
- 6.7.2 Flues and service risers should not appear on principal façades.

7. Active and Healthy

Overview

All places should support healthy communities through the integration of open space, good access to sports and community facilities, prioritisation of active travel and reduction of air pollution, and well-planned, contemporary healthcare facilities.



7.1 Create Attractive Safe and Usable Walking and Cycling Routes

Design Aim

To deliver attractive walking and cycle routes which protect cyclists from traffic, provide direct connections and pass through high-quality spaces.

Designs should demonstrate:

7.1.1 A comprehensive walking and cycling network throughout the development, overlooked by active frontages and well-lit to ensure passive surveillance and feelings of safety.

7.1.2 Cycling routes and safe off-road routes between homes and key destinations - schools, employment, neighbourhood centres, and links to the existing cycle network.

7.1.3 Cycle lanes that are physically segregated by kerb or upstand on primary streets where traffic speeds or volumes are high.

7.1.4 Cyclist priority at junctions with side-roads, reinforced using materials and level changes.

7.1.5 At busy or controlled junctions, incorporation of Cyclops safety camera junction design principles to continue the cycling route.

Additional Guidance

- Public Health England - Spatial Planning for Health
- Manual for Streets
- CycleNation: Making Space for Cycling
- TfGM: CYCLOPS - Creating Protected Junctions
- TfL: London Cycling Design Standards

7.2 Incorporate Cycle Parking

Design Aim

To provide convenient and secure cycle parking at home, at nodes and destinations and as a key feature of all public transport infrastructure in order to facilitate multi-modal trips.

Cycle stands in Hemel Hempstead Town Centre. Photo: DBC



Designs should demonstrate:

7.2.1 Convenient bicycle storage at all dwellings, with apartment buildings having ground-floor, secure storage areas, and all houses having secure cycle parking space with convenient access, to a level of provision which meets Local authority standards.

7.2.2 Secure bicycle and scooter parking at all employment locations, such as secure bike lockers, and at schools.

7.2.3 Cycle stands near retail or community facilities, and at public transport stops and benefiting from natural surveillance.

Additional Guidance

- CycleNation: Making Space for Cycling
- London Cycling Design Standards - Chapter 8

7.3 Give Prominence to Health

Design Aim

To ensure that trends relating to population and life expectancy are acknowledged in the planning and design of new communities, and that adequate provision is made for modern healthcare at the earliest possible point in the development.

Gadebridge Park. Photo: DBC



Designs should demonstrate:

- 7.3.1 That adequate land in the right location has been identified and safeguarded for the provision of necessary healthcare facilities.
- 7.3.2 Incorporation of the principles of the NHS England's Healthy New Towns initiative and Putting Health into Place.
- 7.3.3 Provision of space suited to formal and informal community-oriented well-being events, such as 'Parkrun'.

Additional Guidance

- NHS England: Healthy New Towns
- NHS England: Putting Health into Place
- UK Green Building Council: Health and Wellbeing in Homes

7.4 Enhance Access to Sport

Design Aim

To offer easy access to sporting facilities, gyms and spaces which can support free informal sport, to make participation in sports convenient and appealing.

Designs should demonstrate:

- 7.4.1 Adherence to the local authority's open space standards and Fields in Trust standards for the provision and location of formal open space including sports pitches, and adherence to the principles of Sport England's Active Design.
- 7.4.2 Easy, safe and convenient access to sports facilities and opportunities for more informal exercise as part of the public realm.
- 7.4.3 Indoor and outdoor sports facilities commensurate with the scale of development and local need. Designs should be robust and durable whilst making provision for a range of sports.
- 7.4.4 Parks should meet Green Flag standards.
- 7.4.5 Dedicated cycle lanes / routes and secure cycle storage, as well as showers provided in workspace buildings to encourage people to safely and easily cycle to work.

Additional Guidance

- Fields in Trust: Guidance for Outdoor Sport and Play
- Green Flag Award - Raising the Standard, The Green Flag Award Guidance Manual
- Sports England: Active Design Principles,

7.5 Incorporate Food Production

Design Aim

To provide community food infrastructure, through the provision of and access to growing spaces.

Incredible Edible, Salford. Photo: Incredible Edible Network



Designs should demonstrate:

- 7.5.1 Apartment buildings that explore opportunities for shared amenity spaces as well as private amenity space. This might include elements of productive landscapes, such as allotments and opportunities for food growing in communal gardens. This is particularly important for homes which are Age-Restricted or designed for Later Living. Designs should be robust and durable whilst making provision for a range of sports.
- 7.5.2 Public realm spaces that incorporate opportunities for food production or orchards.

7.6 Mitigate the Effects of Pollution

Design Aim

To offer mitigation measure to air and noise pollution to make spaces more healthy and appealing.

Designs should demonstrate:

7.6.1 Improving air quality, which includes reducing exposure to nitrogen oxide, particulate matter and other pollutants, through reduced car dependency, use of Green Infrastructure for screening and street design and the resulting impact on air flow.

7.6.2 Reduced exposure to excessive noise through the siting of buildings, mitigation measures on the façade and use of Green Infrastructure for screening.

Additional Guidance

- NICE - Air pollution: outdoor air quality and health - Quality statement 2: Planning applications

8. Facing the Climate Crisis

Overview

Resilience to climate change should inform every stage of the design and development process, with an emphasis on capturing opportunities for habitat creation, water conservation and green energy production.



Beaulieu Park, Chelmsford. Photo: © Morley von Sternberg

8.1 Certify Sustainability

Design Aim

To make it clear that homes and workplaces have been designed and assessed to meet specific sustainability standards.

Designs should demonstrate:

- 8.1.1 BREEAM Standards Design certificates of a minimum of 'Excellent' for non-residential buildings.
- 8.1.2 Achievement of BRE's Home Quality Mark Five Star and other relevant Local Plan targets for all residential buildings.
- 8.1.3 Route toward achieving zero-carbon homes in accordance with Local Plan policy. This may be achieved through certification such as Passivhaus or appropriate carbon offsetting.
- 8.1.4 'WELL Building' standards for all commercial buildings.

Additional Guidance

- BREEAM: Technical Manual
- BRE: Home Quality Mark ONE Manual (England)
- UK Green Building Council: Zero Carbon Non-Domestic Buildings
- Mayor of London - Design for a Circular Economy – Primer
- Passivhaus Trust

8.2 Enhance Biodiversity and Habitats

Design Aim

To enhance biodiversity to ensure it is protected for the future and becomes a valuable asset for residents.

Designs should demonstrate:

- 8.2.1 Delivery of biodiversity net gain, as measured by DEFRA's assessment methodology, in accordance with Local Plan policy. A mitigation hierarchy should be used: 'avoid, minimise, restore and offset'.
- 8.2.2 Retention of mature trees, hedgerows and substantial net gains in tree cover, using UK sourced and locally-significant native species, to meet the local authority standards.
- 8.2.3 Retention and enhancement of valuable green infrastructure assets, such as wildlife corridors and wetlands.
- 8.2.4 The inclusion of green and blue infrastructure, to include SuDS and the creation of a variety of connected habitat types.
- 8.2.5 Retention of grassland on highway verges and the sowing of wildflowers to create meadows.

Additional Guidance

- UK Green Building Council: Biodiversity and the Built Environment

8.3 Drain Places Naturally

Design Aim

To maximise opportunities for natural drainage at all project stages, from masterplanning through to detailed design to ensure the development and local watercourses are protected in the event of extreme rainfall.

Elvetham Heath, Fleet, Hampshire. Photo: © Hydro International



Designs should demonstrate:

8.3.1 Landscape and urban form accommodating Sustainable Drainage Systems (SuDS) to achieve greenfield run off rates, while contributing to increased biodiversity and improving the water quality of surface water run off.

8.3.2 SuDS infrastructure to provide multiple benefits, aiming to incorporate the management of water quantity, improvements in water quality, amenity provision and increased biodiversity, including a consideration of biodiversity net gain.

Bridget Joyce Square. Community SuDS Park & Robert Bray Associates



8.3.3 SuDS measures should be designed at or near the surface and located with discharge routes following the SuDS hierarchy. Infrastructure may be located in informal or semi-natural areas of open space, parks and amenity green spaces (using, for example, measures such as swales or attenuation ponds), as well as in built up areas (using, for example, measures such as rills, rain gardens and green walls and roofs).

8.3.4 Designs should demonstrate a sub-catchment approach utilising source control methods where possible (using, for example, permeable surface materials to facilitate sustainable surface water drainage at source).

8.3.6 Minimal reliance on solutions requiring extensive and ongoing maintenance. Ensure SuDS and soft landscape maintenance plans are co-beneficial in order to minimise both current and future risk of SuDS failing due to lack of maintenance.

8.3.7 Drainage must be able to perform under extreme rainfall events and meet national non-statutory technical standards with an appropriate uplift for climate change in line with the latest national climate change models.

8.3.8. SuDS should demonstrate an appropriate management and treatment train to assist in meeting water quality objectives under the EU water framework directive.

8.3.9 Drainage able to perform under extreme rainfall events predicted under 2050 climate models.

Additional Guidance

- Ciria: The SuDS Manual
- TfL: SuDS in London
- Urban Design London: Designing Rain Gardens, A Practical Guide
- HCC Local Flood Risk Management Strategy 2019-2029

8.4 Conserve Water

Design Aim

To maximise water efficiency, in order for the development to be more environmentally sustainable, while providing lower cost benefits to residents.

Langport, Somerset.



Designs should demonstrate:

- 8.4.1 That BREEAM credits for water efficiency in non-residential buildings will be maximised.
- 8.4.2 That maximum rainwater and grey water recycling has been incorporated in homes and the public realm.
- 8.4.3 That water saving devices such as water efficient white goods, dual flush toilets and water efficient shower heads are used throughout.

8.5 Maximise Natural Heating and Ventilation

Design Aim

To heat and cool buildings by natural means.

Langport, Somerset.



Designs should demonstrate:

- 8.5.1 Building orientation and internal layouts designed to maximise solar gain.
- 8.5.2 Dual-aspect dwellings with good passive ventilation.
- 8.5.3 An appropriate mitigation strategy to avoid summertime overheating under future forecast climate scenarios. Specifically, layouts, glazing, shading and façade treatment.
- 8.5.4 Internal service designs and ventilation strategies should take account of the anticipated local climate to 2050 and beyond.

Additional Guidance

- UK Green Building Council: Sustainable Innovation Manual

8.6 Conserve Energy and Reduce Carbon Emissions

Design Aim

To make low-carbon building techniques and locally sourced sustainable materials the norm for all development in order to reduce energy use and embodied carbon emissions. To deliver carbon neutral where possible.

Designs should demonstrate:

- 8.6.1 Innovative proposals such as carbon-neutral parks or on-site energy generation.
- 8.6.2 LED street lighting throughout.
- 8.6.3 Discrete on-street electric car charging points, especially in neighbourhood centres, to a quantum that meet local authority requirements.
- 8.6.4 Smart meters installed in all homes.
- 8.6.5 Use of Modern Methods of Construction (MMC).
- 8.6.6 Source low carbon and locally sourced materials for construction with 25% of materials to be recycled.
- 8.6.7 Reducing the development's use of resources across its life cycle, including during the construction phase. Low-carbon and recycling targets should be included in development contracts.

Additional Guidance

- UK Green Building Council: Sustainable Innovation Manual and Zero Carbon Non-Domestic Buildings

8.7 Create Opportunities for Energy Production

Design Aim

To secure opportunities for carbon-free energy production within developments to meet on-site needs insofar as possible.

Abode, Cambridge. Proctor & Matthews Architects. Photo: Tim Crocker



Designs should demonstrate:

8.7.1 Installation of solar panels and battery storage in homes and commercial buildings. These should be integral to the design with consideration to orientation, sunlight and shading. Any buildings that do not have solar panels integrated should be future proofed to enable future installation of panels.

8.7.2 For large developments, incorporation of sustainable district heating and power networks (CHP) where this is an appropriate solution, and community energy schemes.

Additional Guidance

- Mayor of London: District Heating Manual for London
- Carbon Trust: Combined heat and power for buildings

8.8 Be Resilient to Climate Change and Extreme Weather

Design Aim

To ensure that built form and green infrastructure are able to withstand adverse weather and high temperatures arising due to climate change.

Designs should demonstrate:

8.8.1 Climate resilient trees and soft landscape species.

8.8.2 Use of green infrastructure to mitigate the Urban Heat Island Effect and in creating shade.

8.8.3 Weather tight buildings which are robust enough to withstand anticipated extremes of weather.

Additional Guidance

- Innovate UK (Technology Strategy Board): Design for Future Climate Change
- Hertfordshire Building Futures Toolkit
- TCPA guidance - Planning for Climate Change

9. Flexible and Adaptable

Overview

Buildings and spaces need to be designed and constructed with adaptability in mind and anticipating social, economic and technological trends.. Over the longer term this will save resources and materials and will avoid disruption to urban life.

Ryle Yard, NW Cambridge. Maccreanor Lavington. Photo: David Grandorge



9.1 Create Space for Future Utilities

Design Aim

To ensure that utilities infrastructure is designed and located to enable future changes to be accommodated.

Designs should demonstrate:

- 9.1.1 Under-pavement or under-verge channels with routing to all homes and buildings which can incorporate future digital or other infrastructure.
- 9.1.2 Space provision for potential future installation of 5G technology in street furniture.

9.2 Facilitate Future Adaptation of the Built Environment

Design Aim

To design buildings and streets so that they may be adapted to meet the demands of future change.

Designs should demonstrate:

- 9.2.1 Plot sizes and shapes that enable alternative uses or typologies in the future, ideally right-angled and with suitable minimum frontage widths.
- 9.2.2 Building typologies that permit uses to be changed over time, such as incorporating convertible ground floors in mixed-use centres and employment areas.
- 9.2.3 Future adaptability of specialist accommodation so that it may be converted to general residential accommodation.
- 9.2.4 Public realm that is adaptable to temporary uses and future changes, with the minimum amount of street 'clutter' and the maximum amount of amenity.

Additional Guidance

- Urban Design Compendium
- MHCLG: Lifetime Neighbourhoods
- CABE: What Home Buyers Want

9.3 Anticipate Changes in Mobility

Design Aim

To consider flexible designs that do not 'lock in' current modes such as private cars, and provide space for future shared or autonomous mobility options.

Van Gogh Walk, Lambeth. Photo: Archie Bashford



Designs should demonstrate:

9.3.1 Dedicated spaces for vehicle sharing or car clubs near to dwellings.

9.3.2 Streets that can accommodate future changes in transport, for example the reduction of private vehicle use, advances in autonomous vehicles and increased cycling.

9.3.3 Car parks and car parking spaces for housing that are designed to adapt to alternative uses in the longer term.

Additional Guidance

- TfL: Healthy Streets, Carplus: Car Club Parking Guidance
- Hertfordshire Local Transport Plan (4)

10. For the Long Term

Overview

The long-term sustainability of a place requires proactive stewardship by, and on behalf of, the community. Good places are designed and constructed with an eye to ease of management and maintenance, with quality and robust detailing and materials that minimise the potential for damage and replacement. A good place has a clear approach to phasing that supports placemaking from the very start.

New Ground co-housing, High Barnet



10.1 Deliver on the Vision

Design Aim

To ensure compliance and consistency with the approved vision for a development throughout the delivery process.

Masterplanning workshop with key stakeholders for a site. Photo: DBC



Designs should demonstrate:

- 10.1.1 Retention of the original design team or provision for a design guardian to assess ongoing delivery proposals against the vision.
- 10.1.2 Engagement with and responsiveness to a Design Review Panel, Dacorum's Community Review Panel and other stakeholders to deliver better designs.

Additional Guidance

- CABE: Protecting Design Quality in Planning
- CABE: How to do a Design Review

10.2 Be Proactive with Stewardship

Design Aim

To provide certainty about the management, maintenance and funding of community assets. Hertfordshire has pioneering examples of how this can be done successfully through the original Garden Cities, and later with the New Towns.

Milton Keynes' Parks Trust



Designs should demonstrate:

- 10.2.1 A strategy and action plan for the management of community assets in perpetuity.
- 10.2.2 Mechanisms to allow community involvement in decisions affecting the maintenance and management of community assets.

Additional Guidance

- TCPA: Garden Village Principles
- TCPA: Long Term Stewardship Practical Guide
- UK Green Building Council: Role of local leadership in creating sustainable homes

10.3 Make Maintenance Easy

Design Aim

To ensure a high standard of maintenance is possible at all times in order to contribute to place quality and local civic pride.

Beaulieu Park, Chelmsford



Designs should demonstrate:

- 10.3.1 Use of materials that are high quality, long-lasting and low in maintenance.
- 10.3.2 Choice of planting that minimises long-term maintenance requirements.
- 10.3.3 Spaces and use of street furniture that facilitate long-term upkeep.

10.4 Build a Community from the Start

Design Aim

To help new communities establish themselves well before the scheme is fully built-out.

Milton Keynes' Parks Trust



Designs should demonstrate:

- 10.4.1 Early activation projects with community involvement. This may include the appointment of a community team to lead this process, following examples of best practice from other strategic sites within the UK.
- 10.4.2 The early provision of community meeting places, on a temporary basis if necessary, to begin to generate a community-based activities.
- 10.4.3 Engage with existing nearby communities from the start of the process, through a robust and comprehensive community engagement programme as part of the Masterplanning process.

Additional Guidance

- LLDC: Building Community, An Action Plan for Building Community in a New Estate

10.5 Secure Quality at the Planning Stage

Design Aim

To ensure a high standard of design is taken forward from planning stage to delivery.

Designs should demonstrate:

- 10.5.1 At the planning stage, applicants should submit 1:20 bay studies (including part elevation and associated sections) of typical elevations. These should indicate the proposed materials and intended details of key elements of the façades including:
 - copings;
 - windows heads and cills;
 - the ground level;
 - detail of cladding;
 - proposed materials;
 - location of meter cupboards and similar; and an
 - outline specification for building materials.
- 10.5.2 At the planning stage, applicants should submit 1:20 details of key hard and soft landscape features. These should indicate the proposed materials and intended details of key elements including:
 - indicative planting plans;
 - proposed paving materials and edging;
 - street furniture and built planters;
 - boundary conditions;
 - green roofs or walls if relevant; and an
 - outline specification for hard and soft landscaping.