

Design Task Force – 03/02/2020

1. What is Design

Noun “a plan or drawing produced to show the look and function or workings of a building, garment, or other object before it is made.”

Good Design

“A good design is **intuitive**. Intuitive design explains itself and makes a user manual unnecessary. A design makes how to use, perceive, and understand a product obvious. A good design explains its function. “It clarifies the product’s structure. Better still, it can make the product clearly express its function by making use of the user’s intuition.”

“In a broader sense there are two schools of design philosophy which designer knowingly or sub-consciously follow... one in which, it is believed that the form follows function; the other in which aesthetics is the most important aspect of design”

In terms of Planning the Government say

“**Good design should:** ensure that development can deliver a wide range of planning objectives... **enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on wellbeing.... address the need for different uses ..”.**

And

“Good urban design is **essential if we are to produce attractive, high-quality, sustainable places in which people will want to live, work and relax**. It is fundamental to our objective of an urban renaissance”.

And

The NPPF stresses that ‘*good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.*’

2. How to achieve good design as a Council

a. Pay for it

In all projects where you have a financial interest, as landowner, developer or provider of grant funding, you can set design requirements as you consider are reasonable. You can seek to lift the standard through exemplar schemes.

b. By setting Planning requirements

This is the main part of this discussion. Considering how through the reasonable operation of your Planning powers as a Council, you can influence development within the district.

Decisions on Planning applications should be “*in accordance with the (development) Plan unless material considerations indicate otherwise*”

3. South East Lincolnshire Local Plan adopted March 2019

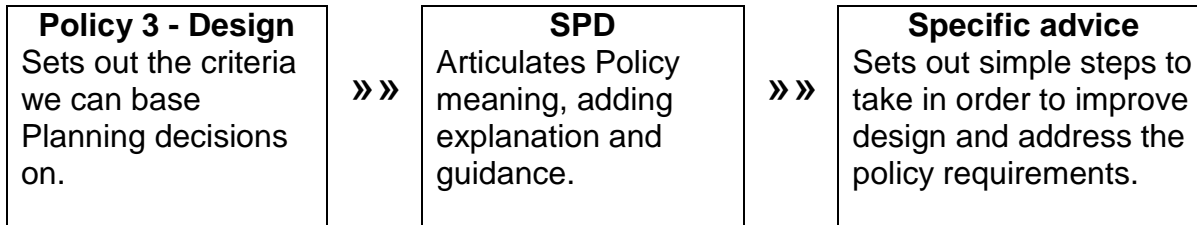
Design issues feature throughout the Plan, notably in Policy 2 on Development Management, but specifically in terms of Policy 3 on Design (Copy attached)

The Policy is around a page long, an introductory paragraph and 15 issues (criteria) against which proposals are required to demonstrate how the issue will be ‘secured’, where relevant. It contains

a lot of very general terms, across a myriad of considerations and whilst aspirational, it is difficult to easily apply to address the benefits or difficulties of a scheme when negotiating with applicants or proposing to refuse an application.

For these reasons a Supplementary Planning Document is being produced in order to build on the policy to clearly articulate what will be required.

The approach is seen like this:



The Policy is the strength of any decision notice, as it provides the Local Plan basis for any refusal. A copy of it is attached to this briefing note

The SPD (Draft circulated) must be based on the policy and can only interpret and explain the policy, not create issues not covered by the policy. It is therefore a lengthy document as it sets out the whole policy position and its role within that. It also provides links to other documents and guidance.

The specific advice, or Key Design considerations we intend to add to the document will guide developers understanding of what they need to do to bring an acceptable scheme forward

4. The Design Supplementary Planning Document

There are seven main parts to the SPD, which are:

1. Introduction – Explaining the SPD
2. National Policy Context – Considering the National Planning Policy Framework (NPPF) the National Design Guide and other national approaches
3. Local Policy – Considering the Local Plan, the Policies and looking in depth at each criteria
4. Design Approach – Recommendations on how to approach the design of a scheme and things to consider
5. Pre –application advice – Looking at the service the Council can offer and advice we would give
6. Design Reviews – Looks at the use of design review panels to consider special or major schemes, and the requirements for a design and Access statement
7. Submitting an application – Explains the basics of the application process

Policy 3: Design of New Development

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable. Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

Key Design Considerations

<p>1) Creating a Sense of Place Seek local inspiration, create character. Avoid standard design of buildings and layouts Use interesting materials, landscaping, street furniture Consider durability, colour, texture and style of materials Vary densities, respond to the character of the surroundings Alter heights and massing to increase architectural interest, Use light and shadow, shape vistas and views</p>	<p>5) Provision of external facilities Provide convenient, secure, and accessible refuse and recycling storage facilities for all House communal storage in well-designed enclosures that complement the scheme. Ensure good quality cycle storage is provided on all new developments Avoid car parking that is not adjacent to and within the curtilage of the responsible property Ensure roadways serving more than 5 dwellings are of an adoptable standard and are adopted</p>
<p>2) Define private and public spaces Clearly define public and private spaces Make boundaries between spaces easy to maintain. Use natural surveillance over public spaces. Create understandable, legible places Avoid dead frontages to minimise opportunity for graffiti and antisocial behaviour. Ensure outdoor private spaces are safe, accessible, inviting and secure</p>	<p>6) The lighting of public places Integrate lighting into the overall design Illuminate vulnerable areas and danger spots Avoid light pollution impacting on amenity. Apply BS-EN standards to the public realm Highlight landmarks and prominent buildings Design lighting to suit the use of the space. Use appropriate lighting fixtures and fittings, consider the areas context</p>
<p>3) The landscape character of the location Understand the character of the site and its broader setting Promote the character in townscape and landscape. Consider the context of the area and the key features of the locality. Use a LVIA to identify the impact of the proposal on views and the landscape</p>	<p>7) Ensure public places are accessible to all Design public spaces so that they are attractive, clear of obstruction and accessible areas for all users, Consider a public realm strategy that is a guiding aspect of any spatial masterplan. Reduce the need for steps, Avoid street clutter;</p>
<p>4) Seek to use public transport, public rights of way and cycleways Increase travel choices within areas Prioritise pedestrians and cyclists needs, above those of vehicles. Create good connections within the site and with the surroundings. Provide direct, well-lit and safe links to existing pedestrian and cycling networks. Ensure convenient, secure cycle parking for all Improve links to village or town centres or along public transport corridors. Design to meet the needs of all people including the mobility and visually impaired.</p>	<p>8) Crime prevention and community safety Make crime prevention and community safety an inherent part of the design process. Seek safe and secure environments through good site planning of the layout of buildings and spaces. Provide high-quality layouts with good natural surveillance to create safe, useable spaces. Consider the road pattern, layout and orientation of buildings and the interface between public and private realms, Avoid blackspots and impasses, by designing in lighting; security and surveillance measures.</p>

<p>9) Orient buildings for decentralised and renewable low-carbon energy technologies Incorporate energy-saving measures into the design and construction of buildings. Prioritise natural ‘passive’ measures over active measures to reduce energy requirements. Orient buildings to reduce space heating needs and increase natural daylight levels. Integrate energy-efficiency into the design to maximise solar gain and use of daylight Use insulation, thermal materials, ventilation, heating and control systems. Consider prevailing wind direction as they can impact on energy efficiency</p>	<p>12) Mitigation of flood risk Manage surface water flood risk on-site by using sustainable drainage systems (SuDS). Consider SuDS measures early in the site evaluation and planning process, as well as at the detailed design stage. Replicate natural drainage where possible. Identify opportunities to use water as a natural resource through rainwater reuse and harvesting and as part of the landscape . Integrate Sustainable drainage approaches within the layout of the development. Allow for future maintenance as part of the design</p>
<p>10) Facades to public places, Minimise visual intrusion and clutter Use outdoor advertising to make a positive contribution to the visual environment. Avoid bland, poorly designed shop fronts, dominating external roller shutters and overbearing signs Relate materials, lighting, colour and scale of advertisements to the whole building Locate utilities and services on side or rear elevations. Limit satellite dish visibility from public areas Ensure substation facilities fit in with the surrounding development Seek to create active, shop frontages,. Provide details of signage, position and materials, in relation to any shopfront. Design projecting or Hanging Signs as an integral part of the shop front Use unobtrusive light fittings where signage illumination is required. Avoid identical frontage treatment extending across buildings of different characters. Consider ‘Secured by Design’ principles Retain valuable architectural features.</p>	<p>13) Use of local materials, and minimising the use of water and land take Seek sustainable local products and materials to aid sustainability Manage potable water demands by limiting consumption, and using grey water Maximise the opportunities to include water-saving measures and appliances. Seek suitable brownfield land within settlements for homes and other needs. Consider how to limit the any impact on best and most versatile soils.</p>
<p>11) Residential Amenity Avoid overlooking of neighbouring property to an unreasonable degree. Carefully consider the impact of proposals on daylight or sunlight to neighbouring properties. Avoid overshadowing or creation of an unacceptable sense of enclosure Consider any disturbance which may be caused by established lawful uses. Provide noise and/or vibration surveys and reports will be required for all types of noise generating developments</p>	<p>14) Hedgerows, Trees and Landscaping Incorporate existing natural features Protect good quality trees and take opportunities for new prominent tree planting Plan for replacement trees if necessary. Ensure trees have space to reach maturity. Design in appropriate root protection zones Seek specialist arboricultural advice Demonstrate how biodiversity has been incorporated at an early stage. Provide ecological surveys Design in enhancement, restoration and creation of wildlife features or habitats</p> <p>15) Use or reuse of historic buildings Conserve buildings by ensuring appropriate use and avoiding dereliction. Reuse Heritage buildings in a way compatible with their character and preservation. Design new uses to avoid adverse impact on their significance Conversions should retain the character and appearance of the original building. Consider scale, height, massing, alignment, materials and use in all proposals. Retain the historic fabric wherever possible, architectural features should be repaired and retained.</p>