

EREWASH



Design Guide

Supplementary Planning Document

April 2006

*A clean, healthy, vibrant, safe and sustainable borough
delivering the best for 'Erewash'*

EREWASH



EREWASH BOROUGH COUNCIL

Design Guide Supplementary Planning Document

**Director of Development and Regulatory Services
Sue Blakeley**

Erewash Borough Council
Development and Regulatory Services
Town Hall, Long Eaton
Derbyshire NG10 1HU
Tel: 0115 907 2244
Fax: 0115 907 2377
Email: planning@erewash.gov.uk

For further information, please contact

Mr I McHugh
Development Manager
Tel: 0115 907 2206

April 2006

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About this Guidance

- 1.1** This Supplementary Planning Document has been prepared in accordance with current Government planning guidance. Its purpose is to supplement relevant policies and proposals as set out in the Erewash Borough Local Plan Adopted July 2005. The contents of this document will therefore guide those submitting planning applications. When adopted it will be given considerable weight in the determination of planning applications and it is therefore expected that developers will follow the advice as set out.

Introduction

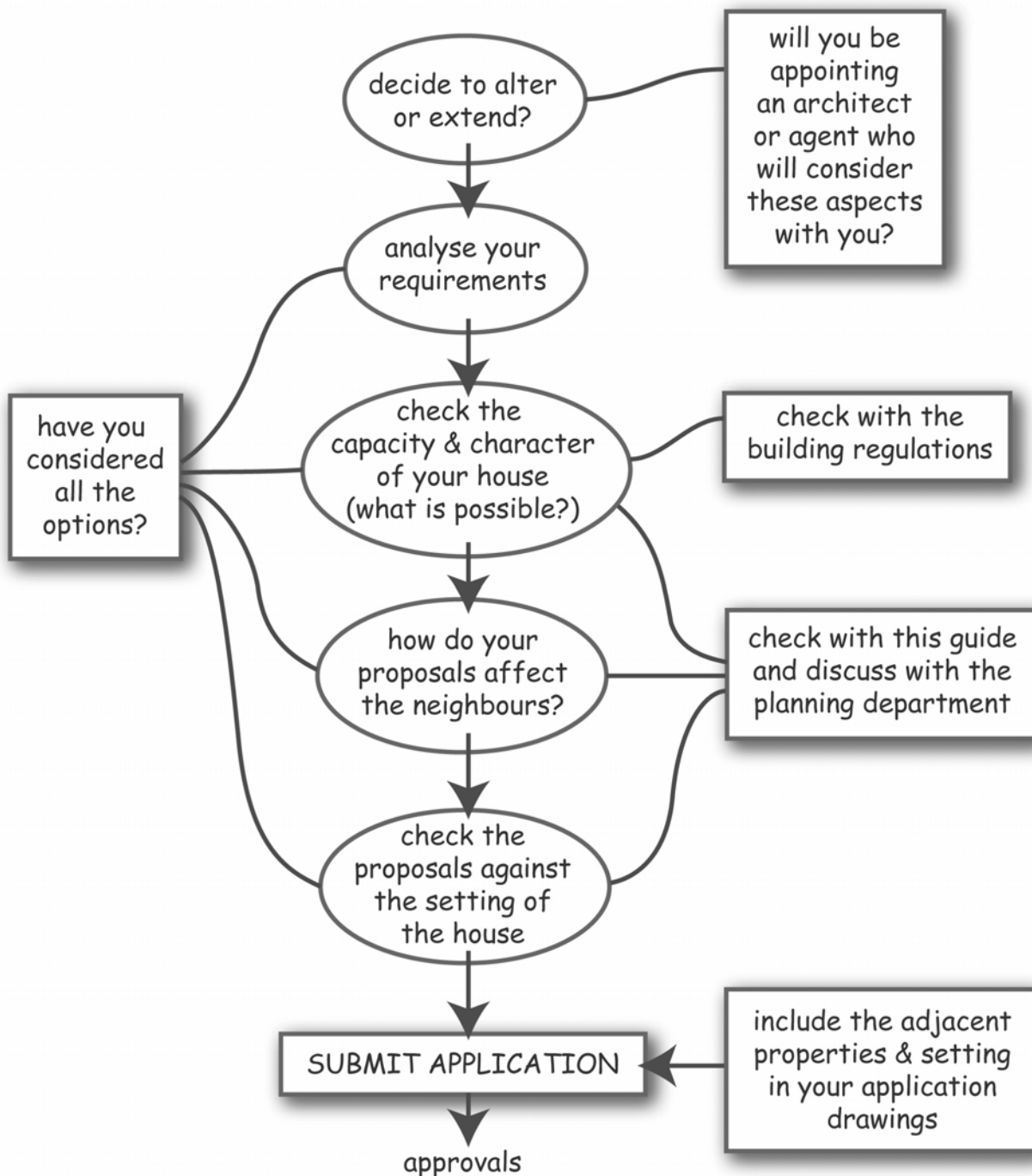
- 2.1** Good urban design is not an abstract ideal. It is a matter of creating the right conditions to make places work. The planning system has a central role in achieving this.
- 2.2** Safety and security are essential to successful, sustainable communities. Underpinning this guidance is the contribution good quality design can make to creating places where people want to live, work and relax in the knowledge that they are safe to do so.
- 2.3** Planning out crime makes sense financially. Once a development has been completed the main opportunity to incorporate crime prevention measures will have been lost. The costs in correcting or managing badly designed development are much greater than getting it right in the first place.
- 2.4** Good urban design is a powerful tool for achieving a higher quality of life, greater economic vitality and a more efficient use of resources. It is key to making places where talented people want to live and which nurture economic success.
- 2.5** Reference should also be made to all the Council's other SPD's.

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THE DESIGN PROCESS ...



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Policies

- 3.1** This Document supports and amplifies the policies of the Erewash Borough Local Plan. It sets out generic design principles to promote sustainable development. The Council has prepared a SPD which relates to domestic extensions.
- 3.2** The Local Plan provides a framework for the control of development in Erewash. The Policies relating to domestic extensions are LP1 – Sustainable Development, DC9 – Designing Out Crime, DC10 – Design, these are contained in Appendix A of this document. A number of other policies contain specific criterion which relate to design issues, the written statement should be referred to for further information on these. Information is contained in Appendix B relating to national advice and guidance.

Design Principles

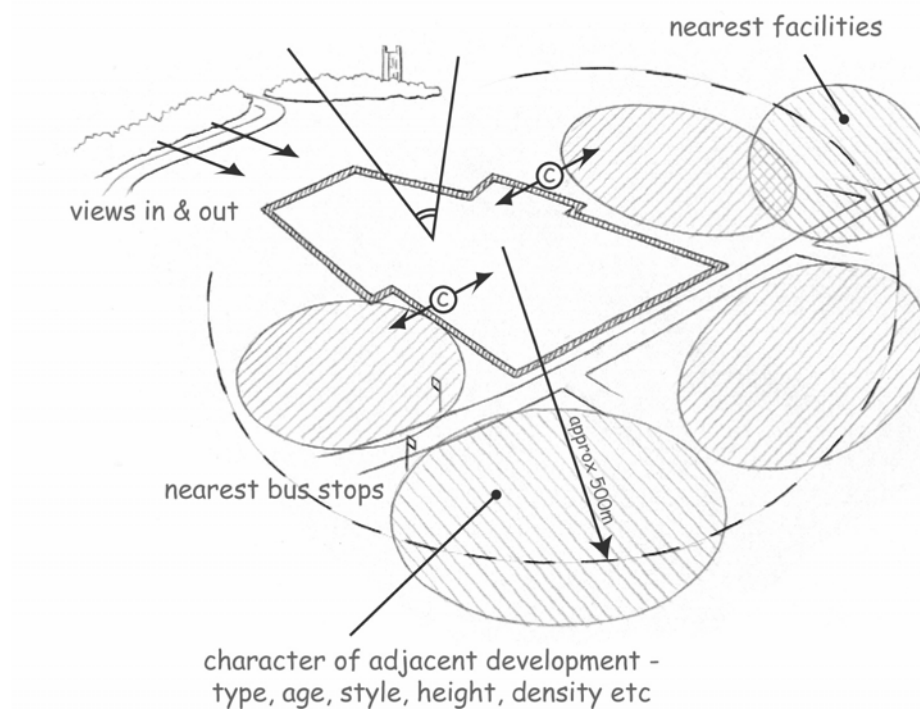
Context

- 4.1** ‘Context’ refers to the character and setting of the area in which the proposal sits. It relates to its natural and human history; the form of settlements; the grain of the plots and streets; socio-economic context; buildings and spaces; its location; connectivity and the routes that pass through it. It is also about people, those living in or near a proposal and how the community and the development will interact.
- 4.2** A thorough appreciation of the overall site context is needed if high quality places are to emerge.



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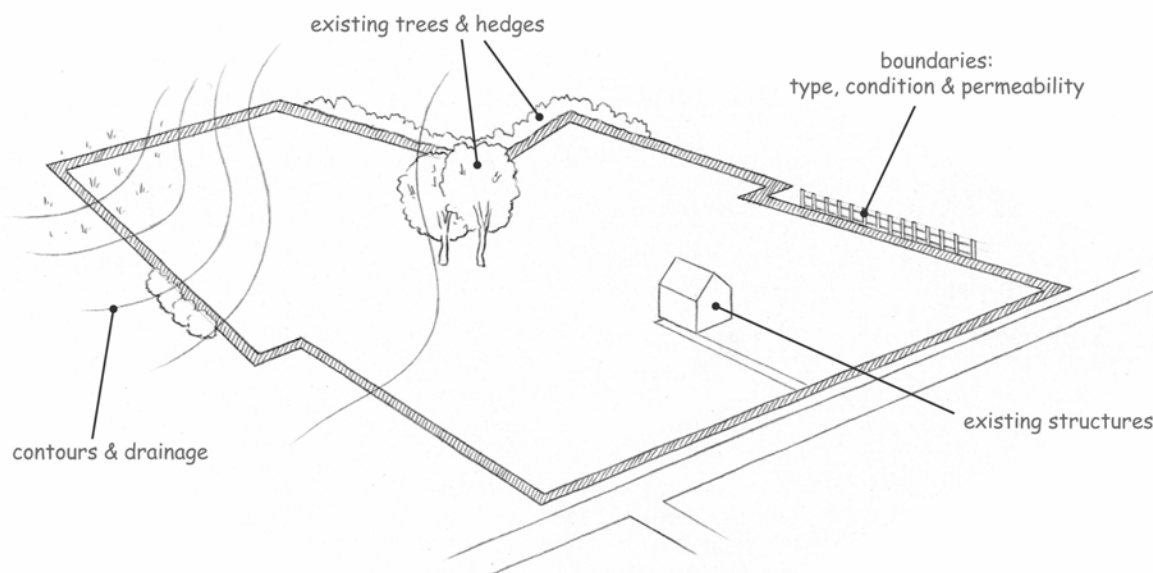
- 4.3** An assessment of the relationship of the site to its strategic context, together with the individual characteristics of form and the way the place is used will lay the foundations for high quality design.



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Character/Site

- 4.4** The site appraisal should help to identify characteristics, constraints and opportunities to influence the development, to create a place with its own identity by reinforcing local distinctiveness, patterns of development and culture.
- 4.5** Existing site features should influence the proposals. Account should be taken of the surrounding landscape and existing built form, including its relationship with each boundary. Also consider the effect of the development on existing trees, hedges and boundary treatments. Elements of local distinctiveness such as particular local materials, building forms and features should where possible be utilised.



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- 4.6** Natural features should be incorporated into the development where possible, particular ecological or geographical characteristics like contours, existing trees and the orientation to maximise solar potential etc. The existing built form should also be taken into consideration, like the retention of buildings and structures, vehicular and pedestrian access points, constraints like wayleaves for utilities and contamination etc.
- 4.7** The optimum approach involves the maximum use of the sites resources while placing minimum demands on the environment. This will ensure that the development utilises sustainable development practices.
- 4.8** Appraisal of the context and the site should suggest certain initial features from which to develop a design concept.



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Ease of Movement

- 4.9** Street environments make a significant contribution to the quality and character of the local built environment. An example is the way the built form encloses the highway and provides clarity of form.
- 4.10** All types of movement need to be appraised, in terms of strategic and local accessibility. Consideration should be given to traffic passing and arriving plus the potential for shifting the balance from cars to other modes of transport. Planning Policy Guidance Note 13 – Transport: A guide to better practice provides a checklist for an audit of transport conditions.
- 4.11** Connectivity and permeability should be a primary concern to integrate the development into the existing built form. Roads, footpaths and public spaces should be connected into well-used direct routes that lead to where people want to go. Where existing routes and connections are inappropriate new connections should be provided. The illustration overleaf shows examples of recommended movement design principles.



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MOVEMENT DESIGN PRINCIPLES

a clear hierarchy of avenues, streets, squares and courts create a legible structure



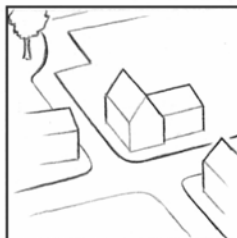
a coherent, legible street network allowing logical connections where appropriate



shared surfaces introduce some ambiguity in neighbourhood streets: conveys to the driver that he/she is entering a home zone



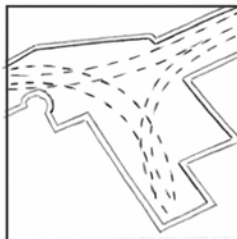
frequent changes of direction and tight corners with narrow sight lines to control speed



shared surfaces and the reduction of signs convey to the driver a sense that he/she is entering a pedestrian priority space

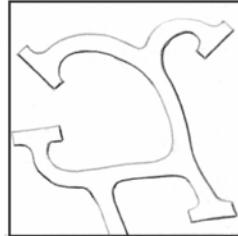


streets with irregular carriageway, widths which allow for vehicular tracking



NOT RECOMMENDED

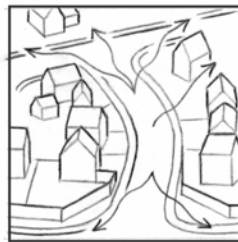
layout with consistent road widths and bends has no sense of priority and lacks legibility



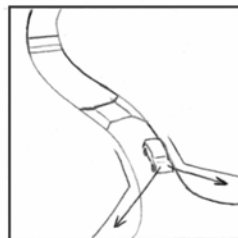
winding cul-de-sac layout gives poor links and is illegible: awkward plot layout



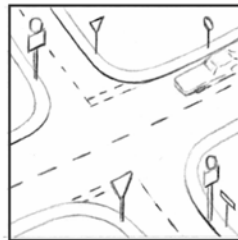
road dominated: lack of enclosure



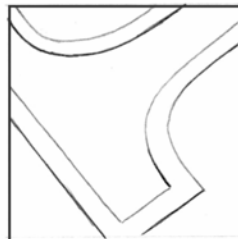
'fast' road with gentle bends and wide sight lines controlled by humps and bumps gives mixed messages



road environment with excessive signage give priority to the vehicle and intrudes on the street scene



road layout dominates built form



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- 4.12** Proposals should include a clear hierarchy of roads, streets, avenues, squares and courts with logical connections where appropriate to allow for a coherent, legible street network. Frequent changes of direction, tight corners and bends can be used to control speeds and add interest to the street scene. Shared surfaces can also signal to drivers that they are entering a pedestrian priority zone.

Adaptability

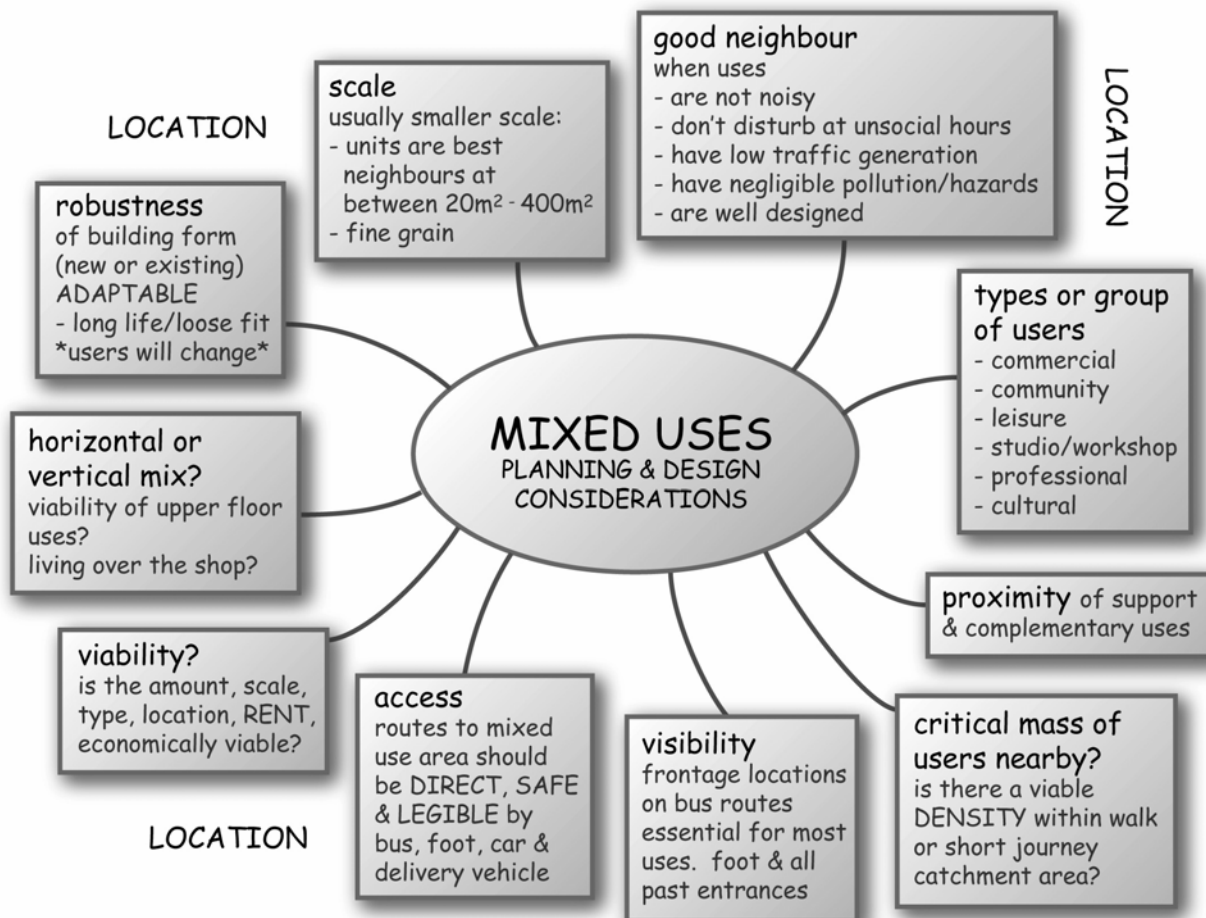
- 4.13** New development should be able to adapt to the changing requirements of the community over time. This will prolong their life. A range of households will provide the potential for adaptation which will assist in retaining people in the area.
- 4.14** The street pattern and layout of areas should also be capable of adaptation to accommodate new housing forms or different uses/tenures in the future. Building to 'lifetime living' standards will mean that a person could live in the same property throughout their lifetime without being required to move as a result of age or disability. New developments will be subject to the Disability Discrimination Act 1995.

Diversity

- 4.15** The interaction between people and places can add to the vitality of an area. To achieve this, a variety of compatible uses is required in compact areas. This may include mixed uses.



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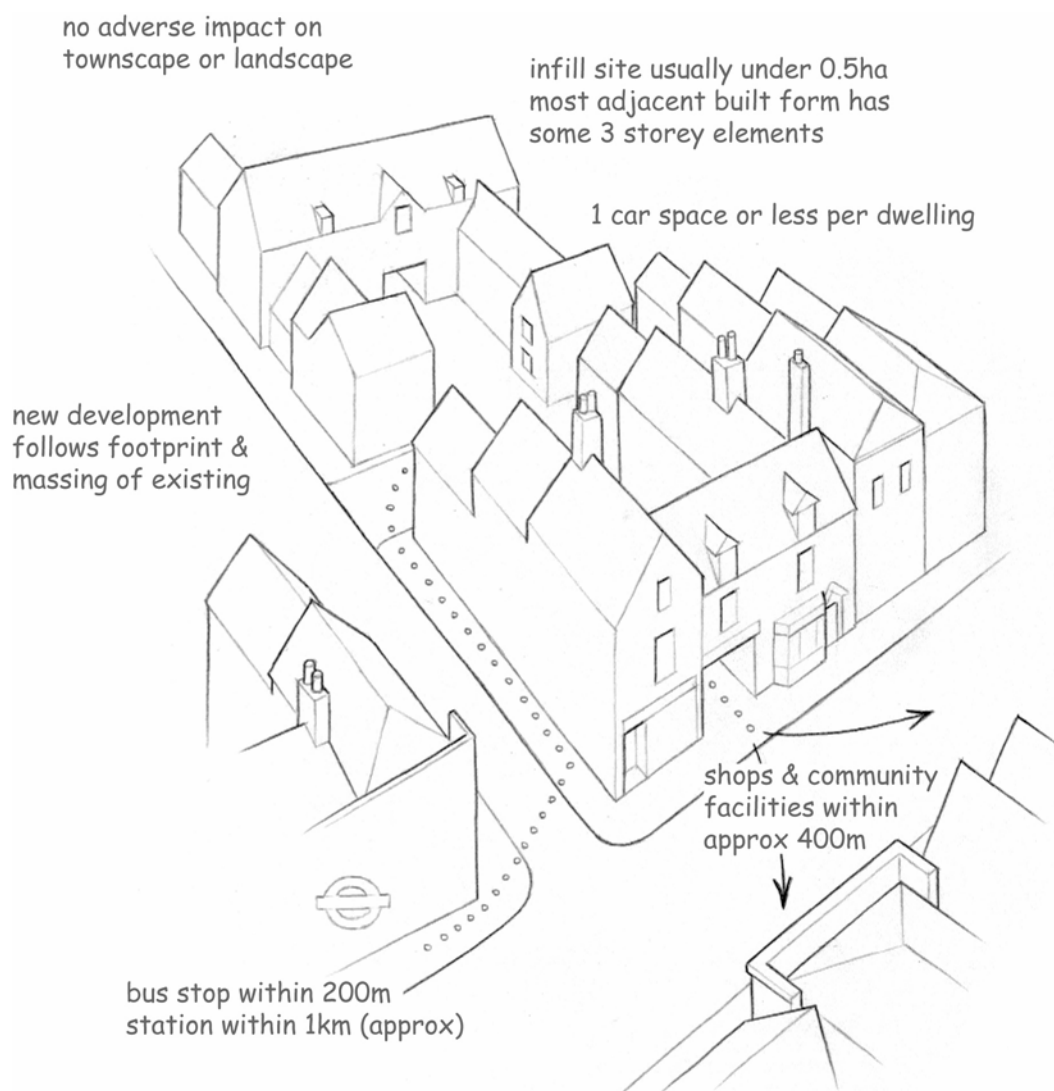
4.16 Variation in the appearance and design of development in different parts of the area will assist in promoting diversity and establishing a 'sense of place' and community spirit.

Density and Massing

4.17 The need to make the best use of scarce resources requires efficient plot sizes and effective means of access. The density and form of the proposal should however be appropriate to its context. It should consider its relationship to plot size/coverage and the number of storeys. Consideration should also be given to the sites proximity to local facilities and public transport. The better served and connected a site is the stronger the case for higher densities. Variations in densities often occur; this can be enhanced by building up the mass around centres, public transport nodes and parks.



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- 4.18** High densities does not mean high rise. Density is a measure. How compatible a place feels is a matter of design and social characteristics. Development should be set within its context, ensuring buildings, streets and places are human in scale. The mass of a building or group of buildings should be moderated so that it steps up or down to neighbouring properties. The use of high quality landscaping can soften perceptions of a place.
- 4.19** The massing and built form of development should be used to ensure the creation of a sense of place. Sensitive design incorporating townscape elements is therefore essential. This will include a variety of measures, such as: the enclosure of spaces to distinguish between the private and the public realm; the treatment of the edges of

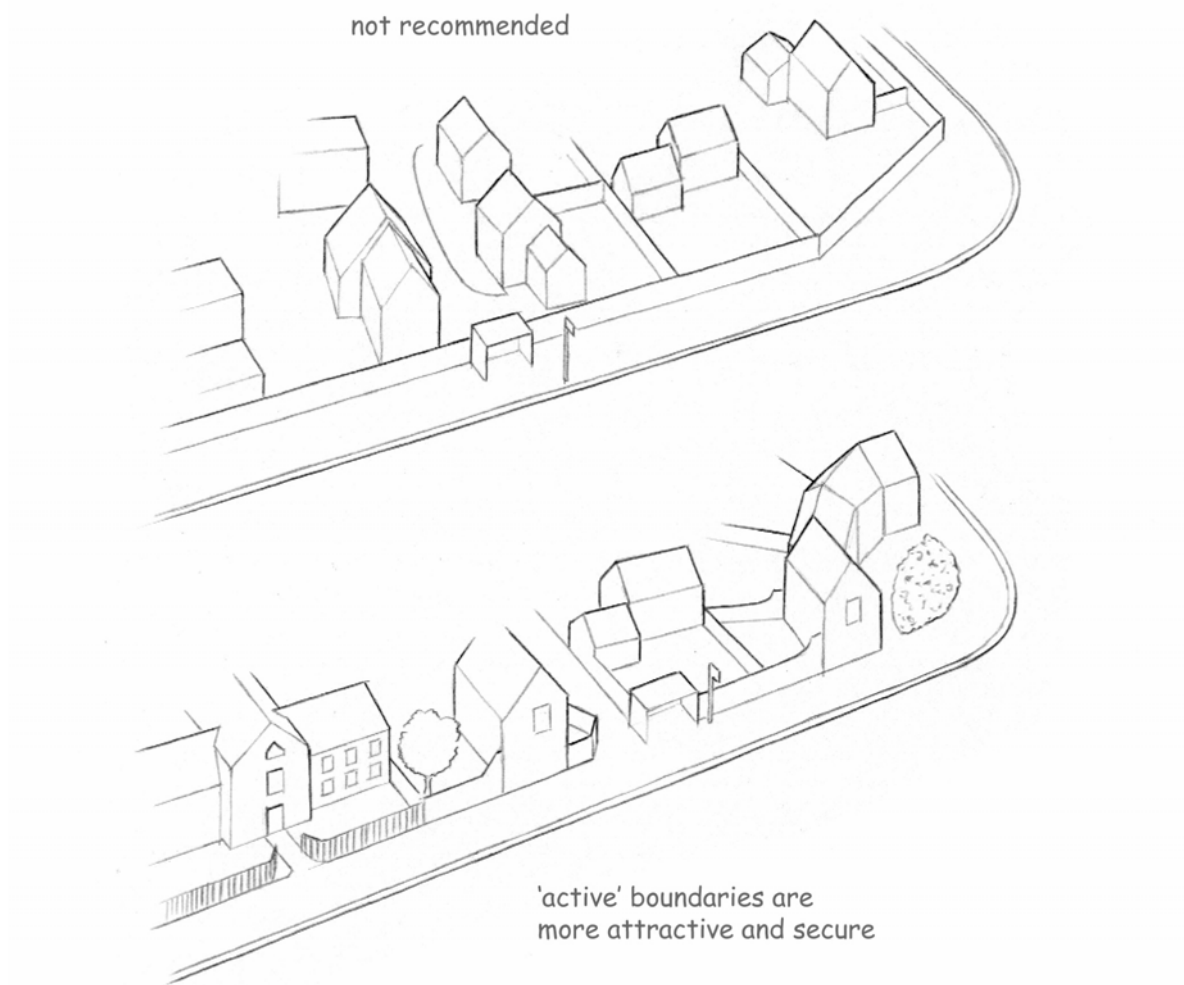


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the development; the use of landmarks; continuous and semi-continuous frontages; plot alignments; critical heights and rooflines and the consideration of views from outside and within the site.

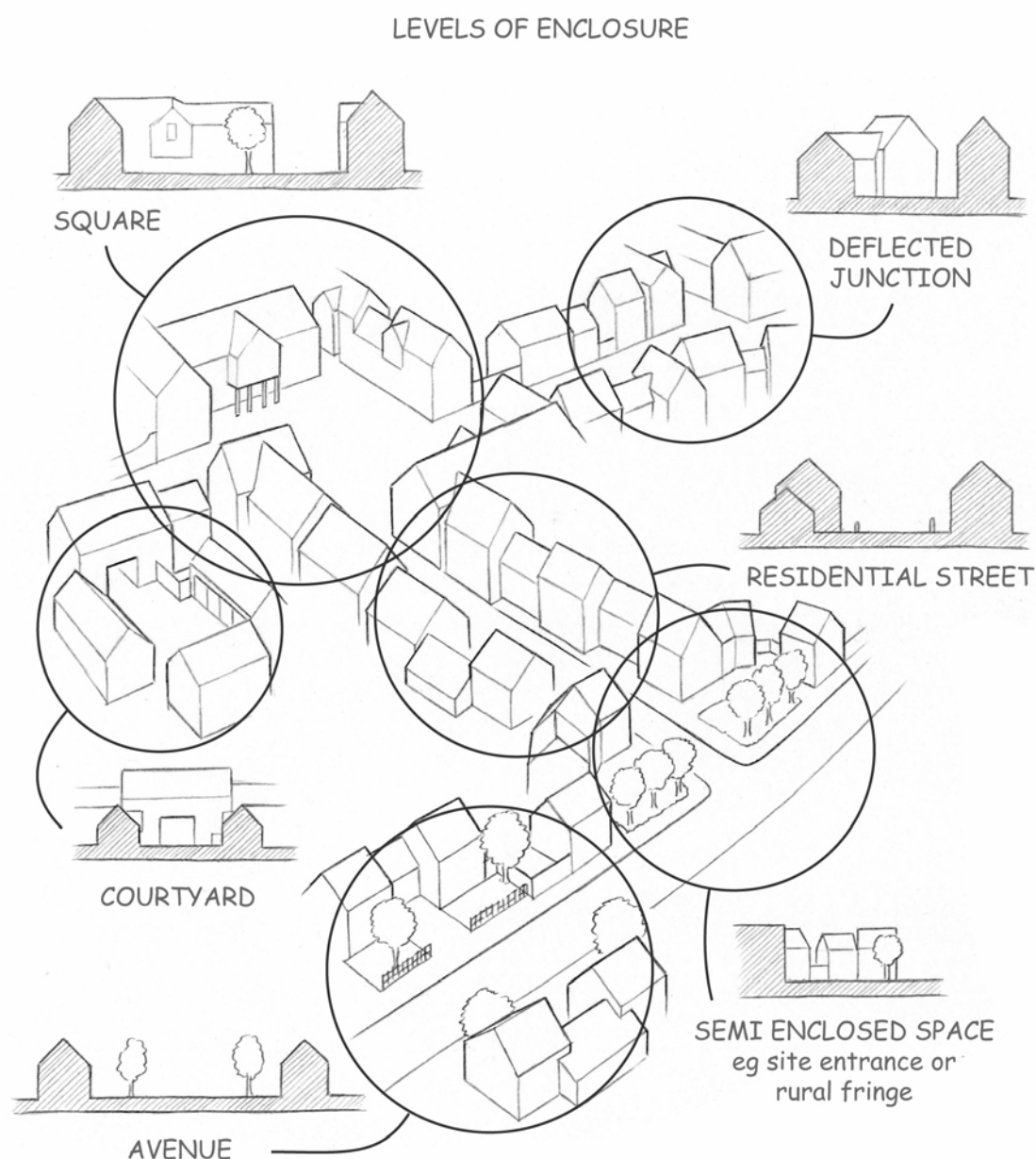
Layout

- 4.20** The layout should demonstrate a coherent and legible structure or hierarchy of routes and spaces.
- 4.21** The proposal should respect the need to differentiate between private and public space, avoiding 'Space Left Over After Planning' (SLOAP). Active frontages should predominate within the scheme and orientation should be utilised to take advantage of passive solar energy where appropriate.



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4.22 Connections and nodal points both existing and potential should influence street layout, access should be available to everyone and integral to design regardless of age or disability. Parking should be integrated, surveilled and convenient, the street/road layout should relate to the need to reduce car journeys of one mile or less, with vehicle speeds controlled by layout, form and design. Proposals should aim for the creation of safe, legible and convenient neighbourhoods.



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Materials and Design

- 4.23** These should be carefully related to the design and context. Locally sourced and manufactured materials should be used, where possible. Locally distinctive materials and details should be used in areas of positive local character. Materials should be of a high quality and fit for there intended purpose.

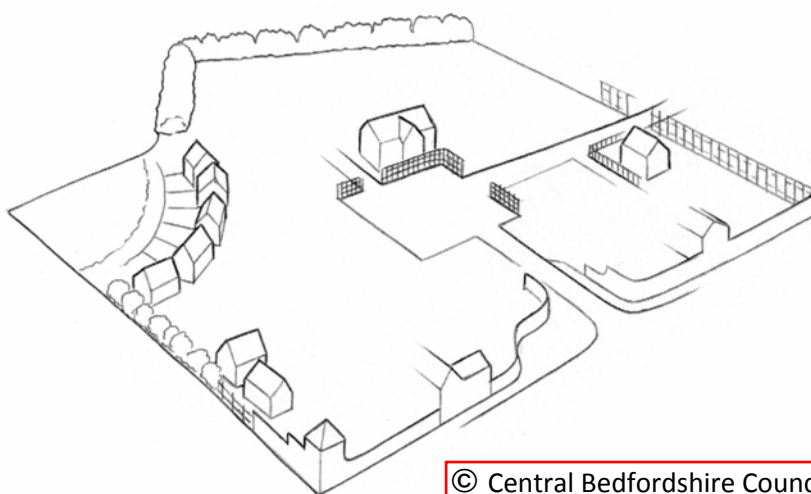


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Landscape Design

- 4.24** Landscape design should contribute to the creation of a sustainable sense of place. Opportunities to use the intrinsic landscape positively should be utilised.
- 4.25** In larger developments, a cohesive landscape strategy to provide for a variety of open space types should be produced so that it can make a positive contribution to the sense of place, in both overall and local terms. Applicants should consider the concept of 'Green Infrastructure', linking the town with the country, providing a network of multi-functional greenspaces that contribute to the high quality natural and built environment required for existing and new sustainable communities. Information relating to 'Green Infrastructure' can be found in two Countryside Agency documents (available from www.countryside.gov.uk) details of which are contained in Appendix B. The Council has prepared a Supplementary Planning Document in respect of landscape.

consider a hierarchy of different types of
boundary around and within the site



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- 4.26** Landscape design should contribute to the creation of a sustainable sense of place. Opportunities to use the intrinsic landscape positively should be utilised.
- 4.27** In larger developments, a cohesive landscape strategy to provide for a variety of open space types should be produced so that it can make a positive contribution to the sense of place, in both overall and local terms. Applicants should consider the concept of 'Green Infrastructure', linking the town with the country, providing a network of multi-functional greenspaces that contribute to the high quality natural and built environment required for existing and new sustainable communities. Information relating to 'Green Infrastructure' can be found in two Countryside Agency documents



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(available from www.countryside.gov.uk) details of which are contained in Appendix B. The Council has prepared a Supplementary Planning Document in respect of landscape.



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Sustainability

4.28 Those principles not already considered within the individual sections should also include the provision for the storage of recyclable material for individual houses plus convenient bicycle storage facilities. Equally provision to allow for home working should be encouraged.

Principles of Urban Design

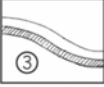

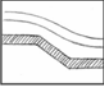










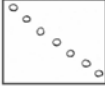










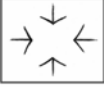
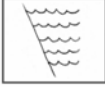




4.29 Combining the principles of urban design will provide a positive contribution to the built environment. Below are seven basic principles to adhere to, annotations used to assess these principles are shown overleaf. They are all equally important and carry equal weight. It is important that all principles are considered early on in the design and development process.

1. Enhancing townscape by reflecting the context and character of the site by utilising locally distinct materials and patterns of development
2. Making places that inter-connect, are easy to move through and legible to users
3. Strengthening the continuity of street frontages and the enclosure of space by development that clearly defines the boundaries between public and private space
4. Providing high quality public spaces which are safe, uncluttered and active
5. Promoting diversity through mixes of uses which work together to create vital and viable places
6. Ensuring that developments can adapt to changing social, technological, economic and environmental conditions
7. Ensuring that developments reflect the principles of sustainable development, in terms of design, layout and density.



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Urban Design Concept Notation

	continuous frontage on back edge of pavement (number refers to storeys)		view corridor
	continuous frontage set back from pavement		landmark - existing - proposed
	indented frontage		skyline/roofline interest potential or proposed
	discontinuous frontage		skyline/roofline interest existing
	avenue or boulevard		active street frontage
	significant corner		need to create connection between existing and proposed development
	building terminating vista		footpath
	chicane in street used for speed reduction		building orientated to maximise solar gain
	intersection		pedestrian area
	formal square or other enclosure		trees or townscape significance
	informal urban enclosure		shelter belt/wildlife corridor e - existing p - proposed
	informal urban green		balancing pond/ reedbed filter ponds
	nodal point/meeting place state type eg market, concourse, school entrance, bus stop		waterfront/quayside
	area of spacial identity/ sense of place		location for public art
	bus stop or other transport interchange		re-use of existing building or structure

Urban Design Notation



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Further advice and information

If you are unsure as to whether you will require planning permission, or would like to discuss the design of your extension, the Borough Council encourages you to speak to a planning officer at an early stage. This way any potential problems can be ironed out before plans are drawn up. The advice is free, and they are there to help you get your proposals through the planning process.

If you live in Ilkeston, Morley, West Hallam, Little Eaton, Breadsall, Dale Abbey, Stanton-by-Dale, Stanley, Stanley Common and Breaston and wish to discuss your plans please call 0115 907 **2220**.

Queries regarding Long Eaton, Sawley, Sandiacre, Ockbrook, Borrowash, Draycott and Risley please call 0115 907 **2210**.

Alternatively you may e-mail us at planning@erewash.gov.uk. Our offices are located at Long Eaton and are open Monday to Thursday 9:00am to 5:00pm, and on Friday's from 9:00am to 4:30pm.

If you wish to write to us for informal comments on your proposals the Council's address is:

Erewash Borough Council
Development and Regulatory Services Directorate
Town Hall
Long Eaton
Derbyshire
NG10 1HU

You may also wish to contact your local crime reduction officer. They can be contacted via the following number: **0845 123 3333**



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Development Plan Policies

Policy

PROPOSAL LP1 - SUSTAINABLE DEVELOPMENT

THE BOROUGH COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS TO REFLECT THE PRINCIPLES OF SUSTAINABLE DEVELOPMENT, BY:

1. BEING WELL-RELATED TO EXISTING PATTERNS OF DEVELOPMENT
2. RE-USING LAND AND BUILDINGS WHEREVER POSSIBLE IN PREFERENCE TO GREENFIELD LAND
3. PROTECTING AND ENHANCING THE QUALITY OF THE BUILT AND NATURAL ENVIRONMENT
4. MINIMISING THE NEED TO TRAVEL BETWEEN HOME, WORK AND OTHER ACTIVITIES AND PROVIDING OPPORTUNITIES FOR JOURNEYS OTHER THAN BY CAR

Policy

POLICY DC9 - DESIGNING OUT CRIME

THROUGH THE DEVELOPMENT CONTROL PROCESS, CONSIDERATION WILL BE GIVEN TO DESIGNING OUT CRIME. WHERE APPROPRIATE, THE BOROUGH COUNCIL WILL SEEK TO NEGOTIATE SECTION 106 OBLIGATIONS WITH DEVELOPERS IN ORDER TO SECURE IMPROVED LIGHTING, CLOSED CIRCUIT TELEVISION CAMERAS OR OTHER SECURITY MEASURES.



Policy

PROPOSAL DC10 - DESIGN

APPLICATIONS FOR BUILT DEVELOPMENT WILL BE PERMITTED SUBJECT TO THE FOLLOWING CRITERIA BEING SATISFIED:-

1. THE DEVELOPMENT RESPECTS OR ENHANCES THE CHARACTER OR APPEARANCE OF THE BUILDING, GROUP OF BUILDINGS OR SURROUNDING AREA, PARTICULARLY IN SCALE, MASSING, AND MATERIALS;
2. THE DEVELOPMENT RETAINS, ENHANCES OR CREATES URBAN SPACES, VIEWS, LANDMARKS AND OTHER TOWNSCAPE FEATURES WHICH MAKE A MATERIAL CONTRIBUTION TO THE CHARACTER OF AN AREA;
3. THE DEVELOPMENT DOES NOT HARM THE APPEARANCE OF AREAS OF PUBLIC OR PRIVATE OPEN SPACE, OR IMPORTANT LANDSCAPE OR TOPOGRAPHIC FEATURES.



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National Guidance and Strategy

Advice available from:

Planning Policy Statement 1: Creating Sustainable Communities (ODPM, 2004)

Planning Policy Guidance 3: Housing (ODPM, March 2000)

Consultation Paper on Planning Policy Statement 3: Housing (ODPM, December 2005)

Safer Places: The Planning System and Crime Prevention (ODPM & Home Office, 2004)

Protecting Design Quality in Planning (CABE, 2003)

The Value of Housing Design and Layout (CABE & ODPM, 2003)

Guidance on Tall Buildings (English Heritage & CABE, March 2003)

The Value of Urban Design (CABE & DETR, 2001)

Better Places to Live: By Design (CABE & DTLR, September 2001)

Buildings in Context: New Development in Historic Areas (English Heritage & CABE, 2001)

Our Towns and Cities: The Future; Delivering an Urban Renaissance (DETR. November 2000)

Urban Design Compendium (English Partnerships, August 2000)

By Design: Urban Design in the Planning System (CABE & DTLR May 2000)

Towards an Urban Renaissance (Urban Task Force, June 1999)

Crime and Disorder Act 1998 (Home Office, 1998)

Planning Policy Guidance Note 1: General Policy and Principles (DOE. 1997)

Disability Discrimination Act 1995

Countryside in and Around Towns (Countryside Agency)

Planning Sustainable Communities (Countryside Agency)



If you require this information in your language, please contact the Council using one of the below methods.

“જો તમારે આ માહિતીની તમારી પોતાની ભાષામાં જરૂર હોય, તો નીચેની પદ્ધતિઓમાંથી એકનો ઉપયોગ કરીને કાઉન્સિલનો સંપર્ક સાધો.”

如果您需要您自己语言的此信息，请通过以下方法之一与委员会联系。

“ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੋਵੇ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਹੇਠ ਲਿਖਿਆਂ ਵਿੱਚੋਂ ਕਿਸੇ ਇੱਕ ਤਰੀਕੇ ਦੀ ਵਰਤੋਂ ਕਰਦੇ ਹੋਏ ਕੌਂਸਲ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।”

“ اگر آپ کو یہ معلومات اپنی زبان میں درکار ہوتو، براہ کرم درج ذیل میں سے کسی طریقہ استعمال کرتے ہوئے کونسل سے رابطہ کریں۔ ”



0845 907 22 44



communications@erewash.gov.uk



Ilkeston Town Hall, Wharnccliffe Road, Ilkeston, Derbyshire DE7 5RP

Long Eaton Town Hall, Derby Road, Long Eaton, Derbyshire NG10 1HU