

URBAN DESIGN: SUPPLEMENTARY PLANNING GUIDANCE.

1. INTRODUCTION.

- 1.1 Urban design is the art of making places for people. It includes the way places work as well as how they look. It concerns the connections between people and places, movement and urban form, nature and the built fabric, the spaces between buildings and the processes for ensuring villages, towns and cities work as living environments. It is not just concerned about the design of individual buildings.
- 1.2 Urban design is a key to sustainable development, through the prudent use of natural resources and providing conditions for economic growth and regeneration. Good design can also help to retain, develop or create local distinctiveness by providing buildings, streets and spaces that are pleasant to use, human in scale and - sometimes - places that inspire.
- 1.3 The Department of the Environment, Transport and Regions has emphasised the importance of good design and pointed out that the best way to promote successful and sustainable regeneration, conservation and place-making is to think about urban design from the start of the development and planning process. Leaving urban design until the end of this process is unlikely to lead to the best outcome in terms of quality. Therefore there is a need to think coherently about the way places are designed from the outset.
- 1.4 The planning system provides the means to encourage good design and this does not just apply in conservation areas and other attractive places, but everywhere. ***The Governments Planning Policy Guidance Note (PPG) 1 General Policies and Principles makes it clear that local planning authorities should reject poor designs.*** This is reinforced by PPG3 Housing which also states that applicants should be able to demonstrate how they have taken account of good layout and how their proposals reflect the guidance set out in the PPG.
- 1.5 An applicant when preparing development proposals should therefore take into account the Government's planning policy guidance, the Weymouth and Portland Local Plan's policies, in conjunction with the Supplementary Planning Guidance concerning good design which is set out in this document.
- 1.6 The Borough Council recognises that good urban design requires a 'partnership' between the planning authority and applicants for the benefit of the built environment, the public and the local economy. In this context this guidance does not intend to prescribe physical solutions, or set rigid or empirical design standards but proposes options which emphasise design objectives or principles. It is essential, however, that applicants and their agents also recognise the environmental and historic context in which proposals for development come forward.
- 1.7 **The Borough Council and its officers are not the sole guardians in protecting the character of the countryside, villages and urban areas of Weymouth and Portland. It is also the responsibility of professional advisors, developers, building contractors and residents to be concerned about the legacy that new development may leave for future generations and its effect on the environment of the Borough.**

2. DESIGN STATEMENTS

- 2.1 In many cases it will be beneficial for applicants if they discuss their proposals with planning officers at an early stage. It is intended that this guidance should provide a sound basis for discussion and negotiation that should improve the quality of design as well as facilitate a speedier decision.
- 2.2 To demonstrate that a proposal for development has taken into consideration issues of the built environment and the need for good urban design the majority of applications should be accompanied by a design statement. Such a statement will assist members of the public and the Borough Council to assess the effect of the scheme and it should ensure a more positive response and less delay.

Design Statements

Applicants should submit with their planning applications a Design Statement providing a site analysis, an outline of the design principles of the proposals, how they relate to the site and to the policies set out in the Local Plan. The statement should also take into account the design objectives and guidelines set out in this document. Design statements will be of particular relevance on sites of environmental importance, such as:-

- ~ any site over 0.2 hectares in area;**
- ~ sites within or adjoining conservation areas;**
- ~ proposals affecting listed buildings or their setting;**
- ~ small sites that would have a significant effect on the amenity of residents, appearance or character of an area, or a site that is visually prominent in the Borough.**

For small scale proposals a design statement may not be required, but the minimum information submitted with any application should comprise:-

- ~ plans and elevations of existing buildings on the site, photographs of the site and its surroundings should also be considered;**
- ~ detailed plans and elevations of the design;**
- ~ plans and elevations of the proposal in relation to adjoining properties;**
- ~ site levels.**
- ~ a planting and landscaping scheme including the protection of existing features such as trees, hedges and walls.**

In all cases, however, it is essential that a thorough site survey/analysis is undertaken prior to the submission of an application. The following is a checklist of matters that should form the basis of a site survey:-

- a.) **the specific qualities of the site** - topography, geology, landscape, nature conservation, archaeology and views to and from the site.
- b.) **the relationship of the site to existing surrounding development, in terms of** - massing, height, proportion, scale, plot size, building alignment, layout, uses, overlooking and privacy.
- c.) **linkages to other sites and the existing village or urban area with streets, footpaths, cycleways or views and their open areas.**

2.3 The extended requirements of the Disability Discrimination Act come into effect from 2004. BS Code 8300, 2001 provides guidance on achieving better accessibility and it is likely that Part M of the Building Regulations is likely to be revised to having regard to BS 8300. Access is a material planning consideration and in these circumstances the Borough Council would encourage applicants for planning permission to take BS Code 8300 into account in their submissions. Apart from improving accessibility, such an approach could avoid the need for costly and disruptive alterations in the future.

3. THE FORM OF DEVELOPMENT AND THE OBJECTIVES OF URBAN DESIGN

The Form of the Built Environment

3.1 The form of buildings, structures and spaces is the physical expression of urban design. It is what influences the pattern of uses, activity and movement in a place, and the experiences of those who visit, live or work there. The most important features of the built environment which define its form are:-

- ~ **the landscape within which it is set, which includes not only hills and fields but urban spaces such as parks, squares, tree-lined streets and gardens.**
- ~ **the overall layout of the place - in terms of its roads and footpaths and building 'blocks', for example the mediaeval 'grid-iron' street pattern of Melcombe Regis determines the size of the building 'blocks' but not necessarily the individual buildings within them;**
- ~ **its scale - in terms of building height and massing, often expressed in terms of 'human scale';**
- ~ **its appearance - as expressed in details and use of materials, for example Georgian vertical sliding sash windows or the use of Portland stone columns;**

A more complete analysis of urban form is included in Appendix 1.

3.2 Successful streets, spaces, villages, towns and cities tend to have characteristics in common, that have historically made streets and towns attractive to residents and visitors. These are :-

- ~ **a place with its own identity - expressed in terms of character or "local distinctiveness";**
- ~ **a place with attractive and successful outdoor areas - the quality of the public realm;**
- ~ **a place where public and private spaces and ownership are clearly defined - often providing a sense of enclosure;**
- ~ **a place that is easy to get too and move around - this should mean people before traffic;**
- ~ **a place that has a clear image - this can be provided by landmarks, prominent corner buildings or a predominant architectural style;**
- ~ **a place with variety and choice - often reflected in a mix of building types, uses and possibly architectural styles;**
- ~ **a place that can change easily - often the best historic urban areas are those where buildings and streets have been successfully adapted to meet the requirements of new uses and changes in the demands of society.**

A more complete definition of these characteristics is to be found in Appendix 2.

Urban Design Objectives

- 3.3 Maintaining, enhancing or introducing these characteristics are the objectives of good urban design and should reinforce the attractiveness of an area. The objectives are, by themselves, abstract but they have an impact on people's lives when they are translated into development.
- 3.4 These objectives for urban form should be mutually reinforcing and must be taken into consideration when proposing new development in the Borough. It is apparent, however, that at times not all the objectives may be achievable and urban form priorities have to be established. Successfully resolving such conflicts is the art of the good designer. Determining priorities and finding solutions, however, will often depend on the nature of the site and its location.
- 3.5 To be effective, design policy and guidance should focus on how the objectives can be achieved in a form that is appropriate for Weymouth and Portland. Within the Borough for example what is appropriate in terms of design in Weymouth town centre may not be suitable in Upwey or vice versa.
- 3.6 **The Borough Council acknowledges that the majority of architects and designers are aware of the need for good design and the processes outlined in this guidance.**

At times, however, it may be of use to them to bring this document to the attention of their clients and applicants, so that they are also made aware of the Council's requirements concerning the quality of the urban design of any proposed new development.

4. URBAN DESIGN CHECKLIST

- 4.1 There is a need for a checklist that can be used by all involved in the design process and ensure that new development recognises the special characteristics of the Borough or a part of it or a specific site. The questions set out below relate to the separate urban design objectives, why they are important and possible design options, which may overlap - one with another.
- 4.2 There clearly is potential conflict between some of the objectives. For example, the height of a building might need to respond to the following issues: the general pattern of buildings of no more than three storeys; to the potential of high density development; to the value of creating a landmark; to enhance views; to the need for a sense of enclosure; to the opportunity to enhance safety by natural surveillance and to the need to avoid overshadowing. Good design results from consideration being given to all the options and the creative resolution of potential conflicts. This depends on a reasoned judgement of how important each is in the circumstances and design skills capable of rising imaginatively to the demands of what is sometimes a - difficult brief.
- 4.3 The Conservation Area Appraisals included in (Appendix 3 of the Review of the Weymouth and Portland Local Plan) provide a basis for translating the objectives and checklist to well-designed buildings and spaces within these historic areas of the Borough. Additional appraisal work will usually be required when proposals for the development of a specific site are required, because by their nature the Conservation Area Appraisals cannot address all detailed design issues on a site by site basis.
- 4.4 The Council when preparing planning and development briefs for sites in the Borough will base the brief on the guidelines contained within this document.
- 4.5 **It should be remembered that the checklist provides guidance to assist the Council, applicants and designers aswell as members of the public and amenity groups in appraising proposals for development in a consistent manner, which achieves the aim of well-designed buildings and environment that enhances and reinforces the local distinctiveness of the Borough. The list is not necessarily a set of rules that must be rigidly followed at all times. It is also not exhaustive: evolving practice and local circumstances should lead to adaptation and adoption of new ways of achieving better urban design.**

CHARACTER

Does the proposed development take into consideration the existing character of the area and enhance it or develop it and establish a place with its own identity?

The positive features of a place and its people contribute to its special character and sense of identity. They include landscape, building traditions and materials, patterns of

social life, and other factors that make one place different from another. The best places are memorable, with a character which people can appreciate easily.

Many of the places which we now think of as being pleasantly distinctive, such as Sutton Poyntz, grew naturally in response to local circumstances. Where such distinctiveness is ignored, new development may reflect only the marketing policies or corporate identities of national and international companies, the standard practices and products of the building industry, or the latest fashions among design professionals. Development that responds sensitively to the site and its setting, by contrast, is likely to create a place that is valued and pleasing to the eye.

Designing for local distinctiveness can involve the creative reconciliation of local practices, on the one hand, with the latest technologies, building types and needs, on the other. Where there are no significant local traditions, the challenge to create a distinctive place will be all the greater. There is no reason why character and innovation should not go together. New and old buildings can coexist happily without disguising one as the other, if the design of the new is a response to urban design objectives.

When laying out new development the site's land form and character should be taken into consideration.

- The shape of the landscape should be the basis for a development's form expressed in its layout and massing. Natural features should give shape to a development and integrate it into the wider area, contributing to sense of place.
- A site's natural features should be conserved to provide a better relationship between new development and its environment. Natural features include streams, ponds, trees and wildlife habitats.
- The local ecology should help to determine the character and identity of both a development and the place of which it is a part.

New development should be integrated into rather than imposed upon its landscape setting to reduce its impact on nature and reinforce local distinctiveness.

- The layout, massing and landscape design of development should be integrated successfully into the wider landscape through using structural planting, shelter belts, green wedges, and green corridors along natural features, roads and rivers.
- The planting of species that are common locally will help new development to reinforce the distinct natural qualities of a place.
- The linking of urban form and landscape between new and existing development at their boundaries is essential.

New development should respond to the existing layout of buildings, streets and spaces and ensure that adjacent buildings relate to one another, streets are connected and spaces complement one another.

- The existing layout of an area reflects its history, functions and connections with adjoining areas. These can contribute to the interest and richness of new development, and to its potential to accommodate further change in future.
- Existing buildings and structures should be retained and integrated into new development where they contribute to the character and appearance of the built fabric as well as retaining buildings of local distinctiveness, historic or townscape merit.
- Development should not cause a barrier to movement.

To reinforce a sense of place new development should respond to local building forms and patterns of development in the detailed layout and design of development.

- Local building forms and details contribute to the distinctive qualities of a place. These should be interpreted in new development without necessarily restricting the scope of the designer.
- In historic and established areas plot size is an important determinant of visual character and the existing rhythm of these plots should influence the design of new development.
- Infill development should relate to existing surrounding development in terms of scale, density, massing, space between buildings, building form and design detail.
- Even the largest developments should relate to human scale. Proposals should relate in scale and massing to their surroundings.
- Standard solutions are rarely acceptable, as they are unlikely to create a distinctive identity or make good use of a particular site.
- New development should take into consideration local building forms, which may include distinct housing types, boundary treatments, building lines, roof slopes, window types and gardens.

The use of local materials, building methods and details is a major factor in enhancing local distinctiveness and should be taken into consideration when proposing new development.

- The scale, texture and colour of building materials reflects an area's special function and character.
- Every element of the street scene contributes to the identity of the place, including lighting, railings, paving and street furniture.
- Development can be enhanced by reflecting local art and craft traditions. These might relate to elements such as ironwork, thatching, brickwork, masonry,

walling and paving. They should not be add-ons or afterthoughts, but part of the design from the start.

The scale, massing and height of proposed development should be considered in relation to that of adjoining buildings; the topography; the general pattern of heights in the area; and views, vistas and landmarks.

- Relating new development to the general pattern of building heights should be the norm but this need not preclude a degree of variety to reflect particular circumstances. The character of townscape depends on how individual buildings contribute to a harmonious whole, through relating to the scale of their neighbours and creating a continuous urban form.
- On a sloping site, buildings should 'step up' the hill because they are more likely to contribute to local character than buildings that ignore the topography.
- In rural areas and villages dwellings and farm buildings were, historically, often built at street level and this is a characteristic that should usually be continued with proposals for new development.
- New development should have regard to existing skylines and should not have a detrimental impact on the skyline. A building should only stand out from the background of buildings or landscape if it contributes positively to views and vistas as a landmark.

CONTINUITY AND ENCLOSURE

Does the proposed development provide a place where public and private spaces are clearly distinguishable?

Development either contributes to making the urban fabric coherent or undermines it. Urban design is often a matter of adopting good manners, recognise that every building is part of a greater whole. Too many places have been blighted by development which, even if its design has merits seen in isolation, ignores its local urban structure and creates bits of leftover space that contribute nothing to the village or urban area.

Successful urban spaces, including streets, are defined and enclosed by buildings, structures and landscape. The relationship between buildings on a street, and between buildings and the street, are the key to this. Buildings which follow a continuous building line around a street block and contain the private space within back yards and courtyards are often more successful than individual buildings that stand in the middle of a site. Buildings with live edges, such as shopfronts, doors directly to the street, or residential upper floors, enable people to keep an eye on public space and make it feel safer.

Buildings should relate to a common building line that reinforces and defines the street.

- New development should respect the historic or traditional building line which helps it integrate new development into the street scene, maintain the

continuous urban fabric. Development that follows the boundary of a street can often help to define the difference between public and private spaces.

- There are places, however, such as villages like Upwey, where strong building lines are not a dominant feature of the street scene and are more clearly identified by the open gaps rather than the buildings.
- To avoid undermining the principle of continuity projections and setbacks from the building line with bays and porches can be used to reduce the visual mass of the building,.
- Where buildings step back from the common building line, they can create usable, attractive spaces for pedestrians.

The primary access to a building is should be from the street.

- Building entrances should be clearly identifiable and define where people move between public and private space.

The front and backs of buildings are often used in different ways, their design should reflect this.

- The fronts of buildings, their doors, windows and public activities should face onto the street or other public space.
- Private spaces should normally be away from public view.
- Buildings which present their backs to roads or public spaces is usually visually unacceptable, because they often present high fences, walls and garden sheds etc to the street.

Defining and enclosing private space at the back of buildings should provide better privacy and security.

- Back yards or inner courtyards that are private or communally shared space are best enclosed by the backs of buildings.
- The rear gardens of houses are more secure if they back on to other gardens, rather than side roads, service lanes or footpaths.

Development should help to define streets and public spaces.

- Streets, squares, parks and other spaces should be defined by appropriately scaled buildings and trees. The height of buildings should relate to the width and importance of the space (including streets) which they enclose. The massing and the height of a building should also have regard to the degree to which it will overlook and overshadow other buildings.

- Long stretches of building without activity, windows or public access at street level should be avoided because they are usually visually uninteresting and reduce vitality.
- A building at a corner of a street should turn it and close the corner visually.

The junction between the fronts of buildings and the street should be clearly defined.

- Indicating the extent of private ownership of space round a building, for example with walls, railings, or paving defines the boundary between public and private space.

QUALITY OF THE PUBLIC REALM

Does the proposed development provide a place with attractive and successful outdoor areas?

The success of the public realm depends on the arrangement of its paving, planting, lighting, orientation, shelter, signage, street furniture and the way it is overlooked, as well as the routes which pass through it, and the uses in and next to it.

The public realm is made up of parts of the Borough that are available for use by everyone. This includes streets, parks, squares and public buildings, whether publicly or privately owned. It provides the setting not only for everyday life, but also for more formal civic occasions. It is impoverished by buildings and spaces designed to keep people out or discourage its use. Anyone who is designing a building, or any other structure, is helping to shape the public realm - for better or worse.

In addition attractive public spaces will probably better used and maintained by the people who use them.

New development should provide open and green spaces that are linked, respect natural features and are easily accessible.

- Public spaces should be designated to create a variety of type of space - square or park; character of space - formal or recreational; and scale. They should not be merely the parts of a site that have not been built on.
- Public spaces should be seen as part of a network of pedestrian routes, providing for the needs of all users including disabled people, children and elderly people.
- Streets and street junctions should be designed as public spaces, rather than just traffic routes.
- Street trees and street lighting should reinforce the character and importance of a route.

- Green spaces should make use of natural assets such as water, slopes, trees and planting. This helps to create attractive spaces and encourages biodiversity.

Well-designed public space should relate to the buildings around it.

- Public space should be designed with a purpose in mind. Space left over after development, without a function, is a wasted resource and will detract from a place's sense of identity. It is likely to be abused and vandalised, diminishing safety and security.

Streets and spaces should be overlooked to allow natural surveillance.

- Buildings of all types should front onto streets, squares or parks and contribute to overlooking and the impression of safety, which usually are safer.
- Separate footpaths or cycle tracks should be made as direct as possible and be well overlooked.
- Play areas, communal spaces and car parks should be overlooked.
- Lighting should help surveillance and increase perceptions of safety.

The design of public spaces should take account of the micro-climate.

- The layout and massing of development should take account of local climate conditions, including daylight and sunlight, wind, temperature and frost pockets.
- The micro-climate will both influence and be influenced by the form of development, including the orientation of buildings and the degree of enclosure.
- Deciduous trees and climbers can filter heat and pollution in summer and allow low winter sunlight.

Works of art and well-designed street furniture should be integrated into the design of public spaces and enhance the sense of place.

- The design of streetscape should be co-ordinated to help avoid clutter and confusion. This should include all elements of the street scene e.g. signage, lighting, railings, litter bins, paving, seating, bus shelters, bollards, kiosks, cycle racks as well as such features as sculpture or fountains.
- Streetscape design should take account of the need for maintenance, resistance to vandalism and access to underground services.
- Where appropriate, new development should include a "% for Art". The work of artists should be integrated into the design process at the earliest possible stage if it is to be used effectively.

EASE OF MOVEMENT

Does the proposed development provide a place that is easy to get to and move through?

The convenience, safety and comfort with which people go to and pass through buildings, places and spaces play a large part in determining how successful a place will be. Streets are more than just traffic channels for vehicles, and should offer a safe and attractive environment for all. Well-designed streets encourage people to use them, and make going to outside a safe and pleasant experience.

Successful places are unlikely to include large blocks of inward-looking development which exclude public access.

New development should contribute to a well-designed urban network of connected spaces and routes, for pedestrians, cyclists and vehicles.

- New routes should connect to existing routes and movement patterns. The degree of connection in a new development is often the key to its success. Established footpaths, short-cuts and minor roads can become the basis of enduring linkages.
- Access to public transport should be considered as an integral part of the street layout.
- On-street parking should be utilised where the character of the area, space and safety permit.

Transport routes should reflect urban design qualities and not just traffic considerations.

A development's access and circulation should contribute to a fine-grain network of direct and connected routes within and beyond the site rather than creating big blocks.

The way development is laid out should, where appropriate, encourage low traffic speeds.

- Developments should be designed with regard to their effect on traffic speeds.
- Traffic speeds should be managed by the arrangement of buildings and spaces. Physical traffic-calming measures should be secondary but considered as an integral part of the design.
- Changes in materials or 'gateways' at the entrance to low speed areas should alert motorists to the need to reduce speed.
- The provision of sight lines for junctions should not be detrimental to the character of the street. Smaller corner radii should be used to encourage more careful vehicle movement.

Where appropriate the layout and density of development should be used to help increase accessibility to public transport.

- Higher densities help to support public transport.

LEGIBILITY

Does the development provide a place with recognisable landmarks and features to help people find their way around?

Landmarks, gateways and focal points help people find their way. Vistas create visual links between places. Planting can emphasise pedestrian routes. Visible routes and destinations, and a visible choice of routes, will contribute to making a place feel safe and unthreatening. Places where form, layout and signage make them easy to understand are likely both to function well and to be pleasant to live in or visit.

Equally, some places draw their charm from their lack of clear routes. The process of design needs to take account of the fact that people do not all interpret and enjoy a place in the same way. Men and women, children and adults, residents and visitors, old and young people, and people from different cultures will experience it differently and be encouraged to feel at ease by different aspects.

Development should be sited so as to enhance existing views and vistas, and create new ones and help people to find their way around.

- Existing views and landmarks should be retained and enhanced. The ability to see important routes and landmarks is integral to finding one's way around and it also reinforces the sense of place.
- Where possible, views should focus on important routes, memorable buildings and landscape features.
- A sense of place often depends on the design of the public realm and its contribution to an area's character and identity. Purpose designed street furniture is one example of this.

The design, location and function of buildings should reinforce the identity and character of routes and spaces.

- Design should ensure that a building's function is readily apparent and that its main entrance is easily identifiable.
- Existing building lines should be followed where appropriate.
- Buildings should be laid out in identifiable groups and create enclosed spaces.

Well-designed corner buildings should enhance legibility, create visual interest and contribute to a distinctive local identity.

- Corner buildings can provide identity and points of orientation. Making them higher than the surrounding buildings can emphasise their importance.

The legibility of an area should be improved through the detailing and quality of materials in new development.

- Good design often depends on close attention being paid to the detailing, for example windows and the use of natural stone.
- Richness of detail is particularly important at ground level, where people see it close at hand e.g. shopfronts.
- The choice of materials should add interest and aid legibility. In this context natural material have their own intrinsic qualities and uniqueness.
- Attention should be paid to the quality of signage, including that for shops and other commercial premises, because it is important and can enhance identity and legibility.
- Works of art and lighting scheme should be used to help define identity and legibility.

ADAPTABILITY

Will the development be adaptable and provide a place that can change easily to meet changing social or economic circumstances?

The most successful places have prospered in changing circumstances. The basic structure of the physical fabric of such places may have changed little over time, but they have been successfully adapted to meet the changes in the way people live, work and travel.

Places need to be adaptable at every scale. A household makes different demands on a house as children are born and grow up. Towns as a whole have to adapt as industries rise and decline, demand for housing and changes in the nature of workplaces, and buildings and infrastructure age. This is demonstrated nationally by Covent Garden and locally by the regeneration of Hope Square.

Simple, robust building forms, not tightly designed to a very particular use allow for the greatest variety of possible future uses to be accommodated.

- Floor-to-ceiling heights and building depths should be considered in the light of the need for flexibility to allow later conversion of a building to other uses.
- adaptable ground floors in shopping streets and commercial areas allow different uses to be accommodated over time.
- Well-designed housing is adaptable to the changing needs of its occupants e.g. lifetime homes.

Places and public buildings should be capable of being used for a range of activities.

- Well-designed public spaces should allow for different uses, such as festivals or markets.
- Where appropriate good design should facilitate mixed use buildings and development e.g. by providing alternative access arrangements at different times.

For developments to endure they should have flexible layouts and design.

- The layout of the infrastructure servicing development should take account of foreseeable changes in demand.
- Building to last should mean thinking about future uses, expansion and changing needs for access. For example, the position of the building on its site can affect scope for expansion.

DIVERSITY

Will the proposed development offer variety and choice by mixing uses and building types?

The mix of uses (whether within a building, a street or an area) can help to determine how well-used a place is, and what economic and social activities it will support.

A mix of uses may well be appropriate at a variety of scales: within a village or town; within a neighbourhood or a street; or even in a particular building. In a town centre, for example, housing can provide customers for shops, make use of empty space above them and generate activity when they are closed.

Mixed-use development can make the most of opportunities for higher densities and intensive activity at locations with good access to public transport.

Where appropriate development should provide a mix of uses that help to attract people to live, work and play in the same area.

- The mix can be at the scale of the building (one use above another), the street (one use next to another).
- Interesting and successful places often have a mix of uses which involves different people using the same parts of a building or place at different times of the day, as well as different uses happening in different parts of a building or space at the same time.

The right mix is important if the development is to be successful in terms of good design and use.

- A successful mix of uses results where the uses are compatible one with another and interact with each other positively.
- A successful mix of uses is achieved where the uses help to create a balanced community with a range of services, without increasing reliance on the car.

Diversity of layout, building form and tenure should contribute to making successful living and working environments.

- Good design should include buildings of different sizes and types and allow for different uses to be accommodated over time.
- To promote social inclusion in well-designed places social housing should not be distinguishable from private housing by its design, nor transferred to the least attractive sites.
- Developing large sites by subdividing into smaller development plots, each with direct access to public roads or spaces, can help the design process and create diversity.
- Narrow plot frontages in commercial areas can allow small-scale shopping and associated activities to flourish and adapt to changing needs.

APPENDIX 2.

OBJECTIVES OF URBAN DESIGN

CHARACTER

A place with its own identity

Development should respond to and reinforce locally distinctive patterns of development, landscape and culture.

CONTINUITY AND ENCLOSURE

A place where public and private spaces are clearly defined.

Development should maintain the continuity of street frontages enclose space and clearly define private and public areas.

QUALITY OF THE PUBLIC REALM

A place with attractive and successful outdoor areas.

Development should provide public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including the disabled, elderly and children.

EASE OF MOVEMENT

A place that is easy to get to and move through

Development should be accessible and provide places that connect with each other and are easy to move through, putting people before traffic and integrate land uses with transport.

LEGIBILITY

A place that has a clear image

Development should provide recognisable routes, junctions and landmarks to help people find their way around.

ADAPTABILITY

A place that can change easily

Development should be able to adapt and respond to changing social, technological and economic conditions.

DIVERSITY

A place with variety and choice

Development should provide diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs.

APPENDIX 1.

ASPECTS OF DEVELOPMENT FORM

LANDSCAPE

The character and appearance of land, including its shape, form, ecology, natural features, colours and elements, and the way these components combine.

This includes all open space, including its planting, boundary treatments and private gardens where they make a contribution to the landscape.

LAYOUT: URBAN STRUCTURE

The framework of roads, footpaths, parks and squares and how they connect locally and more widely, and the way they relate to one other.

The layout provides the basic plan on which all other aspects of the form and uses of a development depend.

LAYOUT: URBAN GRAIN

The pattern of the arrangement of street blocks, plots and their buildings in settlement.

The degree to which an area's pattern of blocks and plot subdivisions is respectively small and frequent (fine grain), or large and infrequent (coarse grain).

DENSITY AND MIX

The amount of development on a given piece of land and the ranges of uses. Density influences the intensity of development, and in combination with the mix of uses can affect a place's vitality and viability.

The density of a development can be expressed in a number of ways. This could be in terms of plot ratio (particularly for commercial developments), number of habitable rooms (for residential developments).

SCALE: HEIGHT

Scale is the size of a building in relation to its surroundings, or the size of parts of a building or its details, particularly in relation to the size of a person. Height determines the impact of development on views, vistas and skylines.

Height can be expressed in terms of the number of floors; height of parapet or ridge; overall height; any of these in combination; a ratio of building height to street or space width; height relative to particular landmarks or background buildings; or strategic view.

SCALE: MASSING

The combined effect of the arrangement, volume and shape of a building or group of buildings in relation to other buildings and spaces.

Massing is the three-dimensional expression of the amount of development on a given piece of land.

APPEARANCE: DETAILS

The craftsmanship, building techniques, decoration, styles and lighting of a building or structure.

This includes all building elements such as openings and bays; entrances and colonnades; balconies, chimneys roofscape; and the rhythm of the facade.

APPEARANCE: MATERIALS

The texture, colour, pattern and durability of materials, and how they are used.

The richness of a building lies in its use of materials which contribute to the attractiveness of its appearance and the character of an area.