

Supplementary Guidance SG02

November 2020



Supplementary Guidance

A suite of 14 supplementary guidance notes (SG's) is currently being produced by the Council in conjunction with LDP2. The number of SGs is reducing from seventeen to fourteen, as three of the adopted SGs are being consolidated to provide a more comprehensive and integrated approach to guidance. The SGs seek to provide more detailed guidance on how particular local development plan policies should be applied in practice.

These SGs form a statutory supplement to LDP2, and are intended to expand upon planning policies and proposals contained in the proposed plan.

A full list of the supplementary guidance in this series is found below.

-  **Development in the Countryside**
-  **Neighbourhood Design**
-  **Residential Extension and Alterations**
-  **Shopfronts**
-  **Green Infrastructure and New Development**
-  **Affordable Housing**
-  **Biodiversity and Development**
-  **Local Nature Conservation and Geodiversity Sites**
-  **Landscape Character Assessment and Landscape Designations**
-  **Trees and Development**
-  **Frontiers of the Roman Empire (Antonine Wall) World Heritage Sites**
-  **Listed Buildings and Unlisted Properties in Conservations Areas**
-  **Developer Contributions**
-  **Renewable and Low Carbon Energy**

Neighbourhood Design

1. Introduction

The purpose of this guidance and how it is meant to be used.

2. Policy Framework

How this guidance relates to other policy and guidance on streets and design.

3. Process in Falkirk Council

How we expect the design process to align with the planning and roads consenting processes to ensure good integrated design and efficient processing of applications.

4. Our Places and Streets : Analysing What Works

An analysis of typical streets and neighbourhoods in our area against the Scottish Government's placemaking and street guidance to understand what makes our area distinctive and what we can learn from this in designing new neighbourhoods.

Urban High Street - Bo'ness Town Centre

Formal Grid - Grahamston

Informal Grid - Arnothill and Dollar Park

Waterside - Camelon

Village Green - Dunmore

Contemporary Suburb 1 - Kinnaird

Contemporary Suburb 2 - The Drum, Bo'ness

5. Design Guidance

General design principles and examples illustrating these principles for the different aspects of neighbourhood design, based broadly on the street design hierarchy in the Government's 'Designing Streets' policy document.

Street Structure :

Context and Character
Permeability and Legibility
Green and Blue Infrastructure
Buildings and Spaces

Street Layout :

Achieving Appropriate Traffic Speed
Junction Types and Arrangements
Streets for People
Integrated Parking
Emergency and Service Vehicles

Street Detail :

Drainage
Utilities
Planting
Materials
Reducing Clutter

6. Design Principles Checklist and The Place Standard

1. Introduction

What is the purpose of the guidance?

- 1.1 The Falkirk Local Development Plan (LDP) 2 sets out the following vision for the Falkirk area :
- “The place to be: a dynamic and distinctive area at the heart of Central Scotland characterised by a network of thriving communities set within high quality greenspaces, and a growing economy which is of strategic importance in the national context, providing an attractive, inclusive and sustainable place in which to live, work, visit and invest.”**
- 1.2 To deliver this vision, the Local Development Plan (LDP) 2 includes aspirations for the continued transformation and regeneration of the area with a target of 9000 new homes to be built over the period 2020 - 2040.
- 1.3 Developing the Falkirk area as a good place to live and work is central to the Spatial Strategy of LDP2; it follows, therefore, that the principles of good placemaking will apply to all new development and all areas.
- 1.4 This supplementary guidance supports the vision by setting out aspirations for the design of new residential neighbourhoods within the Falkirk Council area. The Council expects new development to meet the highest standards of design through the delivery of good buildings and places to enhance quality of life. Development should address the **six qualities of successful places** identified in The Scottish Government's Scottish Planning Policy:
- Distinctive;
 - Safe and pleasant;
 - Easy to move around,
 - Welcoming;
 - Adaptable and
 - Resource efficient.

The guidance reflects this approach to promoting principles of successful place making.

How does it relate to Designing Streets?

- 1.5 ‘**Designing Streets**’ is the national policy on street design which was published in 2010, and sits alongside Scottish Planning Policy. It marks a significant shift in policy, stressing that **the place function of streets should be considered before their movement function**. It should be noted that the National Roads Development Guide is the enabling document for Designing Streets; accordingly the two documents should be read together.
- 1.6 This Supplementary Guidance seeks to reflect the principles contained in ‘Designing Streets’. The street design hierarchy in Designing Streets has been used extensively as a means of structuring the document. The intention is not to replicate ‘Designing Streets’ but to show how it relates to the Falkirk area. In essence, this Supplementary Guidance demonstrates how national and local policy on urban design can be applied in the Falkirk area.

How does it relate to Historic Environment Policy for Scotland 2019?

- 1.7 This Supplementary Guidance seeks to reflect the principles contained in Historic Environment Policy for Scotland (HEPS, 2019) in relation to the role that the historic environment plays in place making.

Street Design Hierarchy

Street Structure

Pedestrians and Cyclists
Connections to Wider Networks
Connections Within a Place
Block Structure

Walkable Neighbourhoods
Public Transport

Context and Character
Orientation

Street Layout

Achieving Appropriate
Traffic Speed

Junction Types
and Arrangements

Streets for People
Integrating Parking

Emergency and
Service Vehicles

Street Detail

Drainage
Utilities
Planting
Materials
Reducing
Clutter

1. Introduction

What is contained in the guidance?

- 1.7 The guidance expands upon key design policies contained within the Local Development Plan, by:
- Highlighting the national and local **policy framework** which provides the context for urban and street design;
 - Setting out the **process in the Falkirk Council area** which designers should follow and how this links into the statutory planning and roads consent processes, including advice on pre-application consultation and front loading of information at pre-submission stages;
 - Providing an **analysis of our places and streets** as an insight into the key urban qualities of a range of successful local places and streets that can be achieved through applying appropriate urban design principles. This can be used as a local reference point for good placemaking.
 - Providing **design guidance** on site planning, street structure, street layout and street detail, to reflect the terms of reference of Designing Streets. The guidance set out key principles, illustrating them with examples from the local area to demonstrate ways of designing successfully.
- 1.8 Through this approach, developers and others are expected to reflect the best qualities of local character and distinctiveness in the design of new residential neighbourhoods and in any retrofitting and urban realm projects.

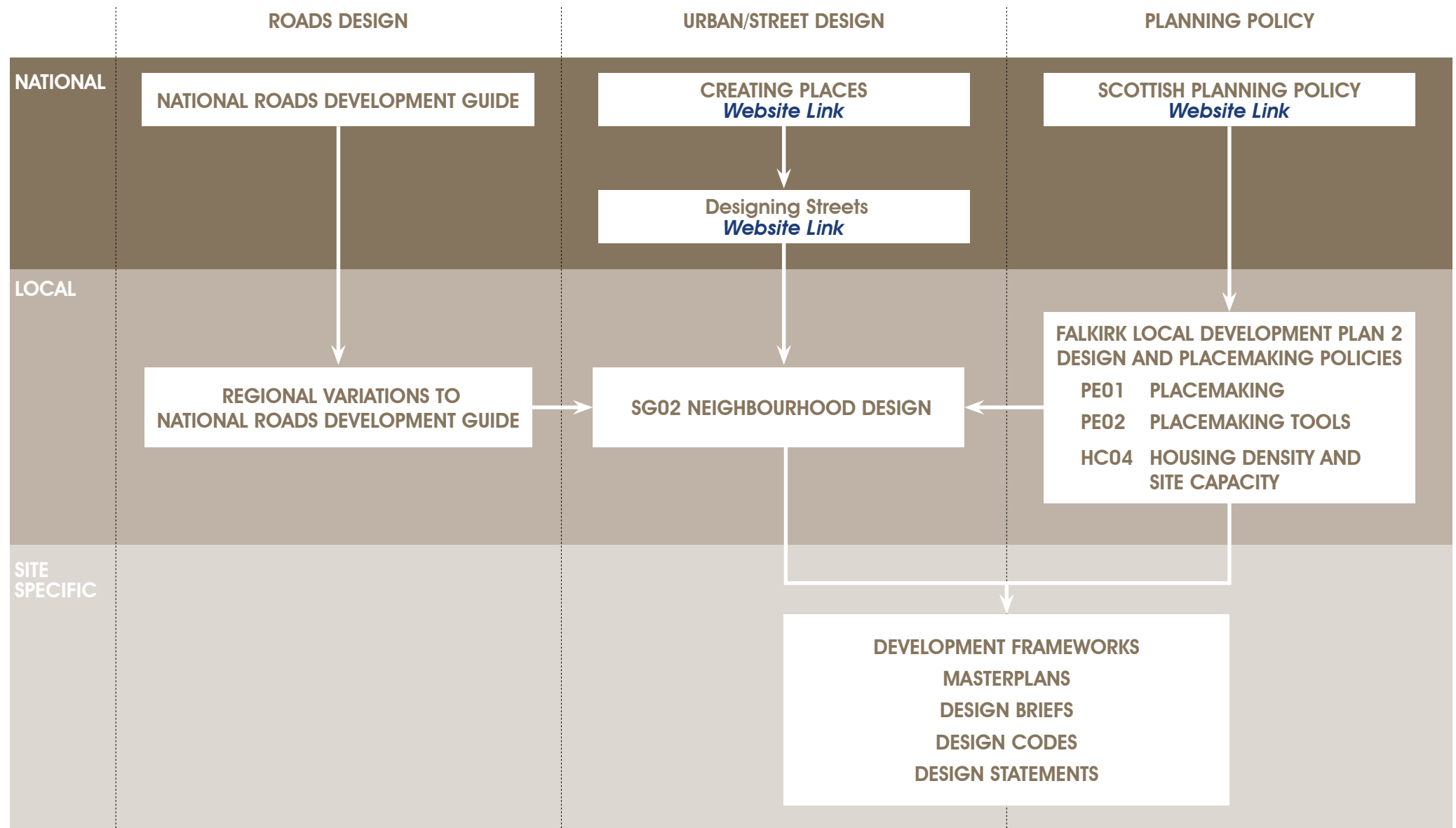
Where does the guidance apply?

- 1.9 This guidance applies to the design of all new neighbourhoods, whether as part of new settlements, urban and village extensions or urban regeneration sites. It applies at all scales from large greenfield releases to small infill sites, as well as to public realm enhancement schemes and improvement schemes in existing neighbourhoods. Whilst it is primarily intended for residential development, the principles are also applicable to mixed use neighbourhoods including business, commercial and community uses.

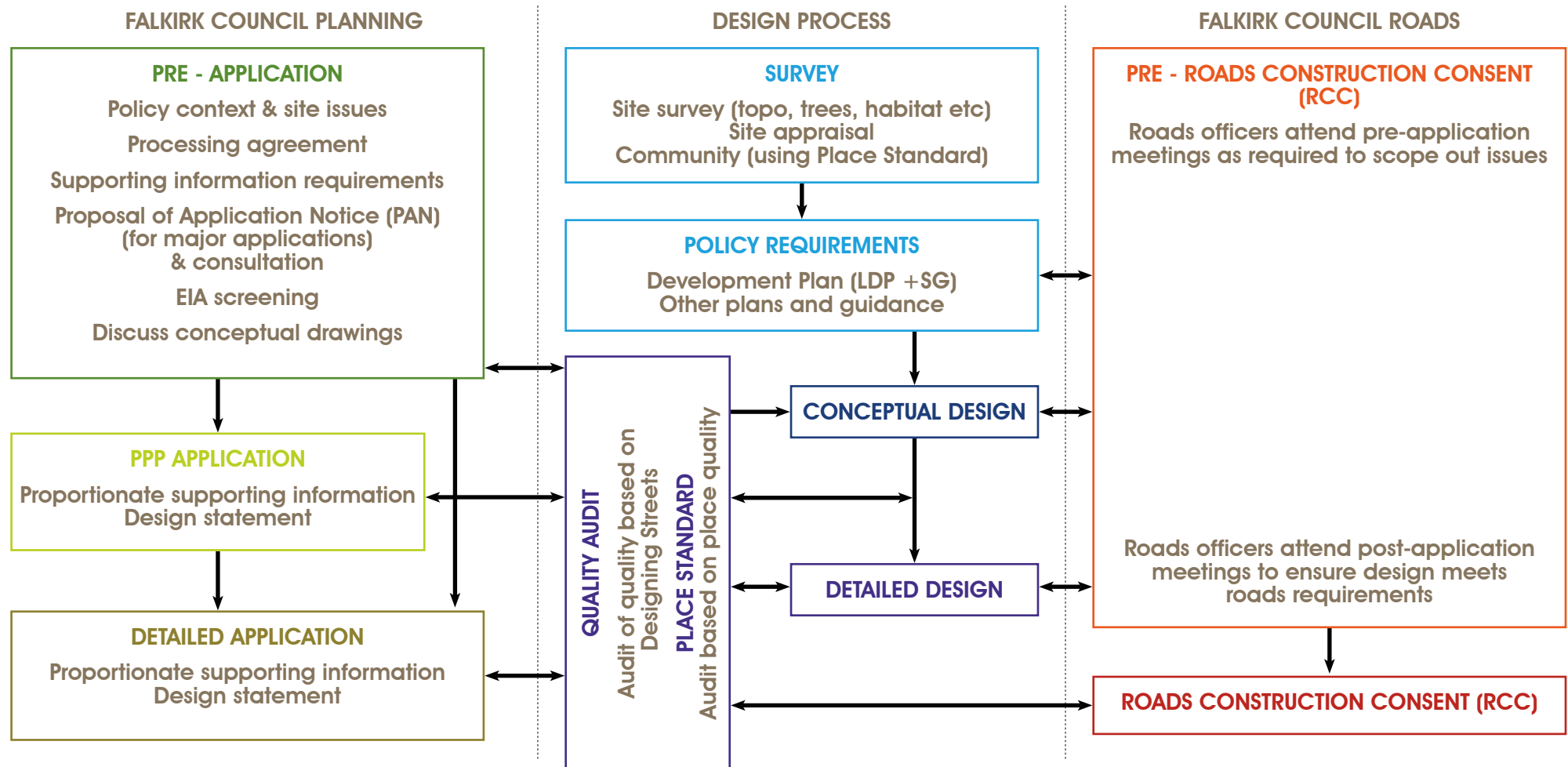
What status does it have?

- 1.10 As statutory supplementary guidance, it is a part of the development plan, and a primary consideration in the determination of planning applications.

2. Policy Framework



3. Process in Falkirk Council



Key Principles

- Engage in pre-application discussions as early as possible;
- Apply the quality audit at each significant stage in the design process;
- Use the Place Standard as a survey and assessment tool;
- Front load consultation to assist smooth processing of application;
- Integration of planning and RCC processes, with roads officers involved throughout planning stage to avoid significant redesign at RCC Stage.

4. Our Places and Streets: Analysing What Works

Figure 1: Extent of Local Authority Area



4. Our Places and Streets: Analysing What Works



4. Our Places and Streets: Urban High Street - Bo'ness Town Centre

Qualities of Successful Places - Bo'ness Town Centre

Bo'ness is a historic port and burgh town dating back to Roman times. The urban form of the historic core displays many qualities of successful urban places that can be applied to the layout and detailed design of new neighbourhoods and urban retrofitting projects within the greater Falkirk Council area.

Distinctive ✓

Narrow streets, closes and lanes of the historic core, interspersed with squares, create distinctive and attractive spaces. Landmark buildings on corners aid navigation and provide interest. The potential to create closer links to the waterside setting has not been exploited to date.

Safe and Pleasant ✓

Road geometries reduce speed and squares, closes and lanes provide surveillance and attractive places to walk and spend time with others.

Easy to Move Around ✓

Streets are easy to move around and connect well to surrounding movement networks.

Welcoming ✓

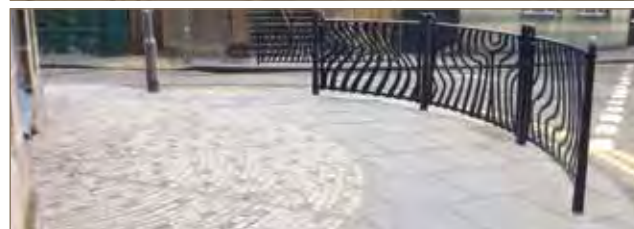
Street layout provides shops, social and other cultural uses within walkable access and friendly gathering spaces.

Adaptable ✓

The historic buildings have endured over time to be adapted successfully to other uses, to suit changes in society and the environment.

Resource Efficient ✓

Materials are durable and pleasing to the eye and a common palette creates uniformity in appearance and character.



4. Our Places and Streets: Urban High Street - Bo'ness Town Centre

Analysis

Street design and layout within the historic core creates a pleasant walking experience through a combination of pedestrian and cycle friendly features and traditional movement patterns.

The street pattern within the town centre is well connected to the surrounding road networks, providing a flexible choice of travel options and ease of movement through the town.

Housing, employment, retail and other social facilities are located within easy walking distance of each other.

Narrow streets, closes and lanes within the historic core, interspersed with squares, create distinctive spaces and interesting and variable routes ensuring good orientation and easy navigation through the area.

A wide range of facilities can be accessed on foot from residential areas with good links to public transport for outlying settlements.

Public transport on the principal streets provides strong connections to local networks.

The town centre accommodates a vibrant range of building type, architectural character and style within an integrated urban structure.

Street Design Hierarchy

Street Structure

Pedestrians and Cyclists

Connections to Wider Networks

Connections Within a Place

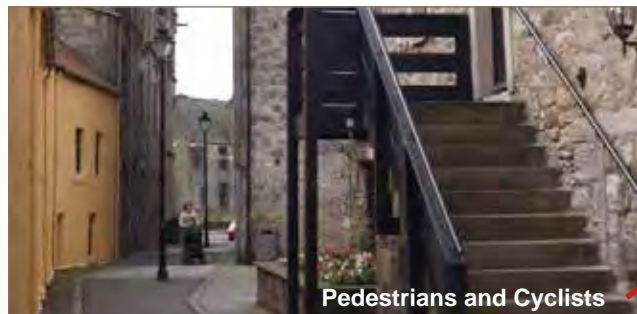
Block Structure

Walkable Neighbourhoods

Public Transport

Context and Character

Orientation



4. Our Places and Streets: Informal Grid - Arnothill & Dollar Park

Qualities of Successful Places - Arnothill & Dollar Park

The Antonine Wall, built along the ridge of Arnothill, provided the template for the Victorian street pattern of Arnothill, where the town's burghers built their handsome stone villas. Typical plots feature extensive garden grounds enhanced by mature trees. The image of leafy Victorian villas on the hill is balanced by the open green space of Dollar Park. Many of these features are indicative of qualities of successful places, and can be applied to both new and retrofit development to create distinctive and attractive neighbourhoods.

Distinctive ✓

Impressive late Victorian sandstone villas with extensive garden grounds and stone boundary walls, mature tree cover and formal landscaping. The elevated position provides an excellent outlook and gave early housebuilders the opportunity to create visible landmarks.

Safe and Pleasant ✓

Open space and mature landscaping creates a safe and attractive place. Well connected path links aid pedestrian and cyclist movement with narrow lanes adding interest and helping reduce vehicle speeds.

Easy to Move Around ✓

Good connectivity for all modes of movement, particularly pedestrians and cyclists. Narrow lanes and junctions provide a safe environment for pedestrians and cyclists accessing nearby community facilities.

Welcoming ✓

The street layout provides opportunities for residents and visitors to walk to local community facilities but there are limited opportunities for social interaction.

Adaptable ✓

There has been some small-scale infill development within the landscaped informal grid layout.

Resource Efficient ✓

Mature landscaping and street trees integrate natural landscape features into the streetscape. Alongside this, the use of traditional and durable building materials such as blonde sandstone, natural slates, setts, cobbles and stone slabs has helped create a distinctive and attractive setting of great character.



4. Our Places and Streets: Informal Grid - Arnothill & Dollar Park

Analysis

Narrow lanes provide good connecting routes for pedestrians and cyclists. However, high boundary walls mean that these are not particularly well over-looked by neighbouring houses which can make users feel less secure.

The street network is reasonably well connected with the surrounding area.

The area is dominated by residential use, though a wide range of social and retail facilities are available in nearby Falkirk Town Centre.

The irregular arrangement of streets responds to the varied topography; villas on higher ground benefit from vistas of the park to the north.

Facilities within the Town Centre are within easy walking distance.

The area is well serviced by buses, and there are 2 train stations within walking distance.

Victorian sandstone villas, boundary walls, mature trees and landscaping provide distinctive character.

The east - west axis of the Antonine Wall set the footprint for the pattern of streets; many properties, in the larger southern section of the area in particular, present main elevations to the north with only gardens and rear elevations benefitting from solar gain.

Street Design Hierarchy

Street Structure

Pedestrians and Cyclists

Connections to Wider Networks

Connections Within a Place

Block Structure

Walkable Neighbourhoods

Public Transport

Context and Character

Orientation



4. Our Places and Streets: Formal “Grid” - Grahamston

Qualities of Successful Places - Grahamston

Grahamston is a mixed use settlement adjacent to the town centre of Falkirk. Its historic development dates back to the nineteenth century when the railway and canal network brought industry and prosperity to the burgeoning town. The settlement pattern demonstrates qualities of successful urban places that can be applied to the layout and detailed design of new neighbourhoods and urban retrofitting projects within the greater Falkirk Council area.

Distinctive ✓

The regular grid pattern of narrow streets and lanes lined with traditional cottages and villas creates distinctive historic character.

Safe and Pleasant ✓

Narrow streets and tight radius corners at crossroads reduce traffic speeds.

Welcoming ✗

The formal grid fails to provide spaces for socialising - the grid needs to be relaxed in places with building footprints staggered to enable communal open spaces to be provided.

Adaptable ✗

Although the traditional buildings have endured to be adapted to other uses over time, there are issues in relation to the lack of provision for car parking in the historic street layout; the visual and physical impact of cars on streets detracts from the quality of the place.

Resource Efficient ✓

Traditional materials and features are easily maintained as they are more durable; they add quality and visual interest.



4. Our Places and Streets: Formal “Grid” - Grahamston

Analysis

The street layout allows for pedestrian friendly crossings at junctions within the geometric grid pattern. Small corner radii to pavement crossings slow traffic speed and maintain pedestrian desire lines.

The grid pattern of streets creates a permeable layout which is well connected to surrounding movement networks.

Some non - residential uses remain in the area and a wide range of social and retail facilities offered by Falkirk Town Centre are nearby.

The formal orthogonal geometry of the grid has created a regular but distinctive urban pattern.

A wide range of facilities can be accessed on foot with good links to public transport.

The area sits immediately adjacent to a main line railway station and benefits from proximity to the full range of transport offered by the town centre.

Terraced villas and cottages set out in in regular rows have created a place of distinctive character - new development should respond to the established design coding.

Street Design Hierarchy

Street Structure

Pedestrians and Cyclists

Connections to Wider Networks

Connections Within a Place

Block Structure

Walkable Neighbourhoods

Public Transport

Context and Character

Orientation



Connections Within a Place



Pedestrians and Cyclists



Context and Character



Public Transport

4. Our Places and Streets: Waterside - Camelon

Qualities of Successful Places - Camelon

Rosebank Distillery and Lock 16 in Camelon, on the Forth & Clyde canal, represent 2 key areas of waterfront development in the Falkirk area. The distinctive character of both Rosebank and Lock 16 is defined by 18th and 19th century industrial development brought about by the cutting of the canal. The features found in these locations demonstrate many qualities of successful urban places which can be applied to new development in the area to help create new neighbourhoods with distinctive character.

Distinctive ✓

The Forth & Clyde Canal and the historic buildings associated with it create a place with distinctive character. Traditional street frontages together with a number of landmark buildings overlooking the Forth & Clyde Canal create focal points and add interest within the area.

Safe and Pleasant ✓

An open outlook to the canal and towpaths create a pleasant feel. The towpaths offer opportunities for walking and cycling; as they are overlooked by neighbouring properties, the towpaths feel safe and welcoming, which encourages greater use by pedestrians and cyclists. Narrow streets and layout of buildings require slow traffic speeds, providing a safer environment for all.

Easy to Move Around ✓

Owing to the presence of landmark buildings and a well marked canal lock system, the areas around Rosebank and Lock 16 offer easy navigation. Good path links to the towpath provide pedestrian and cycle-friendly routes leading to a range of community facilities, including green spaces.

Welcoming ✓

The open outlook onto the canal and easily accessible public art and interpretation panels provide focal points along the canal; these features encourage people to congregate, to meet and greet each other in their own neighbourhood.

Adaptable ✓

There is limited flexibility to accommodate changes to current street patterns and layout.

Resource Efficient ✓

Traditional buildings are constructed of good quality and durable materials that are easily maintained.



4. Our Places and Streets: Waterside - Camelon

Analysis

Direct links from the streets to the towpaths encourage pedestrian and cyclist use.
The streets offer a pleasant, varied walking/cycling experience.

The street network is well connected, with good links to shops, community facilities and the surrounding area.

There is a range of service and retail facilities within walking distance of Lock 16 and Rosebank.

The presence of key landmark buildings overlooking the canal and towpaths along with good vistas from the canal aid navigation and make it easier for people to move around the area.

There is a range of community facilities and shops within walking distance of the canal.

The area is serviced by buses, with 2 train stations available nearby.

There is a variety of building types including landmark buildings constructed of traditional materials.
These create strong and distinctive urban character.

Street Design Hierarchy

Street Structure

Pedestrians and Cyclists

Connections to Wider Networks

Connections Within a Place

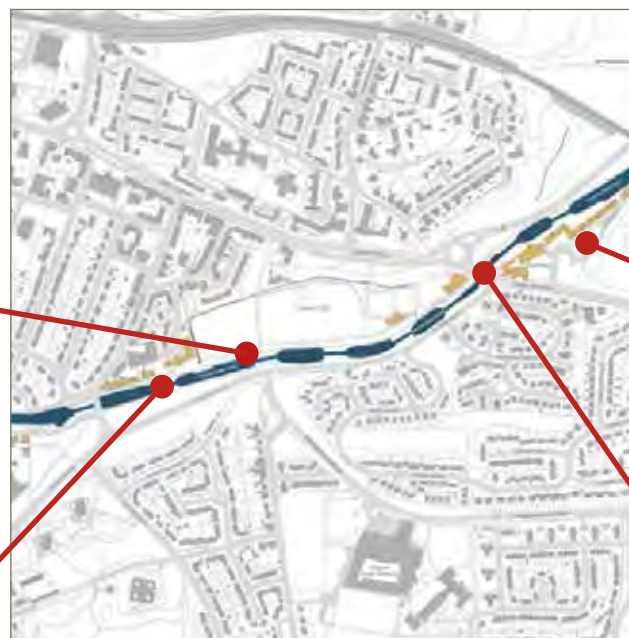
Block Structure

Walkable Neighbourhoods

Public Transport

Context and Character

Orientation



4. Our Places and Streets: Village “Green” - Dunmore

Qualities of Successful Places - Dunmore

The historic village of Dunmore was designated a conservation area in 1977. It is located on the River Forth approximately 2 miles northeast of Airth. Built in the 19th Century to house workers on the estate of the Earl of Dunmore, it consists of attractive cottages on three sides of a village green. The simple urban pattern demonstrates qualities of successful urban places that can be applied to the layout and detailed design of new neighbourhoods within the greater Falkirk Council Area.



Distinctive ✓

The individual urban character of this purpose built estate village derives from the arrangement of historic cottages around a central village green enhanced by its setting which affords views across the Forth Estuary.

Safe and Pleasant ✓

Shared use street provides safe and attractive movement for pedestrians and cyclists; road geometry reduces vehicle speed. Street clutter is minimal with few signs and discreet lighting.

Easy to Move Around ✓

Street layout designed around central village green provides good connectivity for all types of movement.

Welcoming ✓

Central village green creates a safe, welcoming space and focal point for social interaction.

Resource Efficient ✓

Traditional materials are locally resourced, distinctive and durable - natural Scottish sandstone, natural Scottish slate.

