

### Windfall Housing Development within the Urban and Village Limits

- 4.10 In addition to the housing proposals identified specifically in the Local Plan, other housing development within the Urban or Village Limits will be supported where it meets the criteria set out in Policy SC2. Such windfall development will generally be on brownfield sites and will assist in meeting the general objective of recycling redundant land and minimising take up of greenfield sites. However, sites must meet requirements in terms of accessibility, amenity and infrastructure availability. An estimate of the output from windfall sites has been built into the housing land requirement calculation, and monitoring will take place to check the actual output against the estimate.

4.11

#### SC2 WINDFALL HOUSING DEVELOPMENT WITHIN THE URBAN/VILLAGE LIMIT

Housing development within the Urban and Village Limits, in addition to proposals identified within the Local Plan, will be supported where the following criteria are met:

- (1) The site is a brownfield one, or comprises urban open space whose loss can be justified in terms of Policy SC12;
- (2) The proposed housing use is compatible with neighbouring uses and a satisfactory level of residential amenity can be achieved;
- (3) The site enjoys good accessibility by public transport, walking and cycling to shopping, recreational and other community facilities;
- (4) Existing physical infrastructure, such as roads and drainage, water supply, sewage capacity, and community facilities, such as education and healthcare, have the capacity to accommodate the increase in use associated with the proposed development, or can be upgraded through appropriate developer contributions as required by Policy SC11;
- (5) In the case of small gap sites and sub-divided plots, Policy SC8 is satisfied; and
- (6) There is no conflict with any other Local Plan policy or proposal.

### Housing in the Countryside

- 4.12 There is continuing pressure for the development of individual houses or groups of houses in the countryside. Structure Plan Policy ENV.1 and Local Plan Policy EQ19 set out the broad approach of restricting new development in the countryside unless a countryside location is required. Policy SC3 contains detailed criteria for assessing the acceptability of proposals. In general, housing will be permitted where it is required to support a genuine rural economic activity. Further opportunities will arise from the rehabilitation of redundant properties and from appropriate infill sites.

4.13

#### SC3 HOUSING DEVELOPMENT IN THE COUNTRYSIDE

Housing development in the countryside will only be permitted in the following circumstances:

- (1) Housing essential to the pursuance of agriculture, horticulture or forestry, or the management of a business for which a countryside location is essential. In these instances, the applicant must demonstrate all of the following:
  - The operational need for the additional house in association with the business;
  - That no existing dwelling which might have served that need has been sold or otherwise alienated from the holding;
  - That there are no reasonable opportunities for reusing or converting redundant buildings rather than building a new dwellinghouse; and
  - That the business as a whole is capable of providing the main source of income for the occupant;
- (2) Proposals involving the rehabilitation of former residential properties, or the conversion of farm and other buildings to residential use, where all of the following criteria are met:
  - The building, by virtue of its existing character, makes a positive contribution to the rural landscape;
  - The building is in a reasonable state of repair, still stands substantially intact and is capable of beneficial restoration, as verified by a report and certificate from a qualified structural engineer;
  - The restored or converted building is of comparable scale and character to the original building; and
  - In the case of former non-residential buildings, the building is no longer required for the purpose for which it was built; or
- (3) Appropriate infill opportunities within the envelope of an existing group of residential buildings, where the development would not result in ribbon, backland or sporadic development, and the proposal satisfies Policy SC8.

### Special Needs and Affordable Housing

- 4.14 It is recognised that the majority of the new housing to be provided under Policy SC1 above will be for owner occupation. Falkirk Council has an existing stock of 16,852 houses for rent (24.2% of the housing stock in 2007) and there is a small stock of units rented by housing associations (3,049 or 4.4% of stock). In addition, there is a large stock of former local authority housing which provides a pool of good quality, affordable housing.
- 4.15 Research, published by Communities Scotland in November 2006, showed that Falkirk Council area had moved into the category of net need for affordable housing. This is a significant change from the historic position which was that housing in the Falkirk Council area was relatively affordable. The Council's own research on affordable housing need (2006) found that the picture of relative affordability had diminished, and while there was still a supply of affordable housing quantitatively across the Council area, some localities were now experiencing particular shortages. Further work carried out by independent researchers in 2007 confirmed the scale of differential need between the various settlement areas of the council. Therefore, there is now a more urgent need to create a supply of affordable housing. A fundamental requirement is land for affordable housing, and the Council's first preference is for on site provision. If this is deemed to be not achievable, the Council will consider off site provision, or as a last resort, the payment of a commuted sum to contribute to the provision of affordable housing elsewhere in the area. The Council intends to secure provision through partnership working with Scottish Government Housing and Regeneration Directorate, local Registered Social Landlords and private developers.
- 4.16 A key role for the private sector, in accordance with the SPP, will be to contribute to the provision of choice across the housing market area. Policy SC4 sets out specific requirements which seek to achieve this through ensuring, in larger housing developments, there is a diversity of house types and tenures in order to create mixed and socially inclusive communities, as advised by PAN2/2010. The Council's priority will be to deliver social rented housing, but consideration will be given to shared ownership or shared equity housing where considered appropriate. Further guidance is provided in the Council's SPG Note on Affordable Housing.

4.17

### SC4 SPECIAL NEEDS AND AFFORDABLE HOUSING

For large new housing developments, the Council will require a diversity of house types and tenures in order to create mixed communities. In particular there will be a requirement across the Council area for new housing sites of 100 units and over to provide 15% of the total number of units as affordable or special needs housing. In the settlement areas of Larbert/Stenhousemuir, Polmont and District and Rural North, where there is an identified shortfall in affordable housing provision, there will be a requirement for sites of 60 units and over to provide 25% of the total number of units as affordable or special needs housing. Acceptable approaches could include:

- (1) Provision of general needs social rented houses;
- (2) Provision of social housing for people with particular needs (specifically the elderly and physically disabled); or
- (3) Provision of shared equity or shared ownership housing

Developers will be expected to work in partnership with the Council, the Scottish Government Housing and Regeneration Directorate and Registered Social Landlords to comply with this policy. The Council will apply a sequential approach to the delivery of affordable housing:

- On site provision
- Off site provision
- Commuted sum payment.

### Infill Development and Plot Subdivision

- 4.30 The quality of residential areas can often be threatened by inappropriate infill development, sometimes termed 'town cramming'. Infill proposals, particularly where they involve the subdivision of the curtilage of existing houses, frequently take little account of the overall grain of the surrounding area, or of the setting and amenity of neighbouring properties. Policy SC8 seeks to prevent insensitive infill whilst allowing development where a legitimate opportunity exists and can be integrated successfully into the urban fabric.

4.31

#### SC8 INFILL DEVELOPMENT AND SUBDIVISION OF PLOTS

Proposals for the erection of additional dwellinghouses within the curtilage of existing properties or on small gap sites will only be considered favourably where:

- (1) the scale, density, disposition and design of the proposed houses respect the architectural and townscape character of the area;
- (2) adequate garden ground can be provided to serve the proposed houses without an unacceptable impact upon the size or functioning of existing gardens;
- (3) adequate privacy will be afforded to both the proposed houses and neighbouring properties;
- (4) the proposal would not result in the loss of features such as trees, vegetation or walls, such that the character or amenity of the area would be adversely affected;
- (5) the proposed vehicular access and other infrastructure is of an adequate standard; and
- (6) the proposal complies with other Local Plan policies.

### Extensions and Alterations to Residential Properties

- 4.32 There is a need to ensure that alterations and extensions to residential properties do not, individually or cumulatively, detract from the environment of residential areas. Policy SC9 sets out the key considerations in determining the acceptability of proposals, dealing with the impact of changes on the integrity of the property itself, on the amenity of neighbouring properties and on the character of the area as a whole. Detailed guidance may be found within the Council's SPG Note on House Extensions and Alterations.

4.33

#### SC9 EXTENSIONS AND ALTERATIONS TO RESIDENTIAL PROPERTIES

Extensions and alterations to residential properties will be permitted where:

- (1) the scale, design and materials are sympathetic to the existing building;
- (2) the location and scale of the extension or alterations will not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties; and
- (3) it will not result in overdevelopment of the plot, thereby giving rise to adverse impacts on the functioning of garden ground, or the unacceptable loss of off-street parking.

4.34

#### Creating and Maintaining Residential Amenity - Actions and Indicators

##### Actions:

- Prepare development briefs for outstanding housing sites

##### Indicators:

- Quality as assessed through periodic audit of major built developments against sustainable development principles

## ACHIEVING QUALITY COMMUNITY INFRASTRUCTURE

## Developer Contributions to Community Facilities

4.35 The Local Plan must consider the land use requirements of a wide range of community infrastructure including education facilities, community halls, open space and recreational facilities, and healthcare provision. The adequacy of provision in each service area varies across the Council area and is influenced by demographic and lifestyle trends and historic patterns of growth and investment. As a general principle, resources need to be focused in the first instance on improving the quality, management and accessibility of existing facilities, although in some instances new or replacement infrastructure are needed. Detailed information on the issues affecting each community, and proposals aimed at addressing them, is set out in the Settlement Statements.

4.36 In general terms, the first priority for the Local Plan is to ensure that there is no overall diminution in the quantity of community provision through development or land use change. Accordingly, Policy SC10 generally prohibits the loss of facilities without a clear justification based on need or alternative means of service delivery, and provides criteria for assessing proposals for new facilities.

4.37

#### SC10 EXISTING COMMUNITY FACILITIES

- (1) There will be a presumption against the loss of existing community facilities unless the Council is satisfied that there is no longer a need for the facility or an acceptable alternative facility is available; and
- (2) The provision of new community facilities, including churches and places of worship, will generally be supported provided that:
  - The proposal is compatible in terms of scale, character and design with the surrounding area;
  - There is no adverse impact on local amenity
  - There is good access by public transport, on foot and by cycle; and
  - It complies with other Local Plan policies.

4.38 As part of the strategy of 'Sustainable Growth in all our Communities', it is essential that housing growth is matched by a commensurate growth in community infrastructure. New residential development places additional burdens on infrastructure which may already be inadequate. In the context of limited public resources, the onus will be placed on developers to contribute funding for both on- and off-site works to provide, upgrade and maintain community and recreational facilities in these circumstances. Structure Plan Policy COM.5 sets out the context for this and indicates the broad circumstances where provision may be required. Government Circular 1/2010 provides additional guidance on the scope and extent of planning agreements, which are one of the main mechanisms for securing developer contributions.

4.39 In this context, it is the role of the Local Plan to identify areas where infrastructure is, or may become deficient, to identify requirements against specific sites identified in the plan, and to provide a consistent basis, where possible, for determining requirements in respect of windfall sites.

4.40

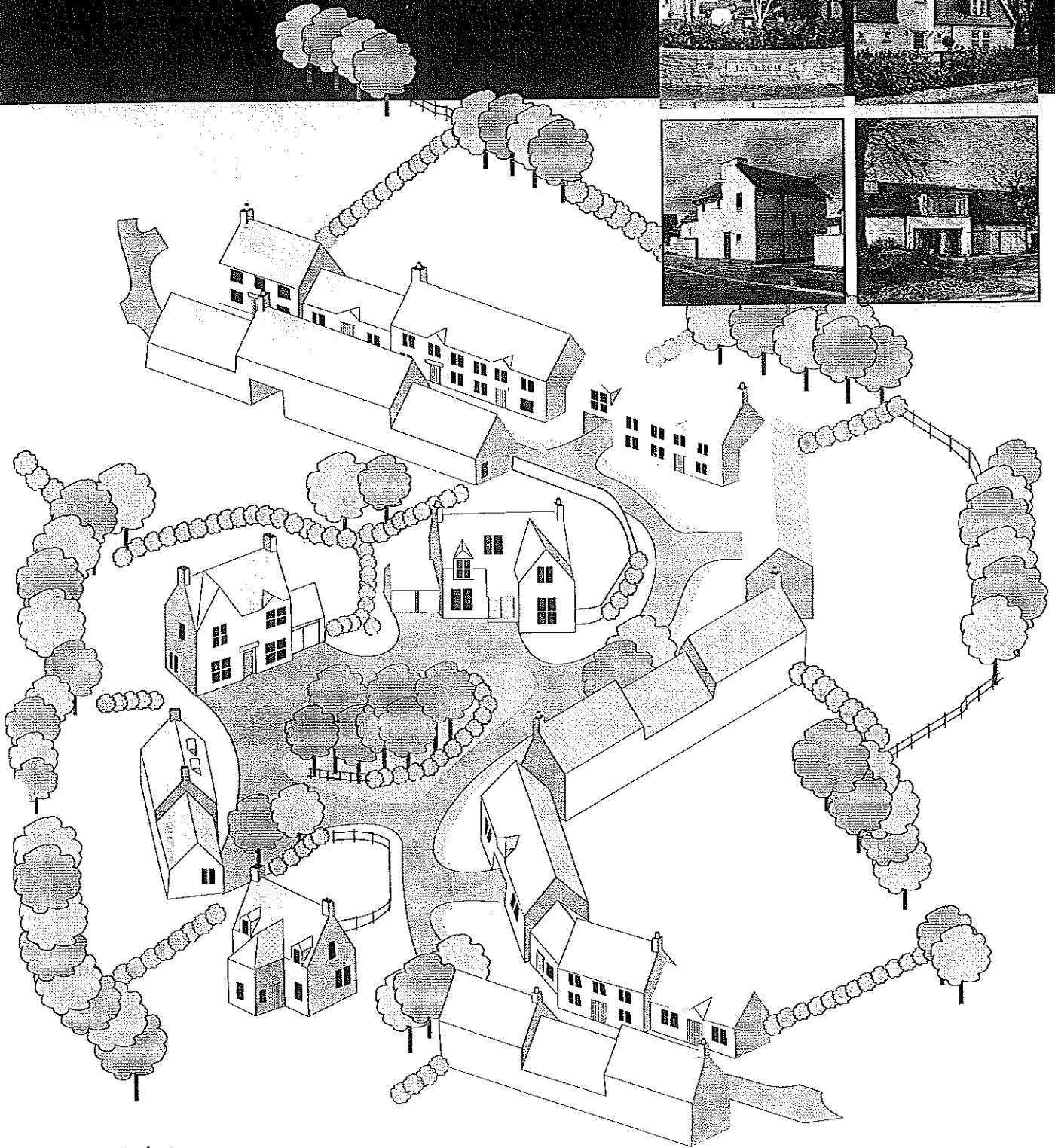
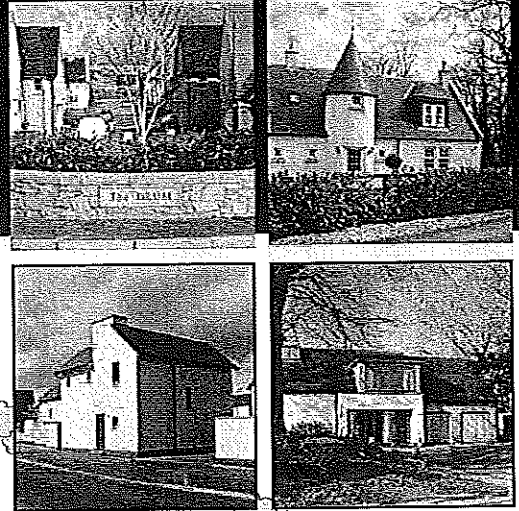
#### SC11 DEVELOPER CONTRIBUTIONS TO COMMUNITY INFRASTRUCTURE

Developers will be required to contribute towards the provision, upgrading and maintenance of community and recreational facilities where development will create or exacerbate deficiencies in, or impose significantly increased burdens on, existing infrastructure. The nature and scale of developer contributions will be determined by the following factors:

- (1) Specific requirements identified against proposals in the Local Plan or in development briefs;
- (2) In respect of open space, recreational, and education provision, the general requirements set out in Policies SC13 and SC14;
- (3) In respect of other community facilities, any relevant standards operated by the Council or other public agency; and
- (4) Where a planning agreement is the intended mechanism for securing contributions, the principles contained in Circular 1/2010.

# Housing Layout and Design

## Supplementary Planning Guidance Note



**Falkirk Council**  
Development Services

## Foreword



*David Alexander*

Welcome to this supplementary planning guidance note on Housing Layout and Design. It is one of a suite of such guides promoting development quality in the built environment and taking forward the Council's commitment to sustainable development as set out in the Development Plan.

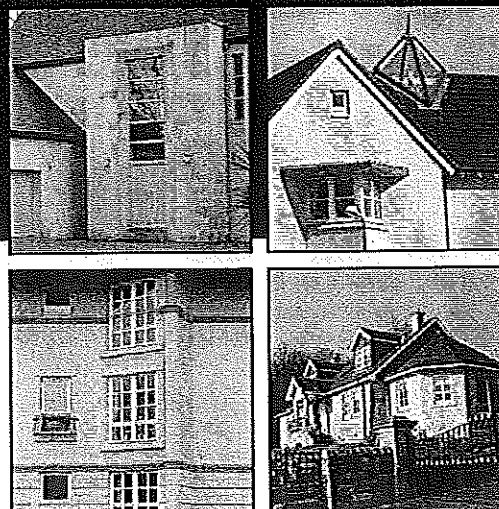
Falkirk Council has set ambitious targets for continued sustainable housing growth. If well designed, new housing can be more sustainable, make a substantial contribution to a sense of place and improve the visual image of towns and settlements within the Falkirk area.

Although the guide will be of interest to all house builders, it is primarily intended to assist volume house builders achieve the necessary high standards of design acceptable to Falkirk Council. The advice addresses the architectural treatment of house design but, importantly, focuses on layout and the spaces between buildings to ensure the creation of quality urban settings for all our communities.

The Council commends the advice set out in this guide.

February 2007





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## Introduction

### 1.1 What is the Basic Issue?

New housing is much in demand today. This is driven by a number of factors e.g. size of accommodation, modern amenities, detachment from neighbours, closeness to countryside, distance from urban squalor and changing family and social patterns.

Areas of new housing are a very prominent form of current urban development. The quality of design applied to such development therefore requires to be of a very high standard in order to enhance the good character and appearance of our towns and villages.

The Guidance Note aims to provide advice on how a high standard of design can be achieved in estate layout and house architecture. Ultimately the quality resulting will be reflected in house sale prices. Other means of measuring design quality would be whether a housing estate might merit statutory protection in the future, the "conservation area test", or whether it would be attractive to visitors, the "postcard test".

Within the Falkirk and surrounding area new housing developments are generally taking place within two classic location types i.e. URBAN and SUB-URBAN sites.

#### URBAN:

town centre infill sites or "brownfield" land, perhaps where a former industrial use once operated, sometimes further out but still surrounded by the existing town.

Within a town centre, conservation concerns and greater civic pride tend to ensure that housing infill solutions are more one-off, appropriately more dense and engaging of better designers.

Outwith a town centre, however, there can be a greater tendency for volume house builders to apply the same layout principles to larger brownfield or redevelopment sites as to new suburban sites. Whereas the introduction of more affluent lifestyles into modest, perhaps run-down areas may have benefits, the townscape and social cohesion of an area can be prejudiced where an open suburban image is imposed. It is therefore important that housing development in such areas is designed to fit as seamlessly as possible into the existing urban "grain". This Guidance Note provides design conventions, patterns and models to assist in achieving this.

#### SUB-URBAN:

greenfield sites at the edge of a town traditionally characterised by dormitory developments of detached and semi detached housing with limited public facilities.

The design of sub-urban housing is probably the greatest concern to central and local government (see para.1.5) and especially informs this Guidance Note. Although it would appear to meet the demand criteria noted at the start of this section, the resulting housing estate designs generally fail either the "postcard" or "conservation area" tests. Despite the use of many different house types and changes in materials the image of "sameness" remains. Similarly, although detachment of one house from another characterises suburbia, there is the continuing impression that many of them are too close to one another.

Whereas this Guidance Note is predominantly concerned about the design of housing estates, it does not ignore the fact that the absence of shops and community facilities is partly responsible for the poor image of suburbia. Concerns about the commercial viability of and the potential source of nuisance from sometimes isolated amenities can discourage their inclusion in a housing area where not part of an appropriately scaled urban centre designed in from the start. The need for mixed-use development appropriately located in relation to natural focal points and primary road edges, is therefore noted.

#### Sustainability

It is important that the layout and design of public open space, together with the buildings set within or around it, support a sustainable environment i.e. the earth's resources protected and a healthy environment enhanced to ensure the continuity of life. Para.2.9 sets out the contribution of the Guidance Note to this. Specifically the advice will be applied in conjunction with the council's adopted Sustainable Falkirk Strategy and the Supplementary Planning Guidance Note on Sustainable Design currently in preparation.



### 1.2 Who is the guidance for?

This Guidance Note is primarily intended to assist volume house builders and their design agents although guidance on plotted, backland and infill development may be of interest to smaller builders, architects and private individuals who may also wish to appraise a neighbouring proposal.

### 1.3 What general planning advice can be found pre-application?

House builders should seek the advice of the Development Management Officer for the local area for information on planning and other permissions, neighbour notification, fees, timescale and any further queries relating to this Guidance Note (see **USEFUL CONTACTS**). The submission of preliminary sketches would be useful to forestall any major redesign at a future date, with its consequences for wasted time and money.

### 1.4 Where will the guidance be most strictly applied?

This Guidance Note will be applied generally to all housing proposals seeking Planning Permission but especially to development relating to the following:

- Conservation Areas and the setting of Listed Buildings
- Areas of Townscape Value: as identified in Local Plan policy EQ13
- Major road edges: buildings should create frontage with no screen fencing
- Major urban edges: views of any development from the countryside should be attractive
- Canalside, riverbank, waterside or foreshore edges
- Countryside sites
- Sites requiring a Design Statement as per the Council's **Supplementary Planning Guidance Note on Design Statements**.

### 1.5 What is the National and Local Plan policy background?

The current quality of housing design is a matter of concern to central and local government from the cultural, economic and environmental point of view as well as the merely aesthetic.

Following the earlier Planning Advice Note 44 (Fitting New Housing into the Landscape) and 46 (Planning for Crime Prevention) the Scottish Executive published its key design document 'Designing Places' in 2001 dealing with all aspects of urban design. There then followed further design PANs i.e.

- PAN 67 Housing Quality
- PAN 65 Planning & Open Space
- PAN 68 Design Statements
- PAN 76 New Residential Streets
- PAN 77 Designing Safer Places
- PAN 78 Inclusive Design

Current local authority policy documents also place strong emphasis on design quality and the need to raise standards i.e.

#### Structure Plan

- Policy ENV 7 - Quality of Development

#### Local Plan

- EQ3 Townscape Design
- EQ4 Landscape Design
- EQ5 Design & Community Safety
- SC 6 Housing Density and Amenity
- SC13 Open Space and Play Provision in New Residential Development

#### Other

- Sustainable Falkirk Strategy
- Supplementary Planning Guidance Note on Design Statements
- Biodiversity and Development
- Trees and Development \*
- Public Open Space and New Development \*
- Sustainable Design \*

\* in preparation

## Introduction

### 1.6 Will the guidance interfere with the Housing Market?

There is no doubt that central and local government planning policies already impact on the freedom of the housing market, for reasons of good town planning and the protection of the environment e.g. restricting development within the most lucrative rural areas outwith the urban limit. However, in the main, housebuilders have adapted to such policies and the profitable redevelopment of degraded brownfield sites within towns is testament to this. It would therefore be reasonable to assume that developers could be similarly flexible and innovative in response to the setting of design standards on housing layout for similar planning reasons.

Most current housing estates consist of uniformly detached and minimally spaced houses. Maximising the number of houses on the site on this basis would appear to be the accepted market approach today. Whilst this guide does not dispute that a site should be developed to its full capacity it considers that the most appropriate form and configuration of development will emerge from a careful urban design analysis of any site rather than from standardised marketing and house spacing factors. Accordingly, joined street enclosure will be promoted in combination and contrasting with truly detached, landscape dominated Arcadian-type houses all as an alternative to the sameness of the suburban model. These of course are the models which created our best traditional town and village settings which the volume builder aspires to emulate and where a strong housing market clearly continues to exist.

The guidance provided should bring to a developer a number of areas where specific savings can be made. The concern with well organised public space to avoid wastage may allow the prudent housebuilder to achieve a denser development where appropriate. The emphasis on grouping and patterning of housing to create character, rather than deriving this from contrasting house designs and finishes, should simplify the building production process. Finally the architectural style promoted, whilst honouring traditional principles of form, composition, vertical proportions and the balance of solid-to-void, seeks a contemporary interpretation of these free from over expensive elaboration. Fussing period imitations will not be generally welcomed.

### 1.7 How is the design guidance set out?

The design guidance progresses from the broad principles of estate layout to the more detailed aspects of architectural form and aesthetics.

The section on Estate Layout sets down the elements of the public space framework; primary edges, building heights and focal points being the additional urban design aspects relating to this.

The guidance then identifies two alternative house grouping models i.e.

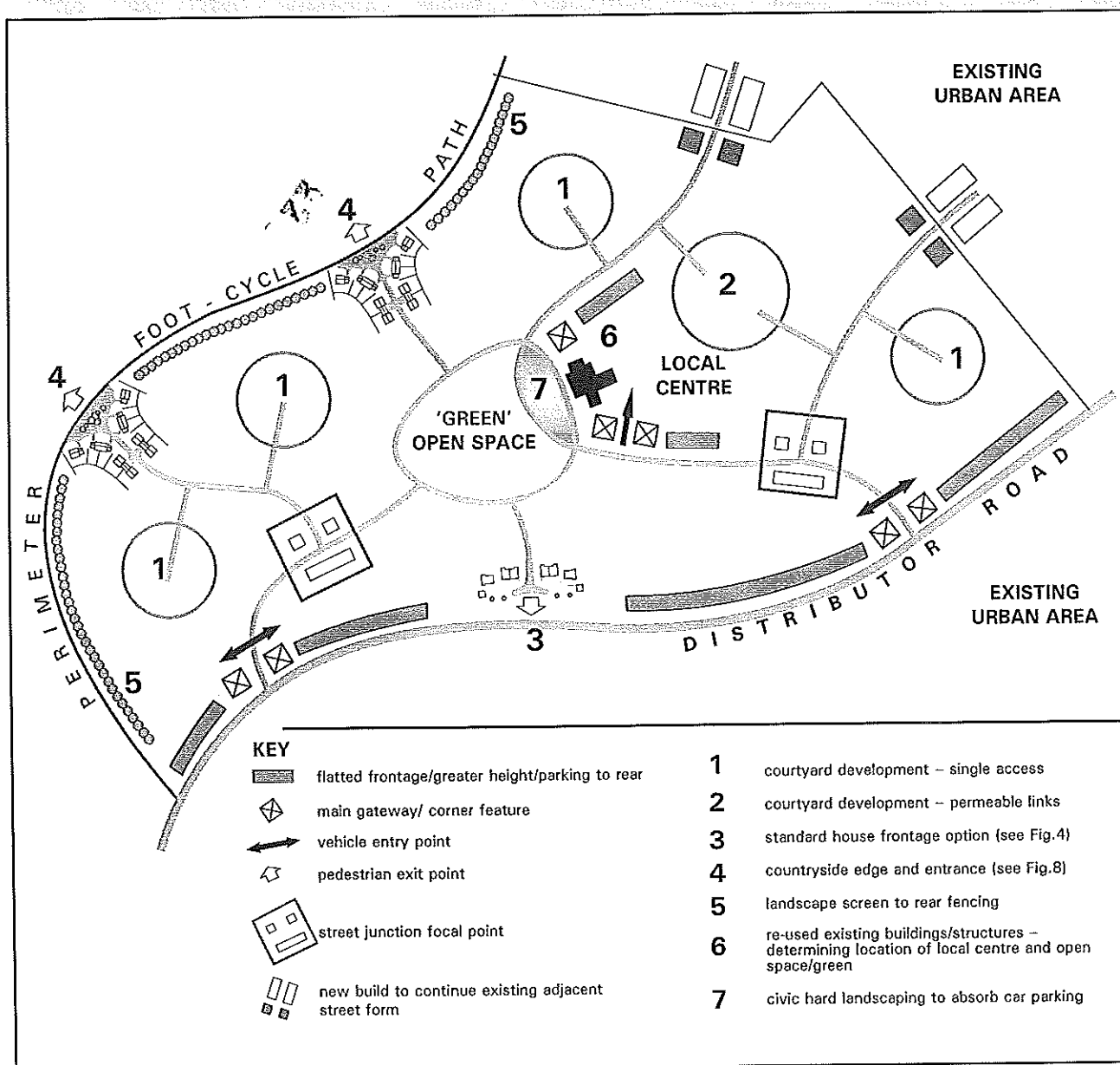
- (i) joined housing enclosing space and
- (ii) detached housing enclosed by space.

This then leads to guidance on appropriate locations for these different models with building height and focal points as associated drivers.

The latter part of the section on Estate Layout section deals with more technical aspects e.g. road design, sloping land, security for public places and individual properties and energy efficiency and climate considerations. Since the guide is aimed at estate layout it only touches incidentally on housing forms at a town scale. However it does incorporate advice on minor developments in backland and gap sites.

Para. 3.1/2 **Architectural Form and Aesthetics** provides a brief discussion of design principles followed by a simple checklist of design conventions based on the traditional principles of building composition.

## Introduction



**Figure 1** CONTEXT AND PLANNING - TOWN EXTENSION SITE

Feature retention, physical constraints, framework of route linkages and open space, entrances, built edges, corners and focal points.

Building frontages, with direct pedestrian entrance, preferred alongside all public streets and spaces.

## Estate Layout

### Site Characteristics and Constraints

#### 2.1 Site Characteristics and Constraints

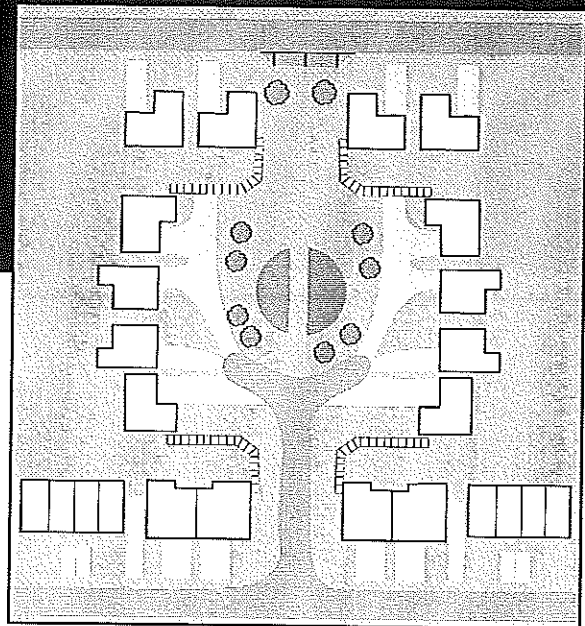
The essential uniqueness of any new housing development will emerge in the first place from its relationship to and retention of its immediate context, both the physical and the visual elements. This immediate quality may also be critical to the marketing of the development where real heritage and amenity are considered more desirable than imported versions.

**Physical:** elements will include existing landform and landscape, especially tree groupings. Water courses, streams, ponds or canals have in the past been considered a source of danger or problem, covered over or fenced off. Today they are accepted as a potential amenity to any development and should be acknowledged as such from the start. These water elements will set the framework for the addition of sustainable drainage (SUDS) ponds at the site planning stage and be the key to the location of public open space and biodiversity provision.

Man-made structures on the site should also be appraised for retention and restoration as they can assist in giving a new development a unique identity, e.g. stone walls, industrial archaeology, vernacular farm buildings.

**Visual:** Whilst clearly, by its very nature, building development will reduce the extent of openness and views into and out of the site, especially attractive spaces and vistas should be identified at the outset for protection and enhancement. The visual character of structures and buildings within and adjacent to the site should be noted for the new architectural character to relate to. Adjacent street forms should be continued into the new site to create natural visual linkages.

**Utilities and ground conditions:** A utility wayleave across the site which cannot be moved should be identified to ensure that it will lie within new public areas, avoiding private gardens and backland areas. Similarly poor ground conditions, whether for reasons of mineral subsidence or water logging, should create open space features e.g. village greens and community wetlands in any new development.



**Figure 2** STREET AND COURTYARD SPACE  
Contained and symmetrical space,  
unified frontage design, surveillance,  
integrated and discreet road geometry



**Figure 3** HOUSING AROUND PICTURESQUE  
OPEN SPACE

## Estate Layout

### Public Space Framework



## 2.2 Public Space Framework

It is important that the design of a housing layout should be based around a unified framework of public open spaces linked by streets or footpaths with main entrances on the outside. This structure should result from a linkage of the entrance points across the site following existing routes where possible. The most important open spaces are best located at junctions of such routes. This public space framework will also include the retained elements identified in the previous section i.e. landform and landscape, water courses, wayleaves etc. It is important that the principles of good public space should apply equally to street spaces as to designated "greens" or landscaped areas of civic or special community status.

**New Entrances:** Whilst access points into any site should be located to continue existing public routes from shops, bus stops and other local facilities, some new entrance locations may be required. The actual location of an entry along a frontage is very important. Where junction standards allow, an entrance should avoid being located at either end of a street frontage i.e. immediately adjacent to the adjoining site, because of the following disadvantages:

- (i) a proper gateway design is not achieved, denying the benefits of natural surveillance and legibility.
- (ii) the exposed side boundary to the site is more difficult to soften visually, or maintain in the future and will create an unattractive outlook for the housing.

In the case of a site with a countryside edge access points should be provided at appropriate points (see para 2.3 **Countryside Edges**).

**Routes:** The Council's road guidelines identify a road hierarchy consisting of main distributor roads, general and minor access loops and cul-de-sacs which this Guidance Note requires to be limited in length i.e. "short".

Internal linkages should be as direct as possible, not tortuous or circuitous. There should be no barriers between adjacent public spaces.

However a gentle curving of the roadway may be allowed to give a continuous closure of space and create visual interest.

As a general rule a new footpath or cycleway must not be located to the rear of the houses and should instead form a component part of the roadway hierarchy referred to. This should ensure best natural surveillance and use of public space, discourage nuisance activities and avoid the poor appearance and maintenance problems associated with exposed rear screen fencing.

Clearly there will be instances where such "remote" footpaths or cycleways already exist along the perimeter of a site. Advice on the treatment of such in terms of access and frontage is provided under para 2.3 **Built Edges**.

**Public Open Space:** All new housing proposals over 10 units should consider the provision of amenity public open space within the development, located to take account of existing site characteristics e.g. vista opportunities, existing landscaped areas of quality, water courses and utility wayleaves and proposed junctions of throughroutes.

The well appointed open space area, taking the form of a "village green", accessible from an enclosing housing frontage, is generally preferred to the "gap site" set between buildings on a street frontage. This is to ensure that pressure to develop the site for building development in the future is minimised. Such a principle should apply even where purpose designed open space activity areas or facilities are planned, the area being sufficiently large to absorb high fences etc. within a landscape framework.

Where possible, roadways should not be continuous around public open spaces to allow at least one point of car free access from the housing opposite. The design of any planting should avoid creating screened areas which might conceal criminal or anti-social behaviour.

Dimensional standards for passive and active open space are set out in para. 2.7. **Other Planning Considerations.**

## Estate Layout

### Built Edges

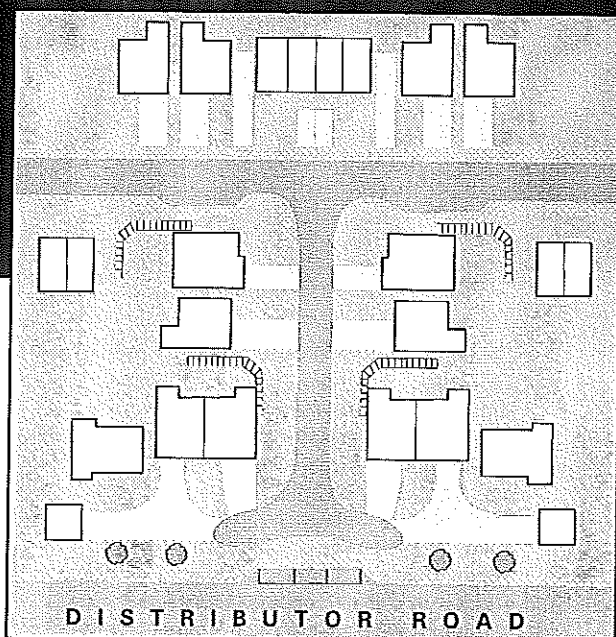


Figure 4 DISTRIBUTOR ROAD FRONTAGE OPTION

6 house "terrace" served from rear access  
cul-de-sac and regulation 2 house driveways



Figure 5 UNSATISFACTORY MAIN ROAD FRONTAGE

Screen fencing and bland rear elevations

### 2.3 Built Edges

**General Edges:** The edges of all public streets and landscaped amenity areas should preferably be defined by continuous building frontages with main door entrances. This will improve the appearance, surveillance and use of public space as well as avoiding the problem relating to exposed fencing, referred to above.

Narrowing the gap between the street edges will provide an interesting visual contrast with the more open greens or squares.

**Corners:** these should preferably be closed off by building to create visual focal points and enhanced surveillance at the junction. Special corner house units will be encouraged with formal front elevations onto both streets, thus ensuring a minimum of exposed high garden enclosure.

**Distributor Road Edges:** A formal frontage of typical house and garage units is more difficult to achieve alongside a distributor road because road standards do not permit individual direct vehicular access from it. This means that a standard housing development will tend to turn its back to the road behind a stockade fence. The following are options for achieving an acceptable frontage configuration on a distributor road:

- a parallel secondary road giving direct vehicle access to the housing frontage.
- parallel driveways served off both sides of a cul-de-sac turning head connecting back to the internal loop road, in the normal way capable of providing a 6-house frontage, but less visually intrusive and wasteful of space than a full width secondary road.
- flatted development with front doors onto the roadway and parking concealed to the rear.

Where front gardens line a distributor road, the heel of the pavement should be defined by a low robust enclosure (e.g. a plinth and/or a railing), preferably reinforced by avenue planting.

This convention should be applied to a flatted frontage in any location except where the urban design context requires the building itself to be on the heel of the pavement.