

Local Design Codes

Adrian Fox

Strategic Planning Manager

Quality and planning

Government guidance on design quality
NPPF: Achieving well designed places;

Planning Practice Guidance

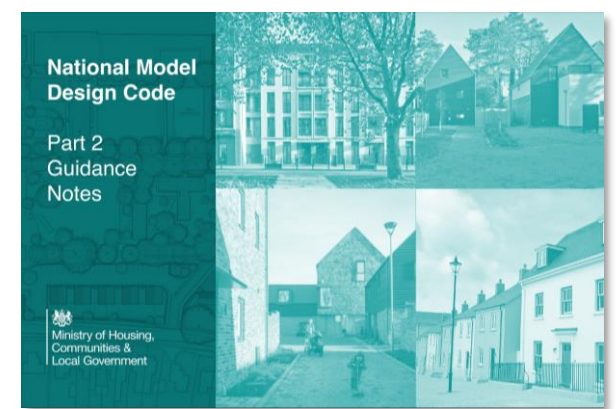
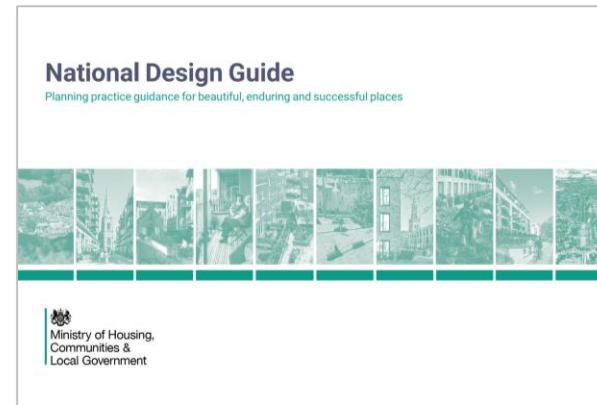
- Design: Process and Tools
- National Design Guide
- National Model Design Code and Guidance Notes

Levelling Up and Regeneration Bill

- all local authorities will be required to produce Local Design Codes

Current public consultation on the proposed changes to the NPPF

- There is an emphasis and focus on the role of 'beauty' and well-designed places through the preparation of Local Design Codes



National design guidance

Objectives

'...creating healthy, safe, green, environmentally responsive, sustainable and distinctive places with a consistent and high-quality standard of design...'

'...The environmental performance of place and buildings ensuring they contribute to net zero targets...'



- **Context** – enhances the surroundings
- **Identity** – attractive and distinctive
- **Built form** – a coherent pattern of development
- **Movement** – accessible and easy to move around
- **Nature** – enhanced and optimised
- **Public spaces** – safe, social and inclusive
- **Uses** – mixed and integrated
- **Homes and buildings** – functional, healthy and sustainable
- **Resources** – efficient and resilient
- **Lifespan** – made to last

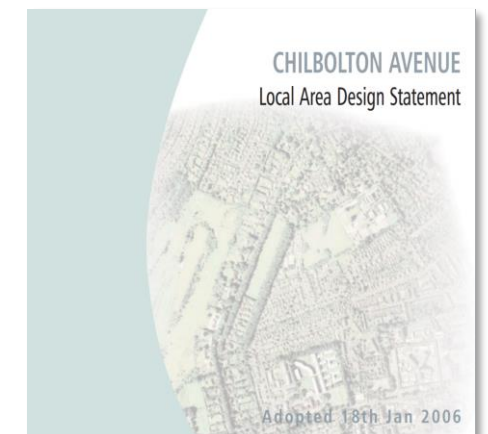
Together they contribute towards the 3Cs:

- Character
- Community
- Climate

Winchester City Council - Design quality

Local design quality related documents:

- Conservation Area Assessments
- Character Area Appraisals
- Design Guidance High Quality Places SPD
- Neighbourhood and Village Design Statements
- Local Area Design Statements
- Local design codes
- Masterplans



Vision for Winchester 2020 - 2030

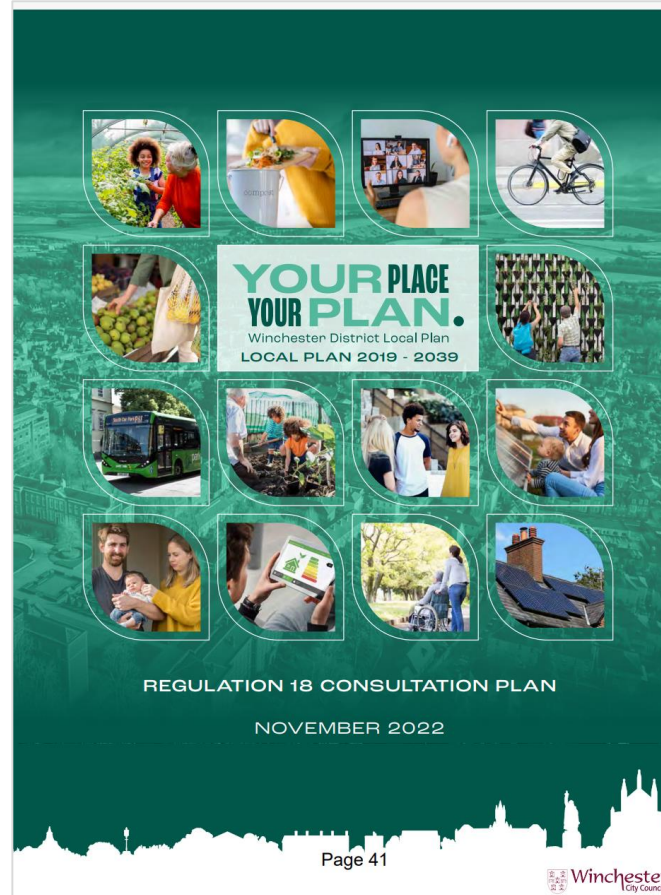


Identified 15 neighbourhood character areas



Regulation 18 Local Plan

- Various 'hooks' in the Reg 18 LP to do more work at a granular level.
- Undertook a specific event on 'Raising bar on design' as part of the LP consultation





High Quality, Well-Designed Places and Living Well

Your Place Your Plan

Winchester stakeholder workshops
Oct/Nov 2021

Workshop 1

Key stakeholders

Workshop 2

Winchester City

Workshop 3

Market towns and rural villages



Workshop reports

WINCHESTER DESIGN WORKSHOP

5.52

In November 2021 a series of design focussed workshops were held with Design South East. The Second workshop focused on Winchester itself, and highlighted a number of opportunities for the Town area.

5.53

Areas of Opportunity are those parts of the city that hold the most potential for transformation, including opportunities for development, connectivity improvements and new open space/ public realm projects.

5.54

The Areas of Opportunity do not have distinct or exact boundaries. They are identified as general areas as some of the potential interventions are part of wider projects (particularly around movement and connectivity) that came out of the Design South East workshops. Whilst the Areas of Opportunity do not have specific Local Plan policies they should be used a starting point should any re-development proposals come forward in these areas.

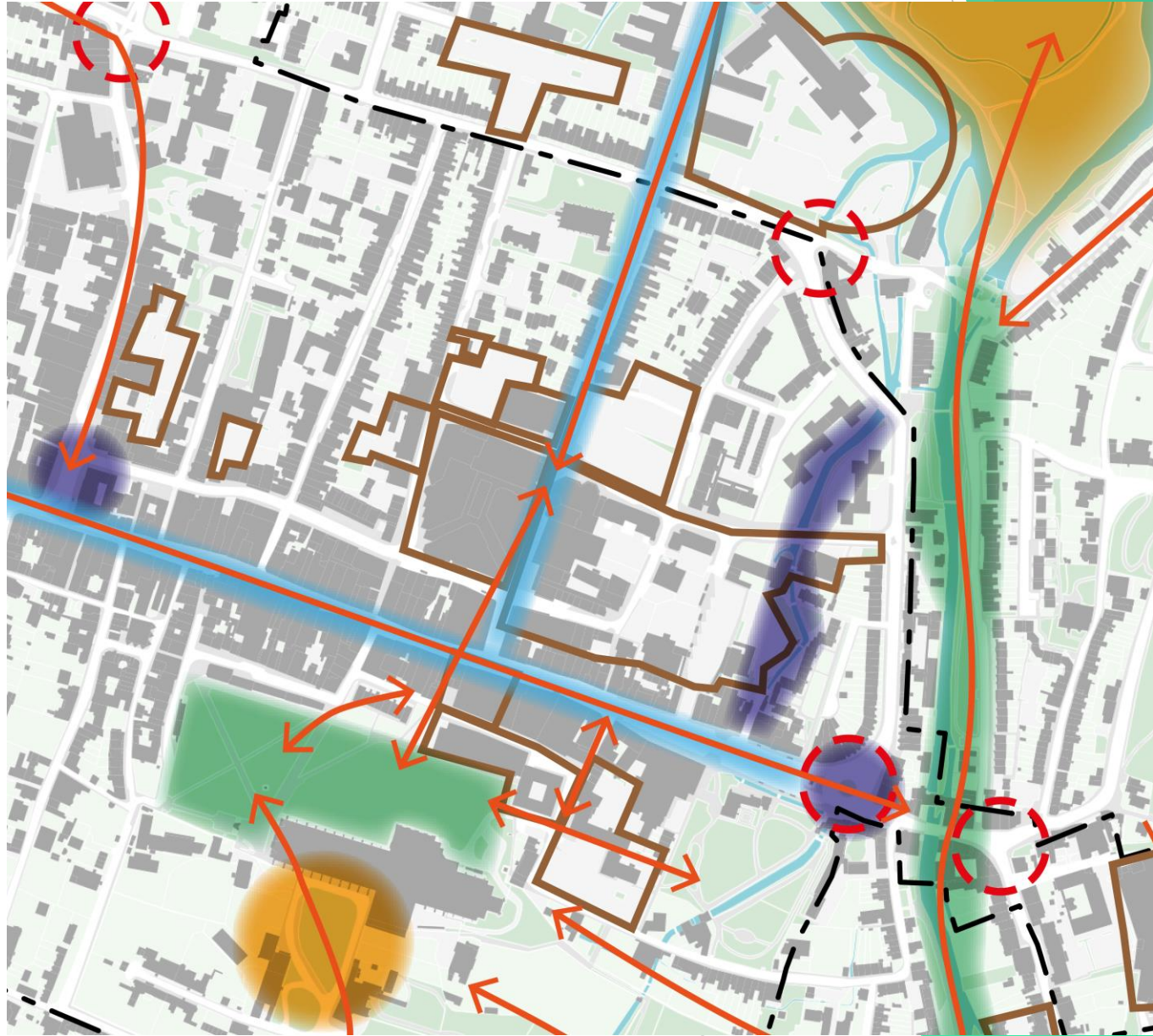
Based on the findings of the workshops, five Areas of Opportunity have been identified:

- Broadway;
- Westgate;
- Station Area;
- Bar End; and
- North Walls.

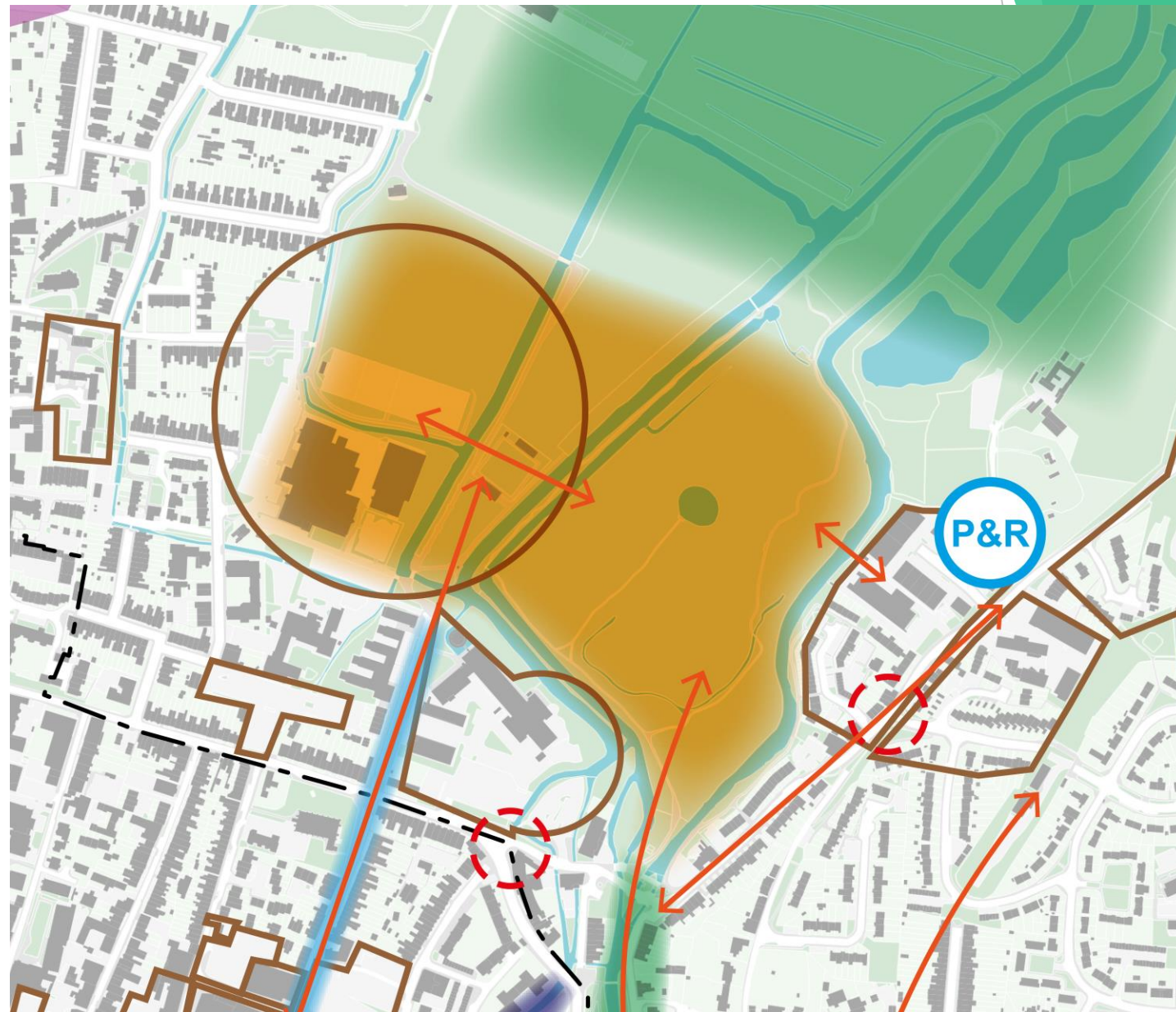


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The Broadway



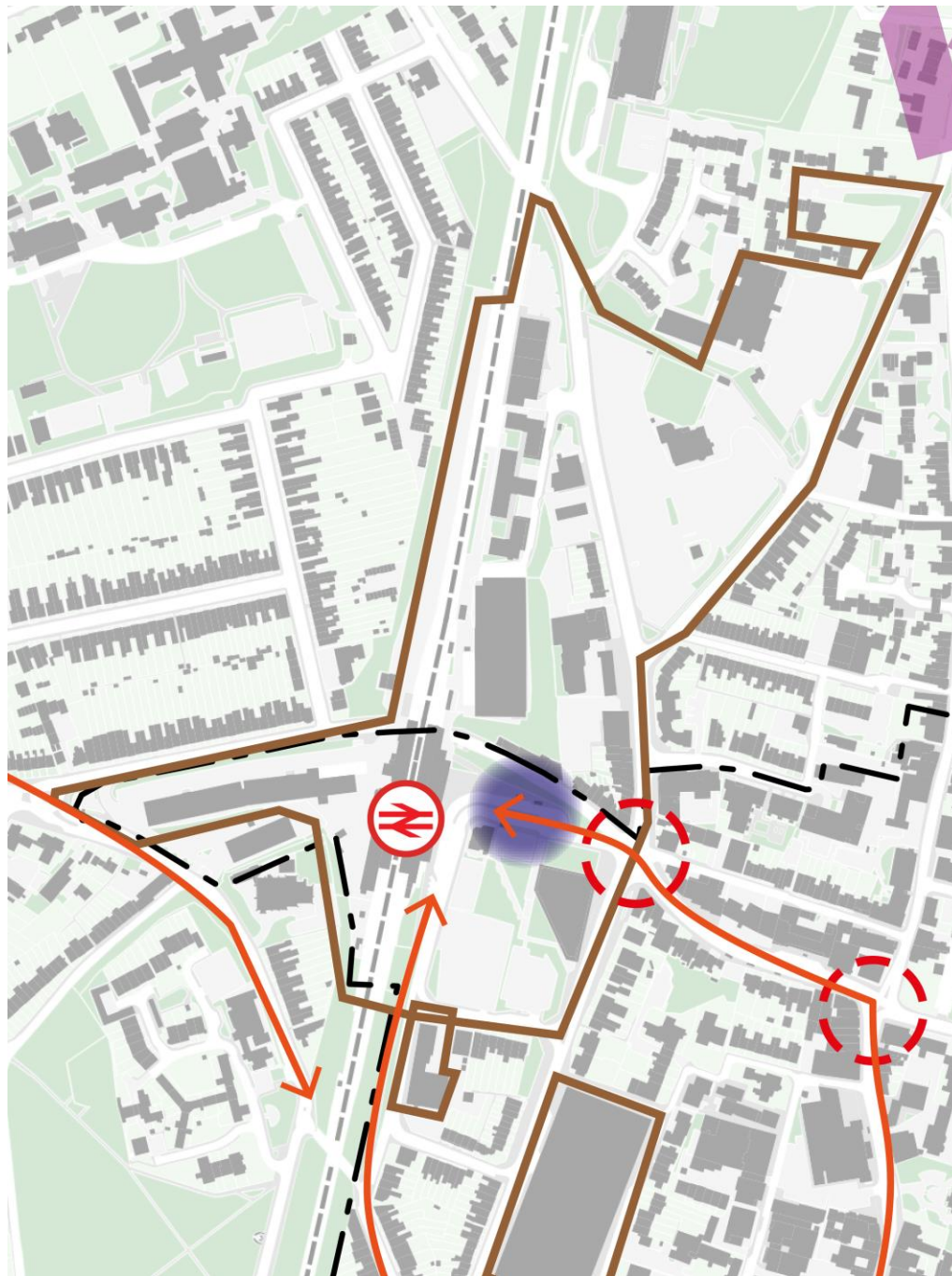
North Walls



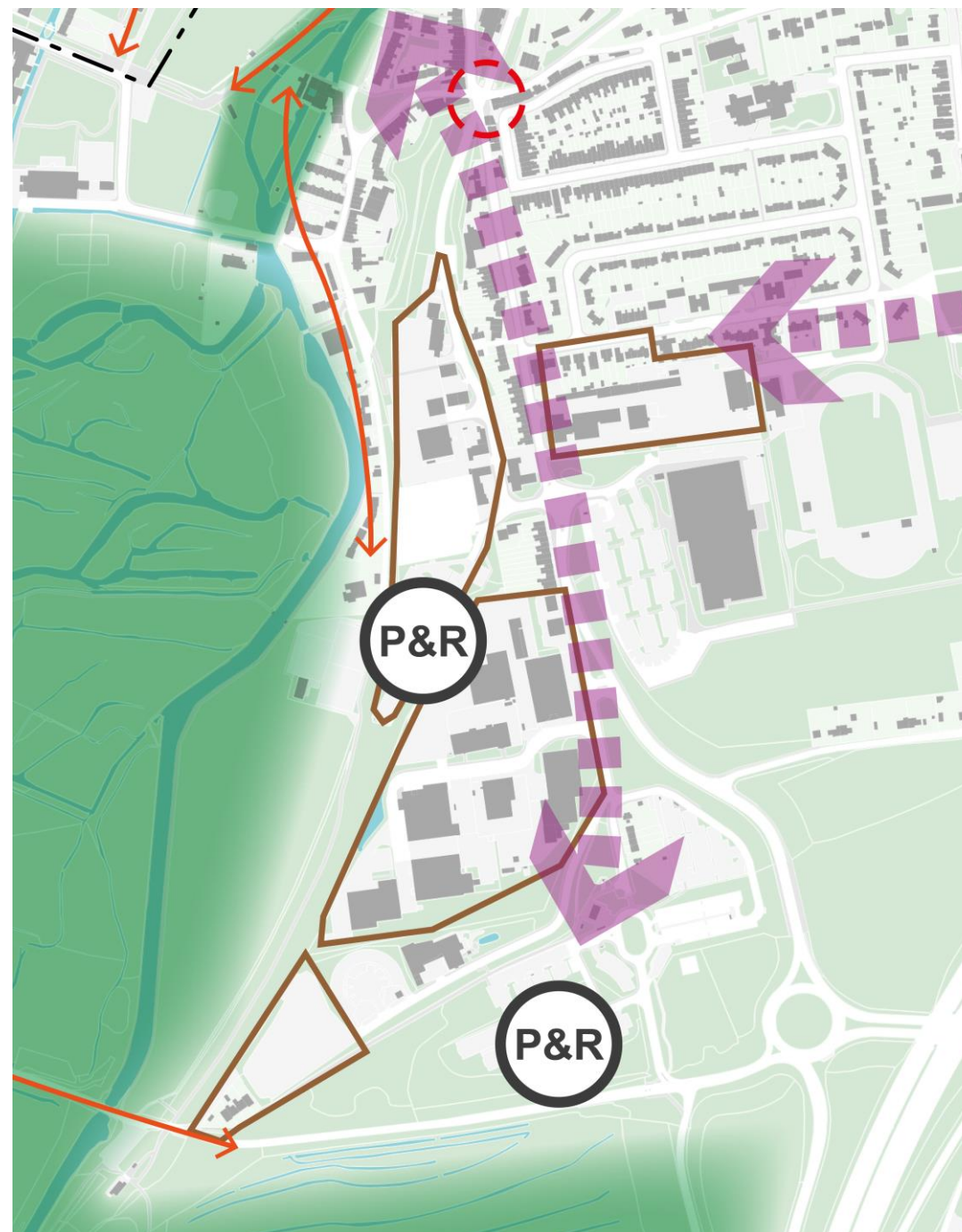
Westgate



The Station



Bar End



Design is a collaborative process

- ▶ Knowledge sharing
- ▶ Multi-disciplinary expertise
- ▶ Local knowledge and expertise
- ▶ Multiple stakeholders



Design codes & guides

Difference between design tools:

Design guide: A document providing guidance on how development can be carried out in accordance with good design practice.

General aspirations

Design code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area.

Specific requirements



Local Design Codes

Choice of coding at different scales:

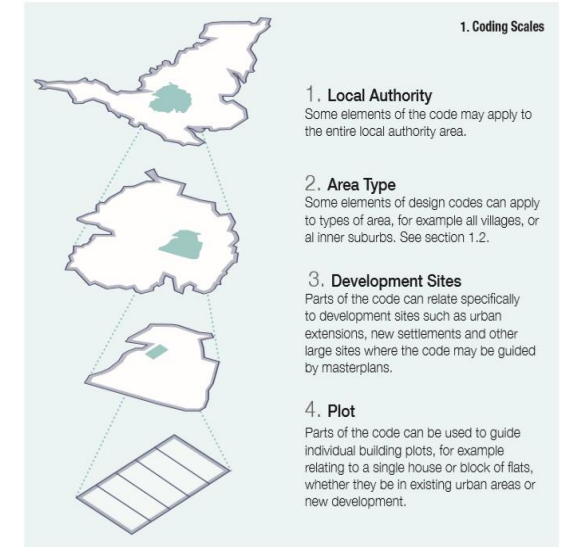
Local authority wide – across the whole area

Large development sites – urban extensions, new settlements

Defined areas within local authority – allocated sites, regeneration areas, town centres, villages

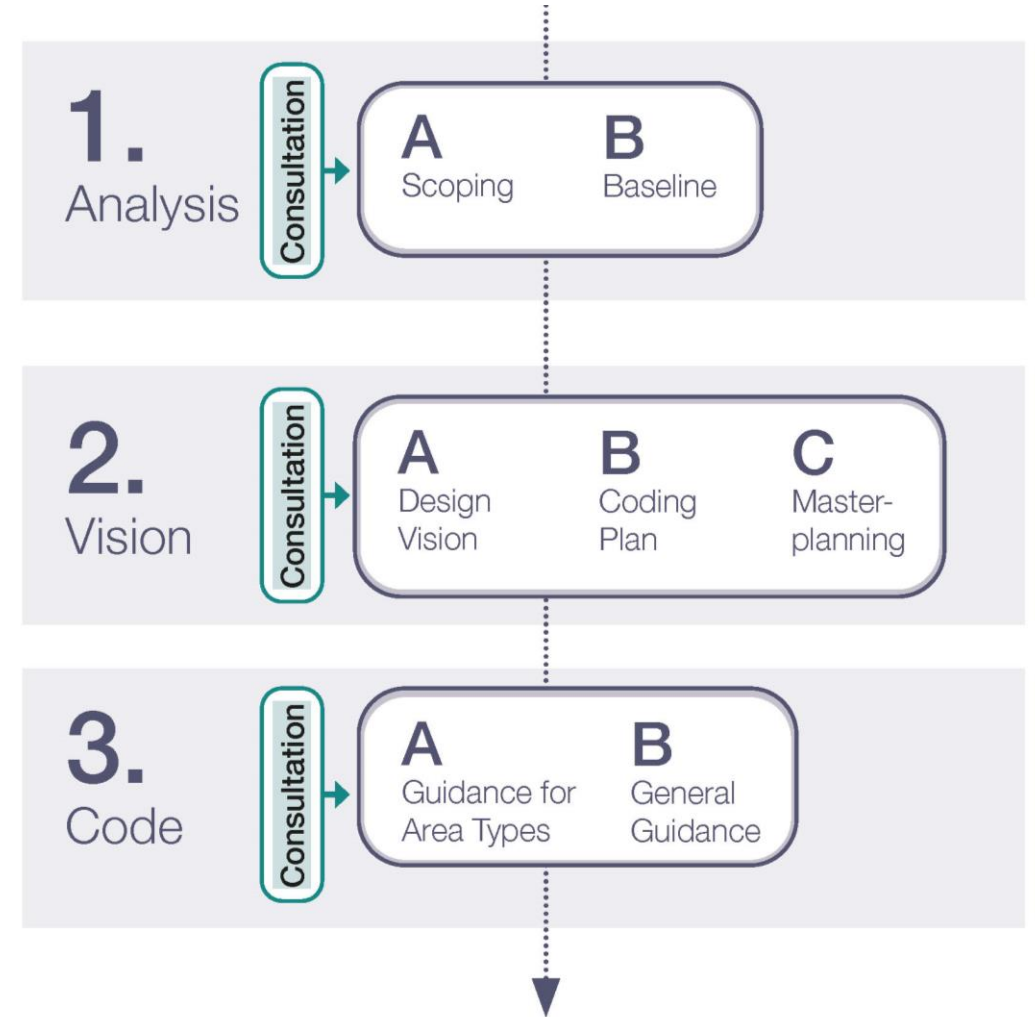
Area types – areas of similar characteristics across the local authority

Specific issues - Infill sites, historic conservation, shop fronts



Design coding: process

- **Analysis** – scoping geographic area to be included in code, undertaking baseline analysis to inform content, based on an appreciation of existing context
- **Vision** – sets a clear design vision for an area and principles for development using coding plan or masterplan to establish key parameters.
- **Coding** – developing guidance using design parameters, setting area wide general guidance in policy.



Design parameters

- **Visual and concise** – fewer words and more images
- **Relevant** – according to context, character and scale
- **Numeric** – where possible use precise requirements
- **Clear language** – required, must vs should, could
- **Allow for creativity** – able to be creatively applied

Context	
C.1.i	Character Types
C.1.ii	Site Context
C.1.iii	Site Assessment
C.2.i	Historic Assessment
C.2.ii	Heritage Assets
Movement	
M.1.i	Street Network
M.1.ii	Public Transport
M.1.iii	Street Hierarchy
M.2.i	Walking + Cycling
M.2.ii	Junction+Crossings
M.2.iii	Inclusive Streets
M.3.i	Car Parking
M.3.ii	Cycle Parking
M.3.iii	Services + Utilities
Nature	
N.1.i	Network of Spaces
N.1.ii	OS Provision
N.1.iii	Design
N.2.i	Working with Water
N.2.ii	SUDS
N.2.iii	Flood Risk
N.3.i	Net Gain
N.3.ii	Biodiversity
N.3.iii	Street Trees

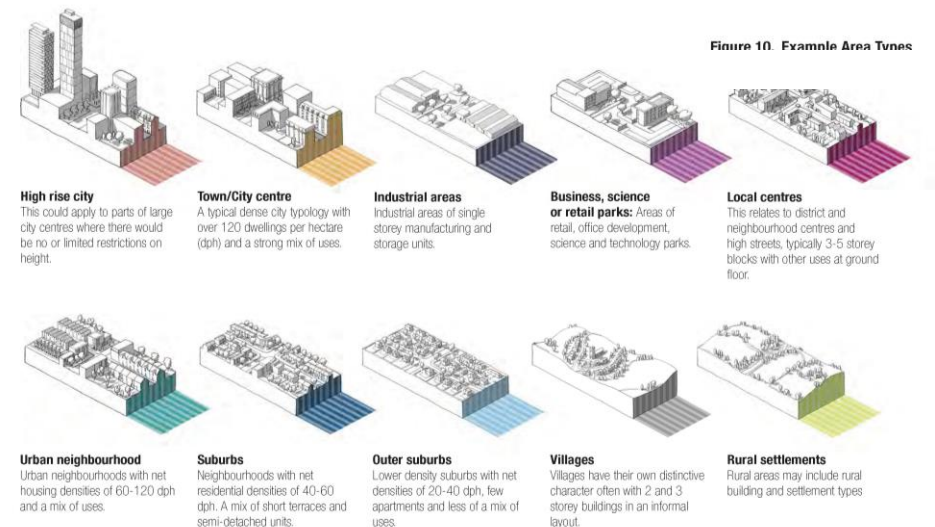
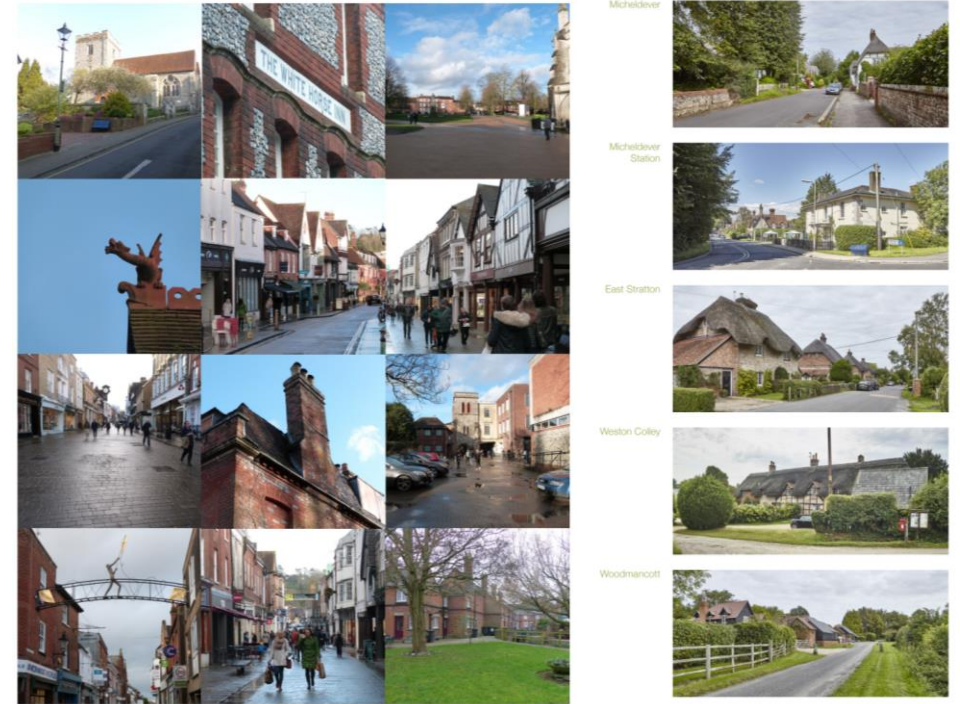
Built Form	
B.1.i	Density
B.1.ii	Party Wall
B.1.iii	Types and Forms
B.2.i	Blocks
B.2.ii	Building Line
B.2.iii	Height
Identity	
I.1.i	Local Character
I.1.ii	Legibility
I.1.iii	Masterplanning
I.2.i	Design of buildings
Public Space	
P.1.i	Primary
P.1.ii	Local+Secondary
P.1.iii	Tertiary
P.2.i	Meeting Places
P.2.ii	Multi-functional
P.2.iii	Home Zones
P.3.i	Secured by Design
P.3.ii	Counter Terrorism

Uses	
U.1.i	Efficient Land Use
U.1.ii	Mix
U.1.iii	Active Frontage
U.2.i	Housing for All
U.2.ii	Type
U.3.i	Schools
U.3.ii	Community Facilities
U.3.iii	Local Services
Homes and Buildings	
H.1.i	Space Standards
H.1.ii	Accessibility
H.2.i	Light, aspect, priv.
H.2.ii	Security
H.2.iii	Gardens+Balconies
Resources	
R.1.i	Energy Hierarchy
R.1.ii	Energy Efficiency
R.1.iii	N'hood Energy
R.2.i	Embodied Energy
R.2.ii	Construction
R.2.iii	MMC
R.2.iv	Water
Lifespan	
L.1.i	Management Plan
L.1.ii	Participation
L.1.iii	Community

Context and character

Context survey and analysis to cover:

- **Character studies** – context studies, area types
- **Architectural heritage** – building vernacular, local materials, colour
- **Historic character** – conservation, protection
- **Landscape assessment** – natural features, topography
- **Climate** – orientation, ecology, water
- **Cultural** – heritage assets uses, arts, creatives



Built form

A coherent pattern of development

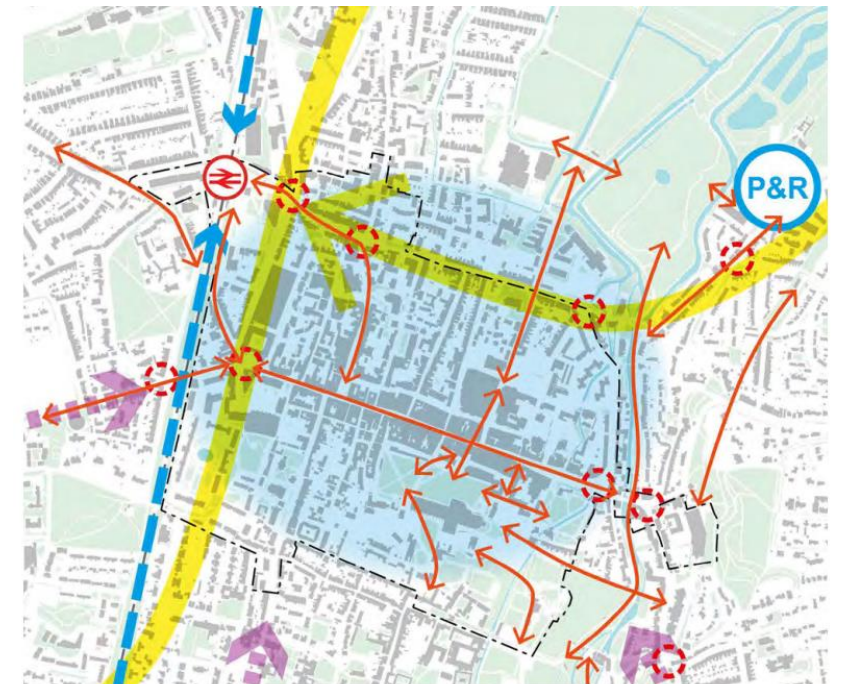
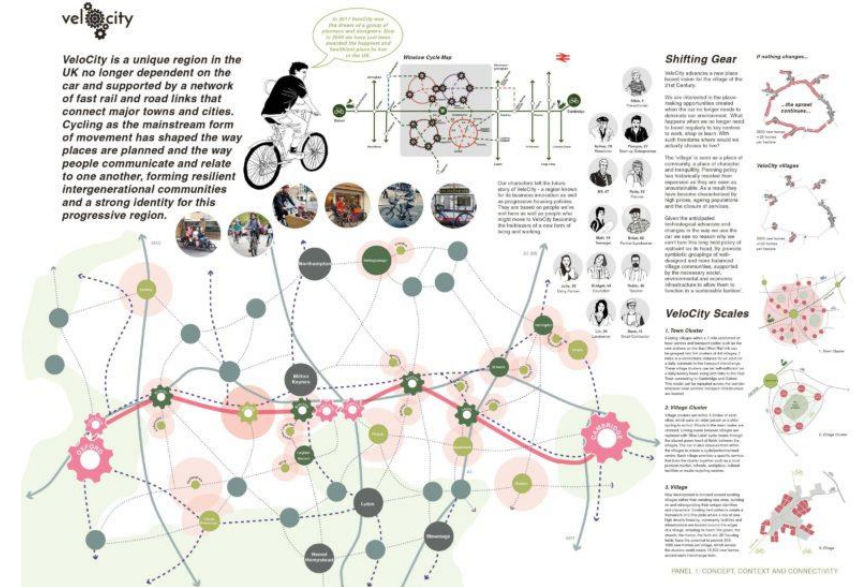
- **Responsive** – Draws from and enhances local character and identity
- **Building form** - building types, form, roofscape
- **Density** – appropriate scale and massing
- **Efficient** - Compact form of development
- **Materials** – construction, materials, detailing



Movement

A connected network of places:

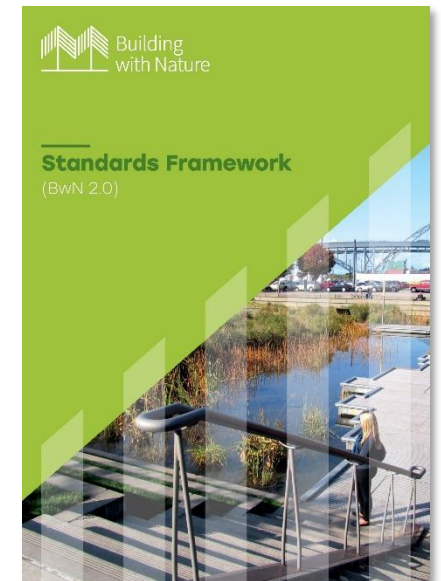
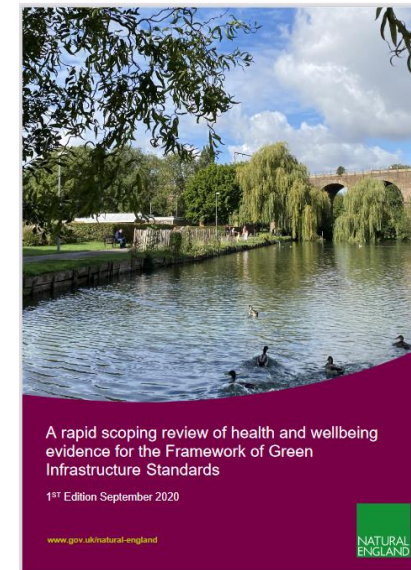
- **Winchester Movement Strategy**
- **Connectivity** – a strategic network, accessibility
- **Active travel** – sustainable transport, walking and cycling
- **Public transport** – buses, rail, connections
- **Car use** – parking, allocated and unallocated
- **Landscape** – use of landscape, parking
- **Cycling** – safety and storage



Natural environment

Respecting and enhancing natural environment:

- **Green infrastructure standards** – network of green and blue spaces
- **Green space in urban areas** – Urban Greening Factors
- **Water** – development near water
- **Drainage** – sustainable drainage systems
- **Biodiversity** – biodiversity net gain, local nature recovery strategies



Public spaces

Creating high quality public realm:

- **Streets and public spaces** – character and hierarchy
- **Enclosure ratios** – context and character
- **Materials** – quality and durability of construction, details, materials
- **Social interaction** – use of public space, pavements
- **Security** – safe routes, natural surveillance

	Town centres	Urban neighbourhoods	Suburbs
Primary streets: Designed to take through traffic and public transport See P.1.1 Primary Streets	Enclosure Ratio: 1:2 Active Frontage: 30% 25-35m	Enclosure Ratio: 1:2 Active Frontage: 10% 25-30m	Enclosure Ratio: 1:5 Active Frontage: 10% 28-35m
High streets: The focus for local shopping centres, often with traffic but sometimes traffic-free See P.1.1 Primary Streets	Enclosure Ratio: 1:1 Active Frontage: 80% 15-20m	Enclosure Ratio: 1:1.5 Active Frontage: 70% 17-23m	Enclosure Ratio: 1:3 Active Frontage: 60% 17-22m
Secondary streets: Taking local traffic into neighbourhoods and often the location of shopping parades and local services such as shops See P.1.1 Local and Secondary Streets	Enclosure Ratio: 1:1 Active Frontage: 50% 13-16m	Enclosure Ratio: 1:1 Active Frontage: 30% 13-16m	Enclosure Ratio: 1:3 Active Frontage: 20% 17-22m
Local streets: Providing vehicle access only to the properties on the street but with through pedestrian and cycle traffic See P.1.1 Local and Secondary Streets	Enclosure Ratio: 1:1 Active Frontage: 30% 10-14m	Enclosure Ratio: 1:1 Active Frontage: 0% 11-14m	Enclosure Ratio: 1:2.5 Active Frontage: 0% 14-18m



Management

Ensuring places are managed over time:

- **Stewardship** –management involving community
- **Resilient landscape** – contribution to climate change
- **Water management** – SUDs, flood risk
- **Adaption and mitigation** – adaptability as temperatures rise
- **Health and wellbeing** – role of natural environment
- **Social interaction** – places to gather, leisure, play
- **Community activity** – growing, engaging



Achieving design quality - success factors

Capability

- Expertise and leadership and ideally, someone with experience to help co-ordinate this work

Consultation

- Positive and meaningful engagement

Communication

- Open and transparent

Collaboration

- Working with developers, landowners, local people and local amenity groups

Clarity

- Clear expectations

Confirmation

- Design service agencies e.g. Design South East

Confidence

- Quality as important as quantity

Next steps:

- ▶ There is a clear expectation from Michael Gove MP that LPA's need to start work on preparing Local Design Codes – these will take time/resources to prepare
- ▶ Need to start somewhere in an area that will experience change
- ▶ We want to lead by example and understand and learn how you can go about producing a Local Design Code
- ▶ VDS's that are produced by PC/TC's will all pivot across to Local Design Codes

Next steps

- ▶ Proposition is that it would be helpful if there was a critical friend to oversee the preparation of a Local Design Code
- ▶ The key question for the Town Forum to consider in more detail is whether preparing a Local Design Code for a part of Winchester Town is a good idea, and where would it be appropriate place to start?

Any questions?