



Julie Tanner (MRTPI)







Securing quality design  
and standards in new  
housing developments

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GOLDSMITH STREET

- 
- Awakening of public consciousness
  - Feedback from roundtable events
  - National Design Guide
  - Character
  - Policy
  - Design & the planning process
  - Stuff like design review
  - Solutions





# Council House Scandal

Do Councils have the skills to deliver a new generation of council owned housing?



*Feature*

## **Designing good mental health into cities: the next frontier for urban design**





Design for climate change





# Goldsmith Street, Norwich

A modest masterpiece

# Stirling prize winner

- 100 years since Addison Act
- Streets of terraced housing built by NCC, socially rented
- Mikhail Riches with Cathy Hawley
- 105 brick built homes – Passivhaus standards
- Back gardens look into planted alleyway – communal space
- Streets not slabs – took inspiration from local character
- Brave but achievable





## Stirling Prize: Goldsmith Street, Mikhail Riches



THE  
ARCHITECTURE  
CENTRE

Talk

Arnolfini  
16 Narrow Quay  
BS1 4QA

Thu 30 Jan 2020  
18:30 - 20:00

£12 / £10

[BOOK NOW](#)

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# THE DESIGN COMPANION

FOR **PLANNING AND PLACEMAKING**

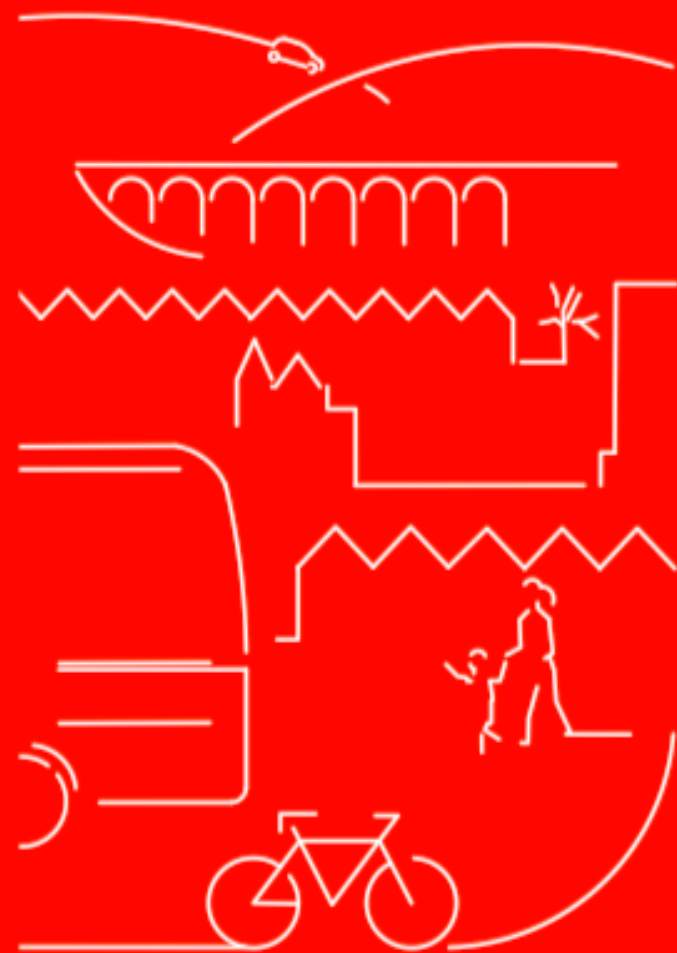
Urban Design London



RIBA Publishing

# Councillor's Companion

for Design in Planning





Region	Total events	Total delegates	Officers	Councillors	Satisfaction scores/10	Authorities
London	4	277	55	222	8.3	32
South West	6	253	147	106	8.1	27
East Midlands	6	187	145	42	8.9	32
South East	7	196	119	77	7.1	11
Yorkshire & Humber	8	97	47	50	9.0	14
North East	5	111	78	33	8.2	12
North West	4	116	87	29	8.3	23
West Midlands	4	84	71	9	8.4	12
<b>Total</b>	<b>44</b>	<b>1321</b>	<b>749</b>	<b>568</b>	<b>8.4</b>	<b>163</b>

**Design  
Network!**



44 training events  
568 Elected Members  
749 Officers  
50% of English LAs



Ministry of Housing,  
Communities &  
Local Government



# Roundtable conversations

- A disconnect between 5 – year supply of housing, the housing delivery test, permitted development rights, the role of viability tests, and policies requiring design quality
- A disconnect between planning and highway objectives within authorities
- A lack of meaningful local engagement
- A lack of access to people with design, viability and negotiation skills
- Planning Inspectorate would not uphold design related refusals
- LPA structures disallow cross departmental shared placemaking approaches
- Lack of ambition & innovation in housing industry

# Design Network!

National Design  
Workshop Discussions 2018-19

Report for MHCLG



# Recommendations

- Redress imbalance between housing targets and quality requirements
- Review PDR to avoid undermining of local policies for good design
- Change purpose of Highway Authorities to people movement first approach
- Provide guidance & training to PINS
- Support skills sharing, highlight best practice, be innovative
- Involve Cllrs in design training
- Support the planning process as a vital activity

# Design Network.

National Design  
Workshop Discussions 2018-19

Report for MHCLG



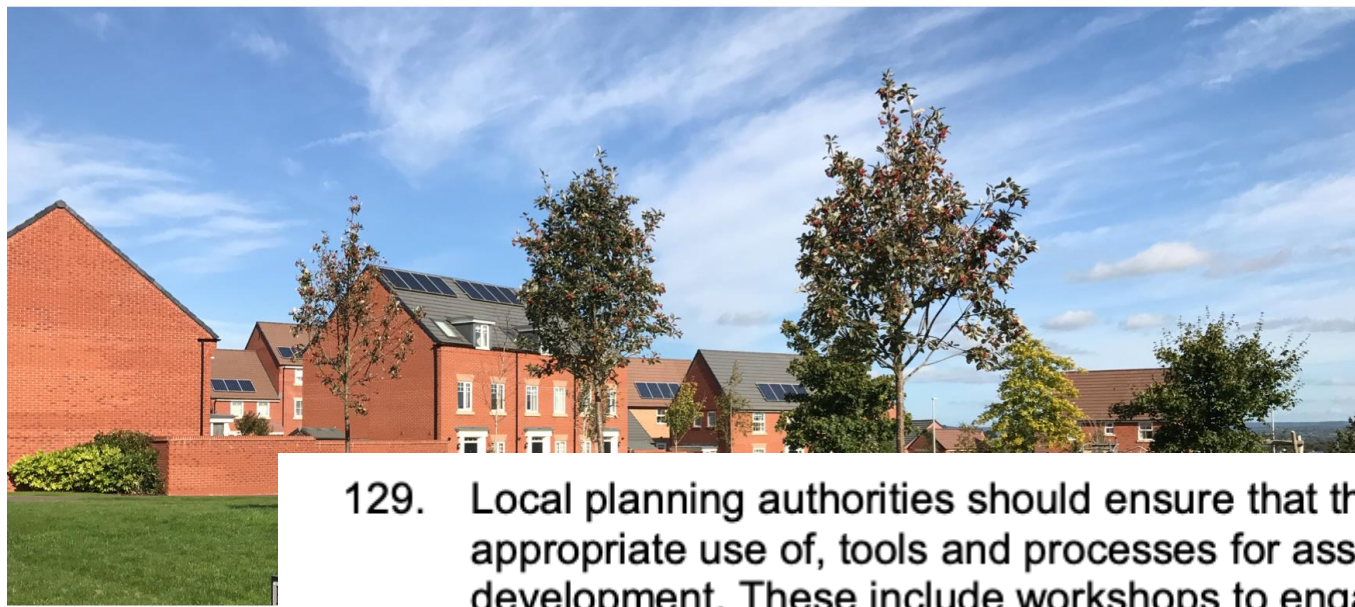




# New green standards for new homes

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- Fossil fuel heating banned by 2025
- NATIONAL DESIGN GUIDE
- New national design code
- LPAs produce their own design guides – unique character, history, setting
- Environment first
- Parks and green spaces
- Accelerated planning approach



129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life<sup>47</sup>. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

**...Local Planning Authorities should have regard to  
...recommendations made by design review panels.**





*The ten characteristics of well-designed places*

## National Design Guide

Planning practice guidance for beautiful, enduring and successful places



Ministry of Housing,  
Communities &  
Local Government

# Climate, character, community



**TUDOR**  
1485 - 1560



**STUART**  
1603 - 1714



**GEORGIAN**  
1714 - 1790



**VICTORIAN**  
1839 - 1900



**QUEEN ANNE**  
1880 - 1900



**EDWARDIAN**  
1900 - 1918



**ADDISON HOMES**  
1919



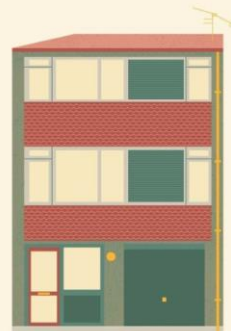
**30s SEMI**  
1918 - 1939



**ART DECO**  
1920 - 1940



**AIREY HOUSES**  
1940s



**70s TERRACE**  
1970s



**90s NEW BUILD**  
1990s



**MODERN MINIMALIST**  
Present day





**130.** Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

...permission should be refused for development of poor design...



Change happening ...





# How can we achieve well designed places?

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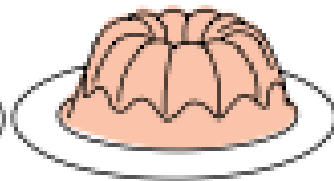
- Planning & design fit together – right?
- Physical form of development is defined by layout, height, massing & appearance
- A successful place is easy to navigate, accessible & adaptable (ie it can change when needed)
- Design quality is tied to viability

# Avoid the jelly affect...

- Involve people
- Involve professionals
- Involve other authorities
- Make plans
- Use available tools – DAS, Design Review, Design Code, Assessment frameworks (i.e. BFL12) – not just masterplans ...
- Retain quality



Planning  
consent



Site  
sold on



New  
design team



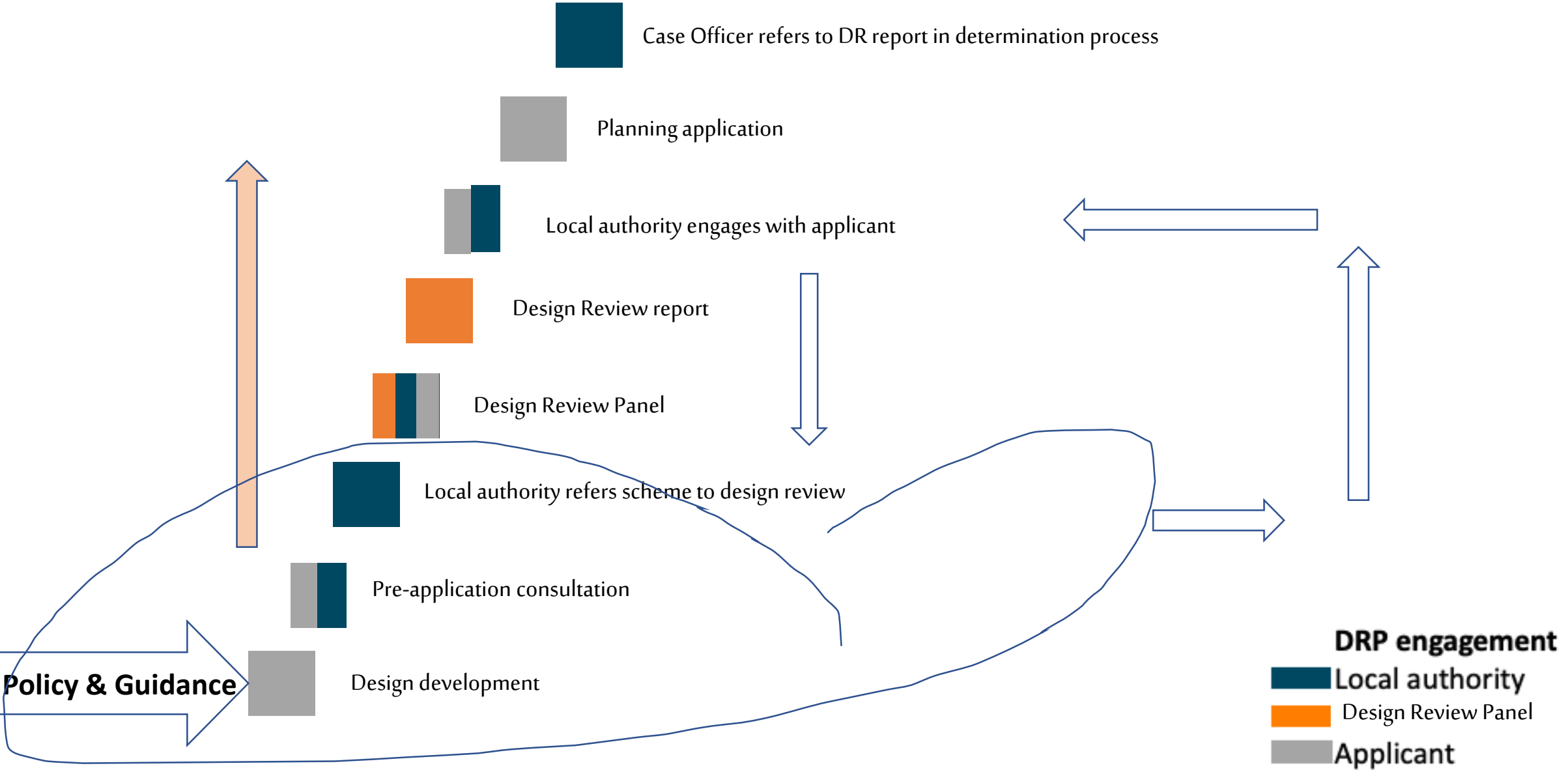
Amendments  
to details



Constructed  
project



# Design & the planning process



# Design Review

- **Site visit** – led by applicant c. 60mins
- **Design Review** meeting
  - Introductions
  - Presentation by design team (20 mins)
  - Overview by LPA, stakeholders (5-10 mins)
  - Q & A, Panel discussion (90 mins)
  - Attendees withdraw (10 mins)
  - Reassemble for recommendations (5mins)
- **Report** - to follow within 10 working days





# Design Review

## Principles and Practice



1. Independent
2. Expert
3. Multidisciplinary
4. Accountable
5. Transparent
6. Proportionate
7. Timely
8. Advisory
9. Objective
10. Accessible, and
11. Impartial

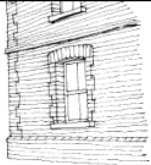


# Design Review, placemaking charter, training



# Essex Design Guide

About   Overarching Themes   Design Details   Supplementary Guidance   Case Studies   Understanding Context   Essex Local Authorities



## Architectural Details >

Getting the architectural details right is critical to ensuring new developments are appropriate to the setting and context.



## Layout Details >

Developments should be well connected, offering a variety of routes for all users while identify the relationship between the built environment and landscape.



## Street and Roads >

Maximising opportunities for pedestrian movement above vehicular access are key ingredients of place making.



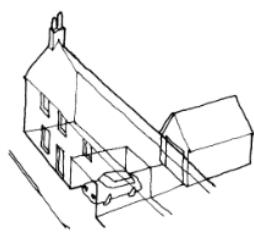
## Highways Technical Manual >

This section contains the technical information for highways design. It should be read in conjunction with the other sections of this guide, in particular Streets and Roads and Parking



## Garden Communities >

This section identifies the key design and planning principles to create new



## Parking Design Details >

Well-designed car parking spaces should be well managed, safe, attractive



## Developers Contributions >

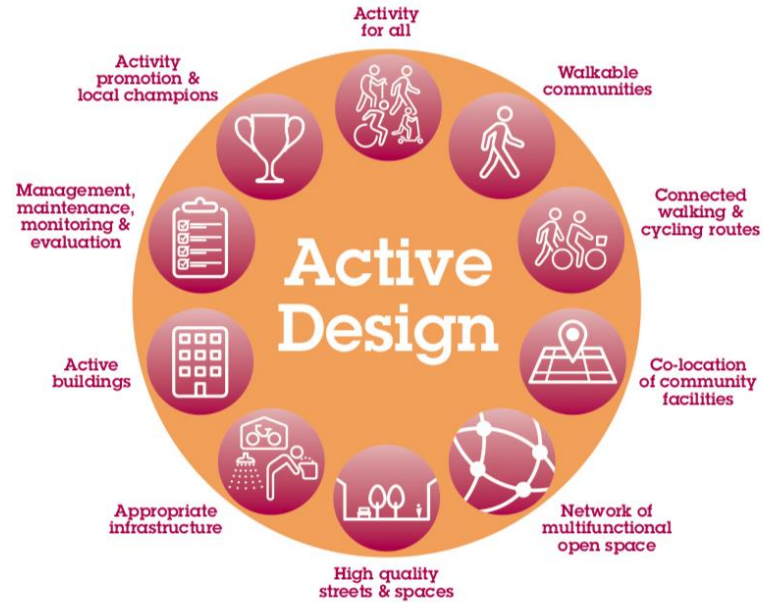
The requirements to ensure appropriate levels of infrastructure and community



## SuDS >

Water conservation, water management and flooding is a high priority for Essex

Basildon Council	Local guidance	Countywide / Subregional	Not currently available
<b>Local Development Plan</b>			
Adopted Local Plan	•		
Draft Local Plan	•		
<b>Development Viability</b>			
Developer Contributions			•
Greater Essex Growth and Infrastructure Framework (GIF)		•	
Community Infrastructure Levy (CIL)	•		
<b>Development and Urban Design</b>			
Neighbourhood planning	•		
Planning Policy	•		
Design Guidance	•		
Parking Policy	•		
<b>Health and Wellbeing</b>			
Health Impact Assessment(HIA)		•	
Accessible and Adaptable Dwellings		•	



# Tools & Techniques

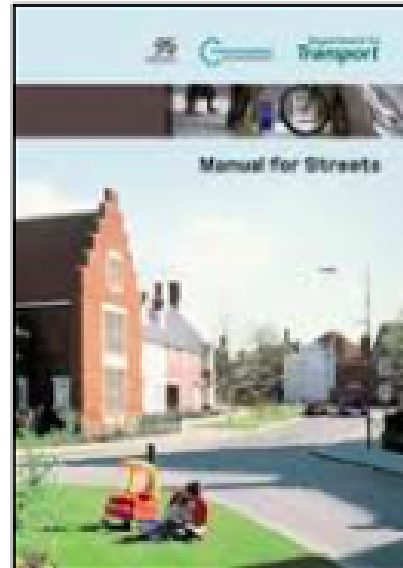


Table 3.2: User hierarchy

<p><b>Consider first</b></p> <p>↓</p> <p><b>Consider last</b></p>	Pedestrians
	Cyclists
	Public transport users
	Specialist service vehicles (e.g. emergency services, waste, etc.)
	Other motor traffic





# SPDs

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- Deliver positive change & amplify policy
- Provide overarching urban design principles
- Define & set places in context
- Cut across disciplines – e.g embed MfS
- Identify opportunities for appropriate change
- Empower communities and focus debate

# Development Briefs



## Site Design Guidelines

- Rules for design of new development identifying; massing and heights, street frontages, building character.
- Set design quality tests: *e.g. to enable: 'sensitive development, controlled, thought-out – innovative'.*



# Masterplans

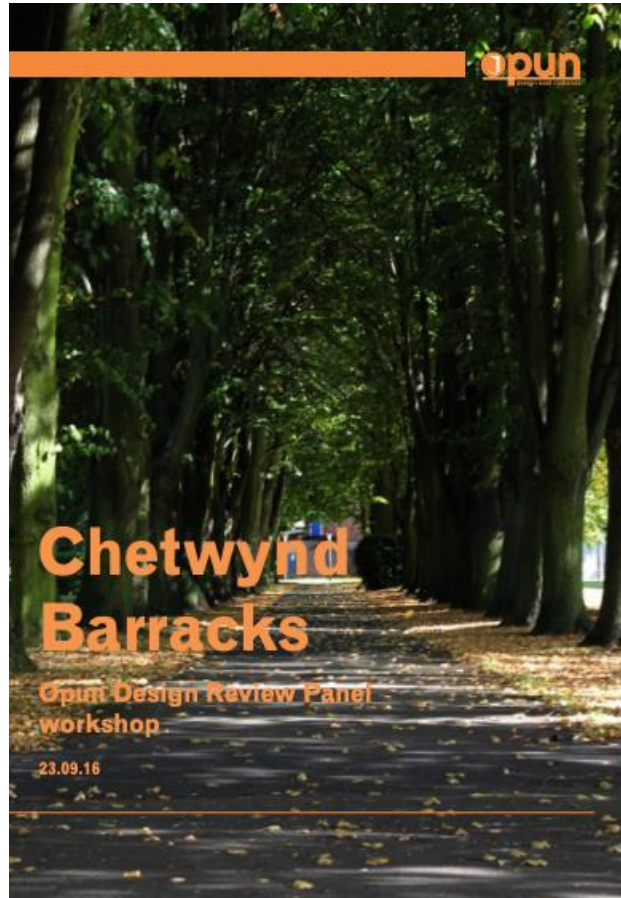


- Local authorities can require masterplans for sites and/or lead masterplans in partnership
- To create long term value define design expectations so developers;
  - Use good urban designers working closely with landscape architects who can
  - Create forever streets...
  - Relate to history in contemporary idiom
  - Develop set of related architectures or housing typologies

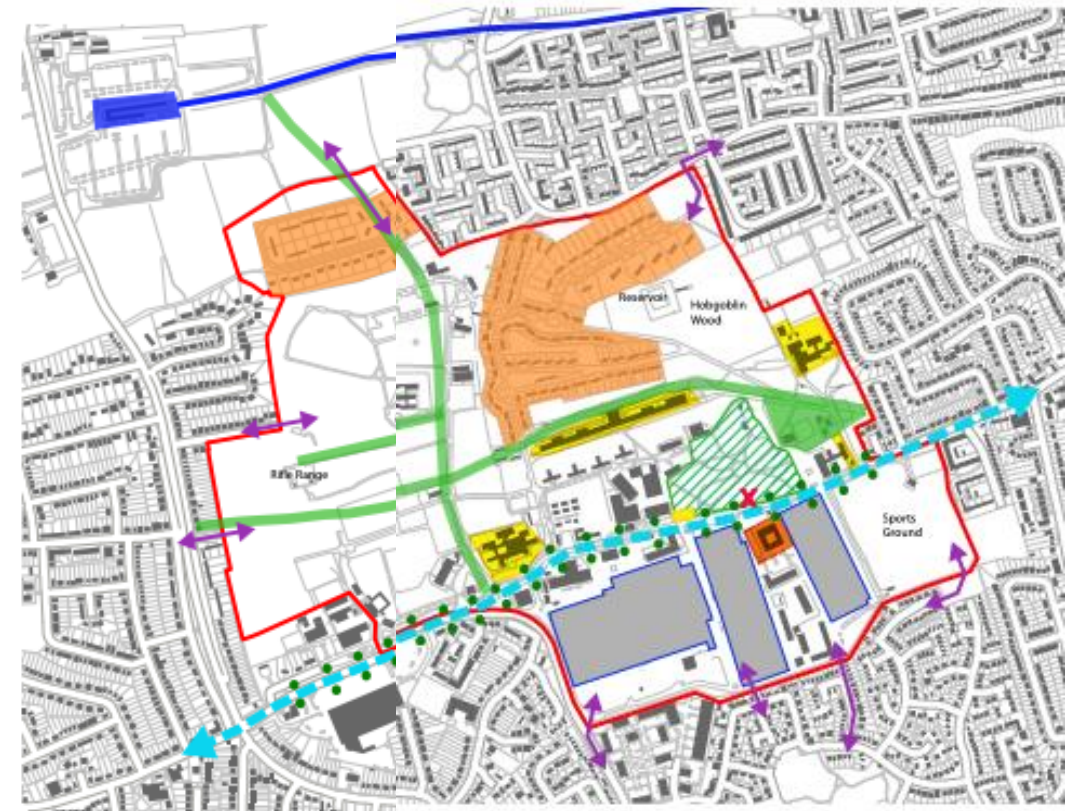


ACCORDIA, FIELDEN CLEGG BRADLEY

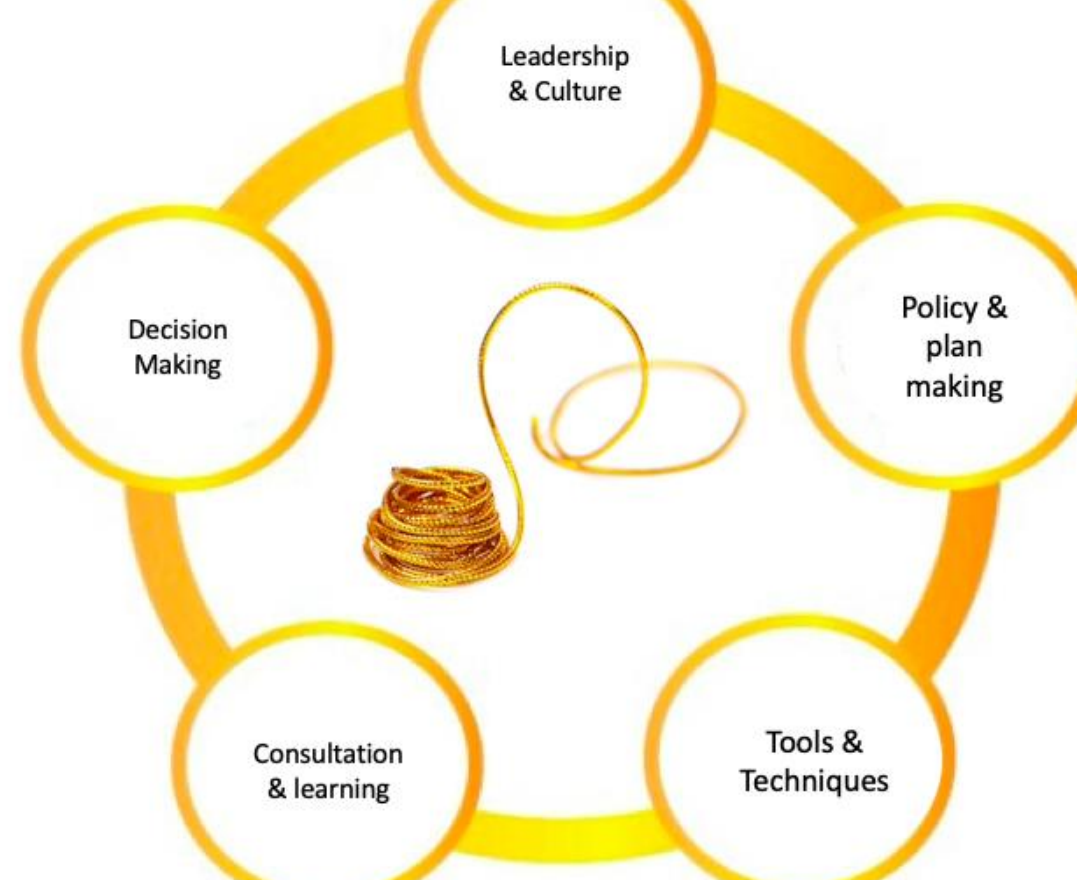
# Site Design Advice Notes – Chetwynd Barracks, Broxtowe



Issues and opportunities diagram







Golden thread



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