

Design Quality for Housing & Public Realm



Essex Planning Officers Association 2019 Planning Skill Series
Room 112, Marconi Building Anglia Ruskin University
Wednesday 20 February 2019 - 2pm to 5pm

SPEAKERS

Peter Dawson, Built Environment Manager
Place Services

Mike Jamieson, Design Director,
Tate Hindle Architects



Essex County Council



EPOA
Essex Planning
Officers Association

Essex Planning Officers Association 2019 Planning Skill Series

E4: Design Quality for Housing & Public Realm

14.00 Welcome and outline for the workshop

14.10 Learning from recent development, the Essex Design Guide and Design Review
(Pete Dawson, Built Environment Manager - Place Services)

14.40 Questions

14.50 Designing schemes that respond to local context, and embrace existing and emerging communities (Mike Jamieson, Design Director- Tate Hindle Architects)

15.20 Questions

15.30 Refreshment break

15.45 Group work on worked example – reviewing layout from a recent new development – including housing, public realm and roadway

16.30 Feedback from groups and discussion

16.50 Questions, Conclusions and Feedback

17.00 Close

This workshop will cover:

- Design principles and process through to build
- Examples of outstanding design in new development in Essex and adjacent counties, both on housing and adjacent public realm including local roads, where learning is applicable across most development
- Strategies for challenging development on design quality, including at pre-app stage
- Opportunities from 2018 Essex Design Guide update, and ongoing guidance
- Benefits of design review

Buyers “avoid new-build houses”

(House buyers poll by bridging finance firm MFS)



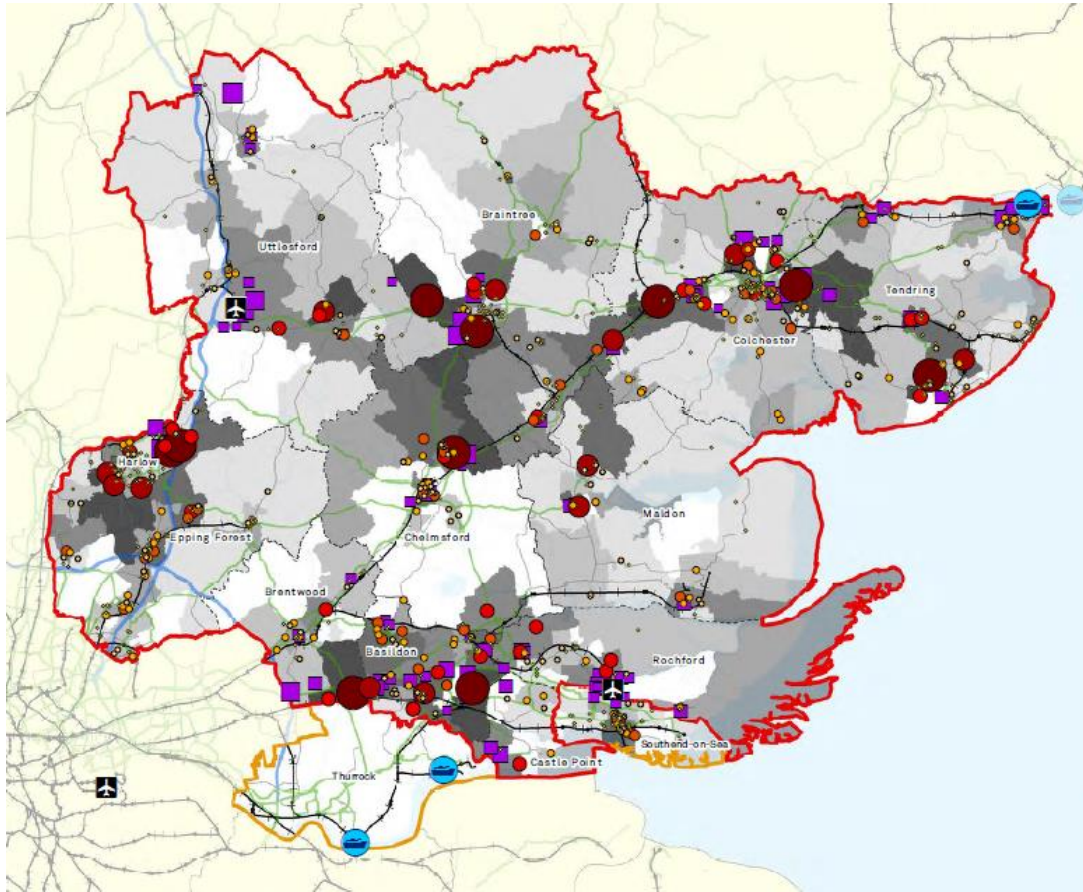
The survey says;

- 8 in 10 (81%) Brits are “unenthused” by the prospect of living in a new-build house
- 3 out of 5 of the 2,000 people MFS polled believe that too many poorly built
- 2 out of 5(41%) feel that new-build homes lack character and are ‘eyesores’ within their local community
- Almost a quarter (23%) would only consider buying a new-build as a buy-to-let investment and would not live in one.

The Greater Essex Growth and Infrastructure Framework



Greater Essex Growth 2016-2036



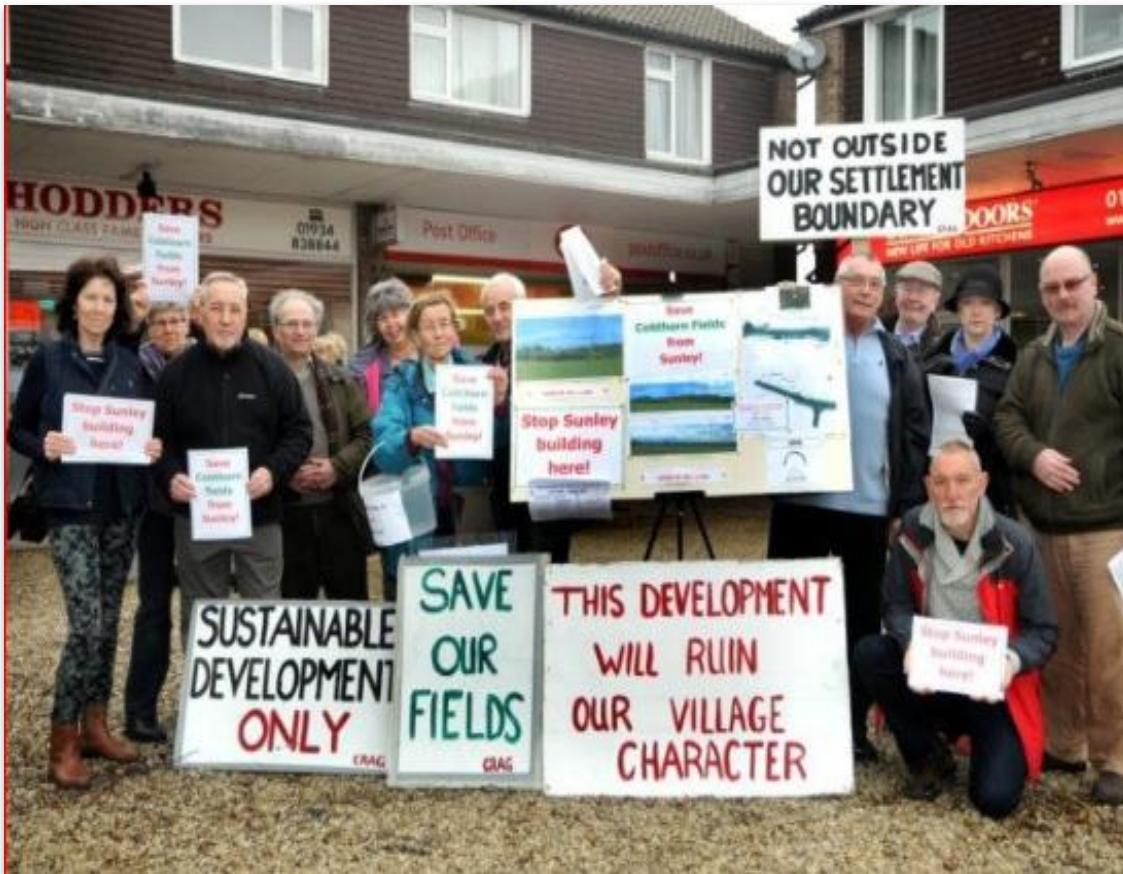
179,660
homes needed

137,660
homes planned

298,700
new people (+ 17%)

79,000
new jobs (+10%)

Community concerns and negative perceptions



What can we do?

How can we raise the quality of development in Essex?

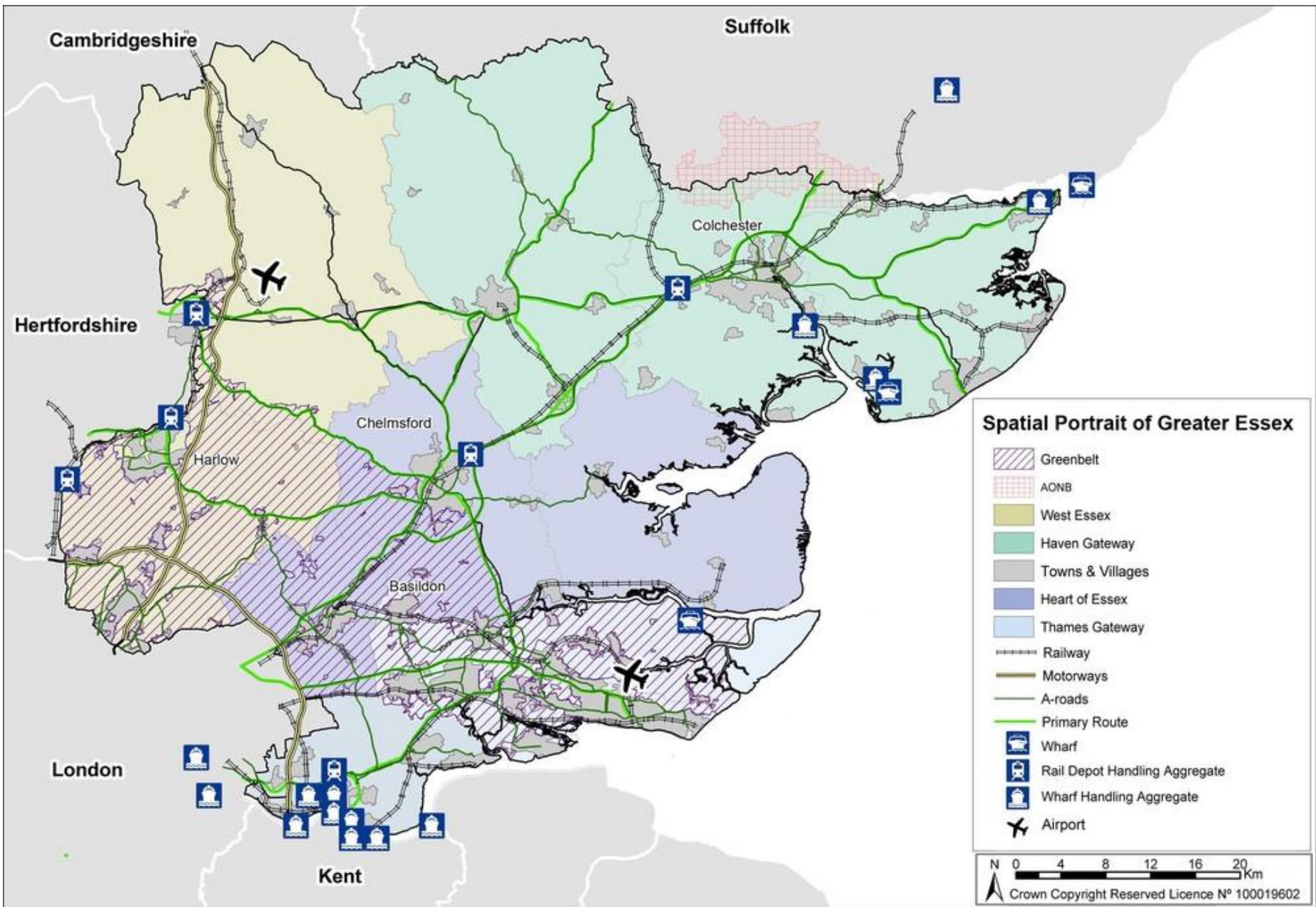
How can we achieve positive change?

What tools and guidance can we use?

What does best practice look like?

Part 1: Learning from recent development; The Essex Design Guide and Design Review

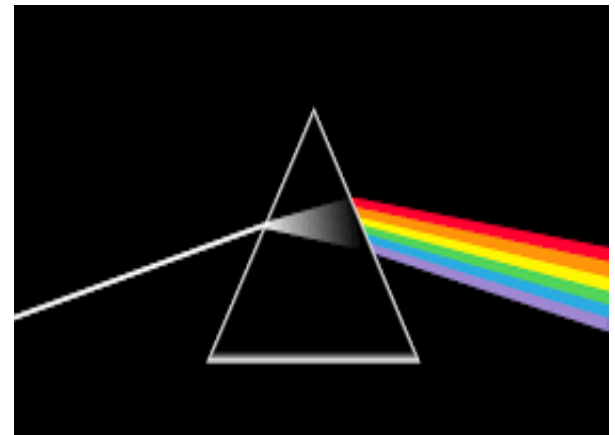
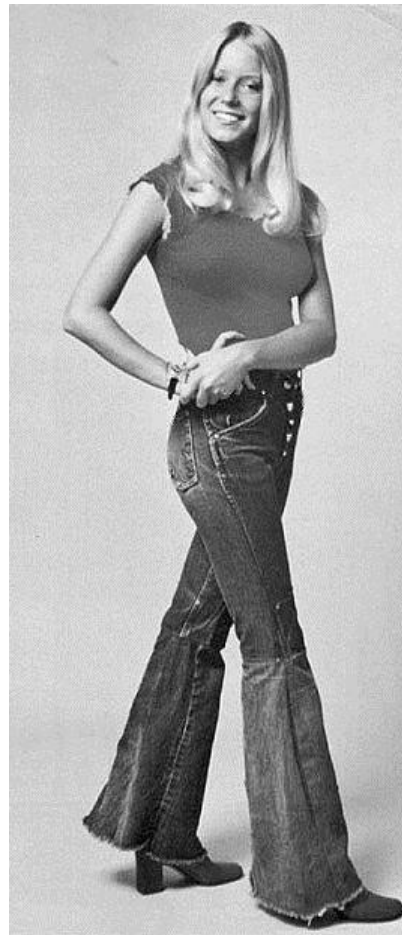
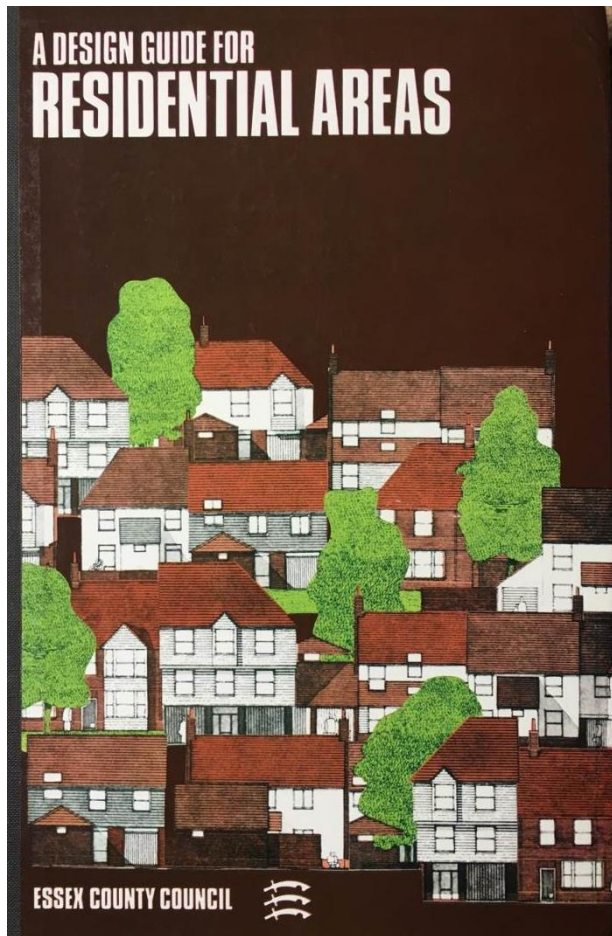
(Pete Dawson, Built Environment Manager - Place Services)





The Essex Design Guide: A Charter for Growth

Essex Design Guide beginnings: but what year?



A DESIGN GUIDE FOR RESIDENTIAL AREAS



COUNTY COUNCIL OF ESSEX



Key:



Essential tree planting to enclose space



Essential wall above eye level to enclose public space



Fencing to back gardens

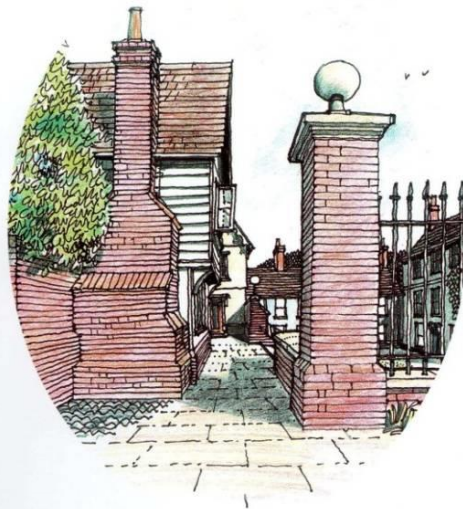


Viewpoint of sketch – Figs 4.52 a,b&c



Key to Criteria Notes

The Essex Design Guide for Residential and Mixed Use Areas



Essex Planning Officers Association



Prominent positioning of garages
at bend in road
Incorrect

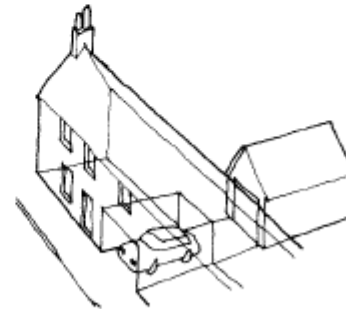


Sideways facing garage

Correct



Double garages placed back to
back to form barn-like structure
Correct

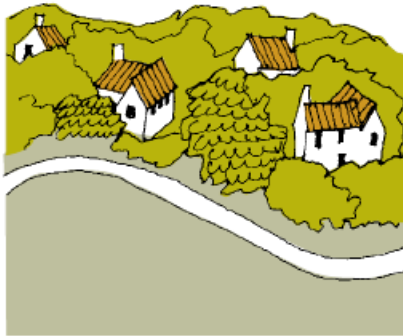


Garage in back garden, visitor space
under carriage arch

Correct



Rural situation



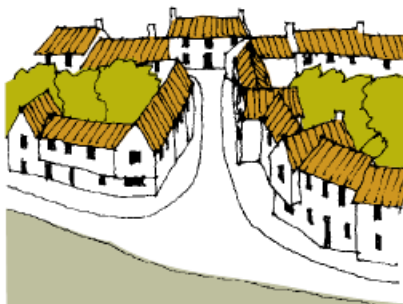
Arcadia



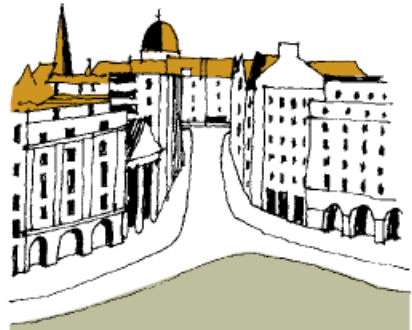
Boulevard Planning



Unsatisfactory Suburbia



Urban Situation



Large Town/City Centre scale





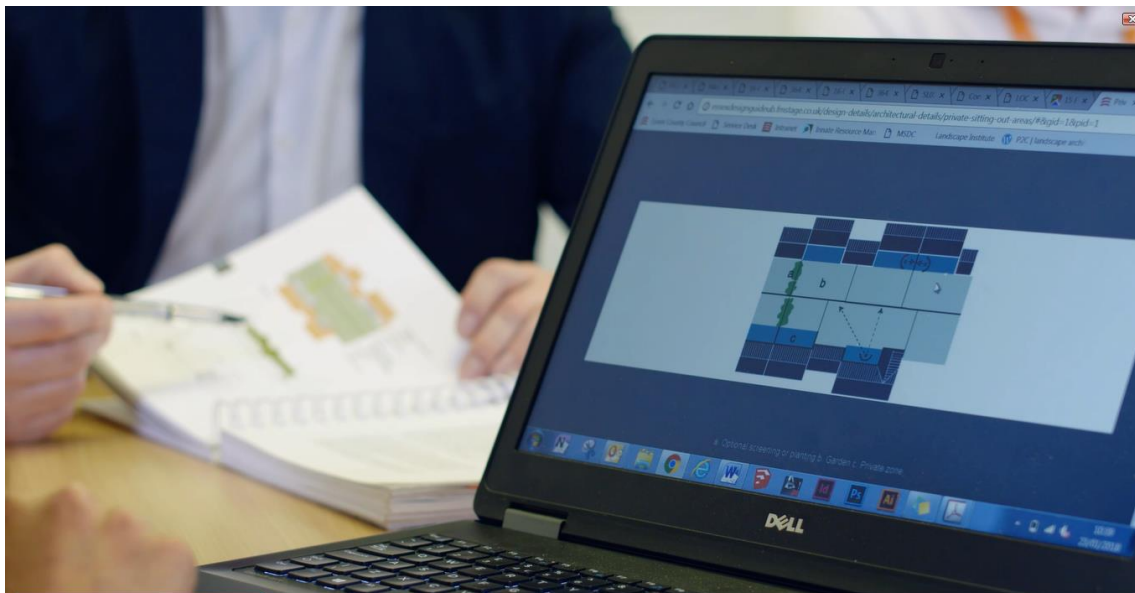
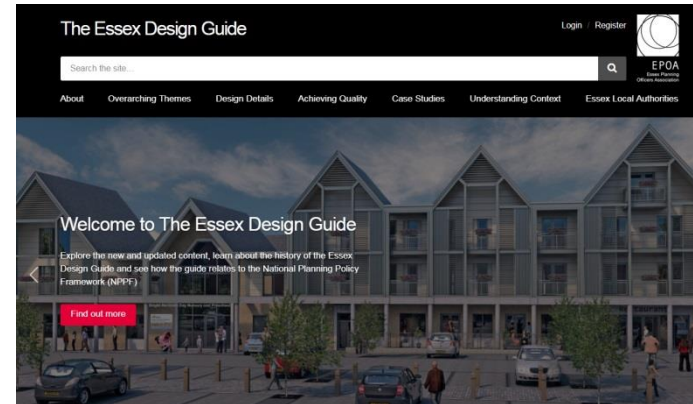
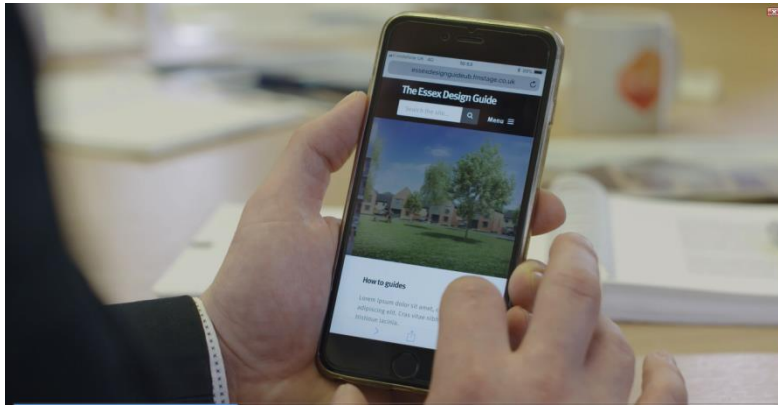


EDG 2018 Launch



Essex Design Guide: Enabling decision making

Web based tool (www.essexdesignguide.co.uk)



Who was involved?



DELIVERING THE EDG

15 MONTHS REVIEW



FOURTH VERSION



THREE DEDICATED
PROJECT OFFICERS

generating 2,615 hours
project officer time



13 WORKSHOPS

to review existing content
and add new themes



45 HOURS
WORKSHOP
TIME



57 INDIVIDUALS
INVOLVED IN
WORKSHOPS

5 NEW THEMES INCORPORATED
THROUGHOUT THE EDG



Ageing
Population



Digital and
Smart Technology



Health and
Wellbeing



Active Design



Garden
Communities



15 representatives from EPOA, LPAs, ECC, Sport England, Active Essex
and DCLG attended 6-weekly steering groups

Essex Design Guide: new themes

Ageing Population



Specific consideration for how we plan and design to consider the needs of the Ageing Population.

- Includes considerations around;
- Lifetime Homes Standards in all developments,
- Connectivity and digital health care,
- Designing flexibility & adaptability developments,
- Mixed home sizes / designs to create mixed age communities that are less isolated,
- Layout design to take account of impairments.

Essex Design Guide: new themes

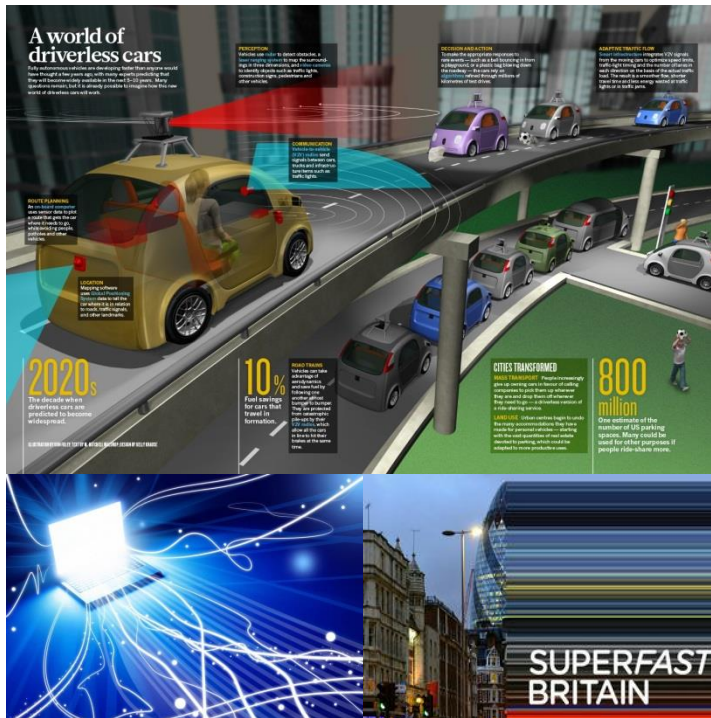
Health and Wellbeing

- Identifies the positive characteristics and qualities of place that help people achieve and experience better quality lifestyles.
- Reference to future of healthcare provision and how it should be reflected in design;
- Safe and accessible built environments
- Provision of convenient local healthcare services as well as options for self-care.
- Promoting access to healthy and locally sourced food.
- Embracing Smart Cities incorporating future-proofing technology.



Essex Design Guide: new themes

Digital and Smart Technology



- Superfast/ fibre-optic broadband internet services and mobile connectivity are an essential services within all modern developments.
- Solutions for adaption / flexibility to create developments with the ability to evolve and progress over generations.
- Considers the impact on changing transport and logistics with delivery as well as impacts of autonomous vehicles.
- Worked closely with Building Research Establishment (BRE) to align the guidance to their Home Quality Mark programme.

Essex Design Guide: new themes

Active Design Principles

Establishes the premise that active, well-populated spaces are more successful, safer, better managed and can add more value to the surrounding environment.



Essex Design Guide: A charter for Growth

The content:

Landscape and Greenspaces

- This section covers the important role landscape plays in our lives and explores how to deliver beneficial landscapes through good design.
- Green space can be used as a community resource and provides recreational benefits, aids social cohesion, improves quality of life and increases property values.
- Trees and plants contribute to tackling climate change as well as providing habitats for different species.
- Cycling and walking paths are an integral part of the landscape that encourage active modes of transport, healthier lifestyles and improved accessibility.
- Includes references to community spaces for growing food and integrated sustainable urban drainage systems (SuDS) – the first time such subjects have been covered by the Essex Design Guide

Essex Design Guide: A charter for Growth

The content:

Topics discussed



Landscape is addressed within the following sections



Key Messages



Downloads/links/signposting

Essex Design Guide: A charter for Growth

The content:



Successful Criteria for Public Open Spaces

“New development should assist in creating a continuous network of public space, including green space”

a. Site

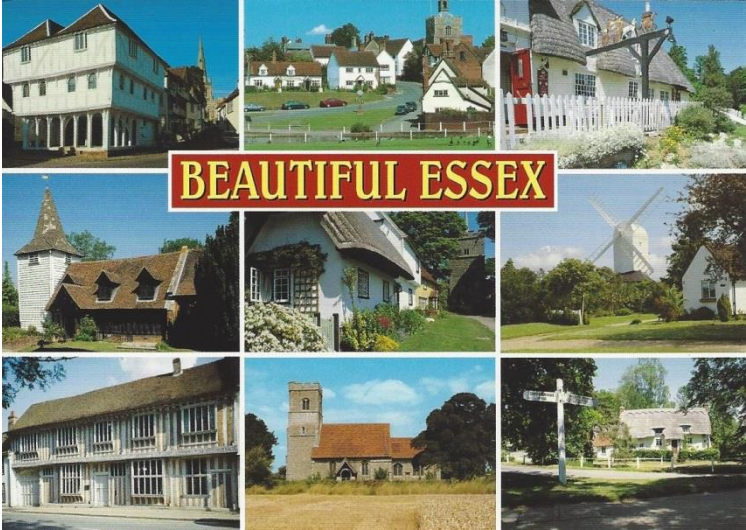
b. Connecting the green space network

Essex Design Guide: A charter for Growth

The content:



Recognising that places are different



Quality matters

The Avenue, Saffron Walden (Pollard Thomas Edwards)



Quality matters

St. Chads, Tilbury (Bell Phillips Architects)



Essex Design Guide: A charter for Growth

Other resources:

In updating, developing and revising the Essex Design Guide the new version is an easily updatable website resource and including:

- NPPF embedded throughout the EDG
- Historical, Natural and Built Environment context
- Reference to District, Borough and County policies and guidance
- Updated Highways Standards
- Garden Communities
- New case studies
- FAQ
- Suite of easily accessible guidance, policies and reference documents

Essex Design Guide: A charter for Growth

What next?

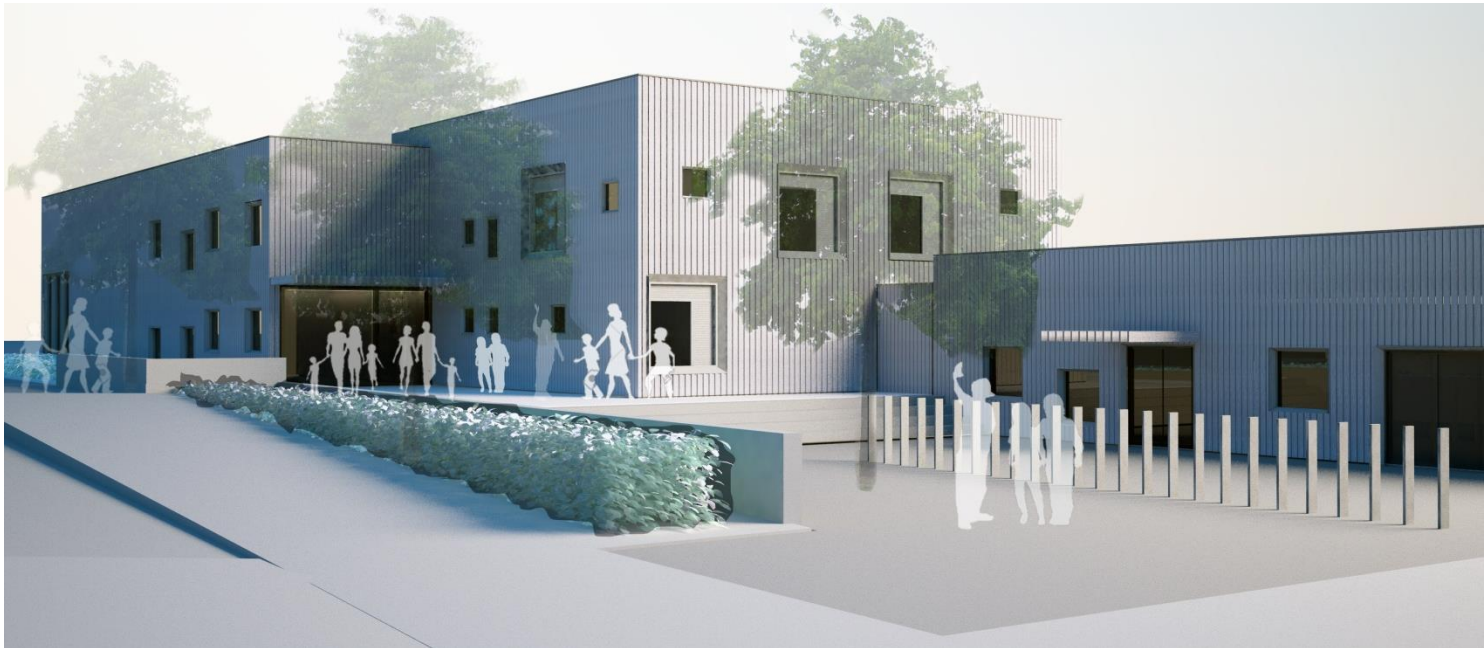
- EPOA steering group continues to manage updates
- New content, case studies and guidance added
- Updated HIA guidance
- Register online to receive updates
- Provide advice to support developers and LPA's to improve the quality of development and ensure the principles of the Design Guide are upheld



Essex Design Guide: A charter for Growth

New content: school design

- New guidance section on school design
- Introducing an clear set of development principles
- Context influenced design
- Adaptable design
- Consider the wider community needs



New Hall School, Harlow

Essex Design Guide: A charter for Growth

New content: commercial and industrial (large footprint) buildings

- Requirements for LVIA
- Understanding the context and site setting
- Materials, colours and finishes
- Environmental Sustainability
- Showcasing best practice



Wildspace Warehouse Rainham, Alison Brookes Architects

Essex Design Guide: A charter for Growth

New content: Gypsy and traveller sites

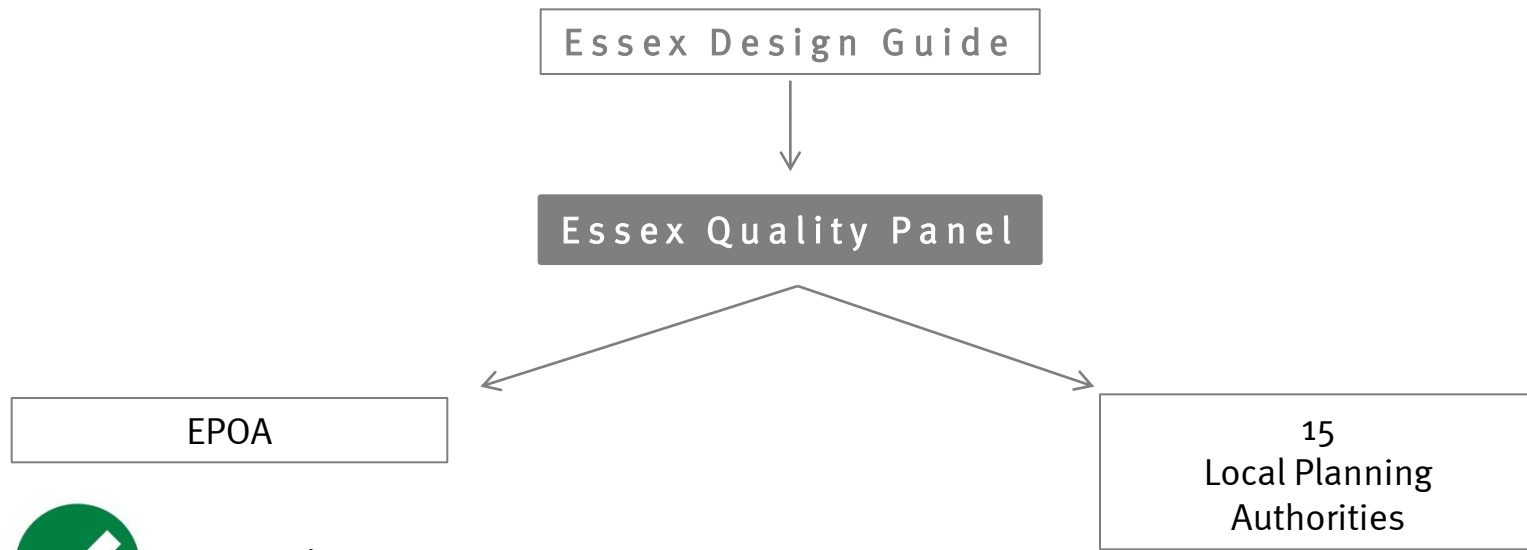
- Provide best practice guidance
- Procedural and stakeholder engagement
- Development principles
- Specific site requirements
- Understanding setting and context



Old Damson Lane Travellers Site, Solihull; BM3 Architects

Essex Design Guide: A charter for Growth

Essex Quality Panel



- Wider Management Structure
- Enables Consistency
- Quality of output can be assessed and managed
- One point of contact
- One member pool
- Consistent fees / timeframes / output
- Data collection centrally

Essex Design Guide: A charter for Growth

Essex Quality Panel

- Cost Neutral
- Extension to a 'traditional' design panel
- Essex Driven
- Tailored to suit application

Including specialisms covering:

- Architecture
- Landscape Architecture
- Urban Design
- Ecology
- Heritage and Conservation
- Sustainability
- Health/Wellbeing/Active Design
- Garden Communities
- Public Art
- Digital technology
- Highways
- Hydrology

Essex Design Guide: A charter for Growth

Essex Quality Panel

The screenshot shows a web browser window displaying the Essex Quality Review Panel website. The browser's address bar shows the URL: <https://essexdesignguideub.fmstage.co.uk/quality-review-p>. The website has a dark header with the title "Essex Quality Review Panel" and the subtitle "Information and booking system" in red. The EPOA logo (Essex Planning Officers Association) is in the top right corner. A navigation menu includes "About", "Panel Format", "Meet the Panel", "Book a Meeting", and "Contact us". The "Panel Format" menu is open, showing a list of sub-items: "Panel Format", "When would a Panel be required?", "Panel Structure", "Panel Agendas", "Panel Outputs", "Panel Costs", and "Panel Availability". Below the navigation, the breadcrumb "Home / Quality Review Panel" is visible. The main content area features a large image of a brick building with a balcony and the heading "Essex County". Below the image, text states: "Essex is made up of 15 local planning authorities including City, District, Borough, Unitary and County Councils. Explore each of the relevant council pages". A red button labeled "Find out more" is positioned below the text. The browser's status bar at the bottom shows the URL: <https://essexdesignguideub.fmstage.co.uk/quality-review-panel/panel-format/>.

Essex Design Guide: A charter for Growth

Further support

- Officer and member training
- Continued liaison and dialogue with the house builders
- Continued discussion with Highways
- Promotion of the Essex Design Guide and place making principles



How to apply the guidance?

By taking the initiative in planning, consultees can have a positive influence and early steer on planning applications.

- Pre-application discussions – can provide early positive steer, avoiding abortive work, setting the site parameters and agreeing the application requirements
- Design codes (on developments of a particular scale) can help lock down quality
- Development briefs, either adopted or agreed at pre application meetings
- Design Guidance
- Design Review
- Engage with a specialist (Urban Designer, Landscape Architects, Conservation etc)

NPPF (2019) requiring good design

“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.” (para124) of variety where this would be justified.”(para126)



“To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.”(para126)

NPPF (2019) Requiring good design

Refusals “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.”(para 130)



Factors that influence the development process.

These include:

- Planning policy and guidance set out mainly by central and local government
- Feasibility based on an understanding of economic /market conditions
- Context of the site, its setting, land uses, constraints and local heritage issues
- Community involvement, including those directly affected by the scheme by virtue of proximity, local amenity groups and the wider community
- Approach of the design team and the people who manage and plan the design process

Writing effective planning responses

Top 5 priorities:

1. Seek to collaboratively engage with developer at pre application stage to agree parameters,
2. Determine whether the planning application Outline or Full and what additional work would you expect the developer to produce,
3. Ensure that the applicant produces an appropriate context appraisal to inform the development,
4. Provide clarity on the expectations of the LPA at an early stage and ensure that you have input from specialist advisors (heritage, landscape, design etc. to help seek support and/or reinforce key points to the applicant)
5. Reference the appropriate local and/or national policies/guidance

Part 2: Designing schemes that respond to local context, and embrace existing and emerging communities

(Mike Jamieson, Design Director- Tate Hindle Architects)

[Click here](#)

Part 3: Learning outcomes workshop

15.45 Group work on worked example – reviewing layout from a recent new development – including housing, public realm and roadway

16.30 Feedback from groups and discussion

16.50 Questions, Conclusions and Feedback

17.00 Close

The site:



The site:

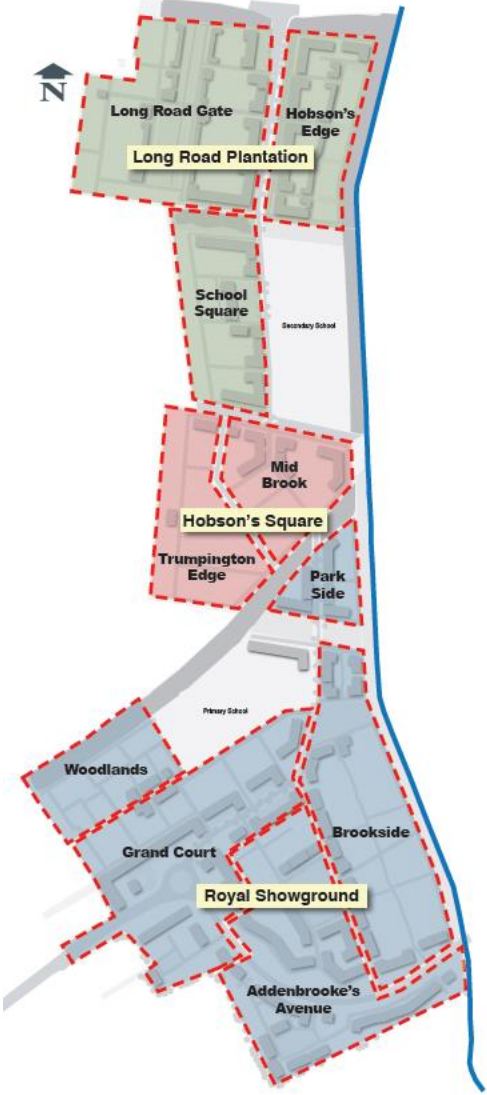
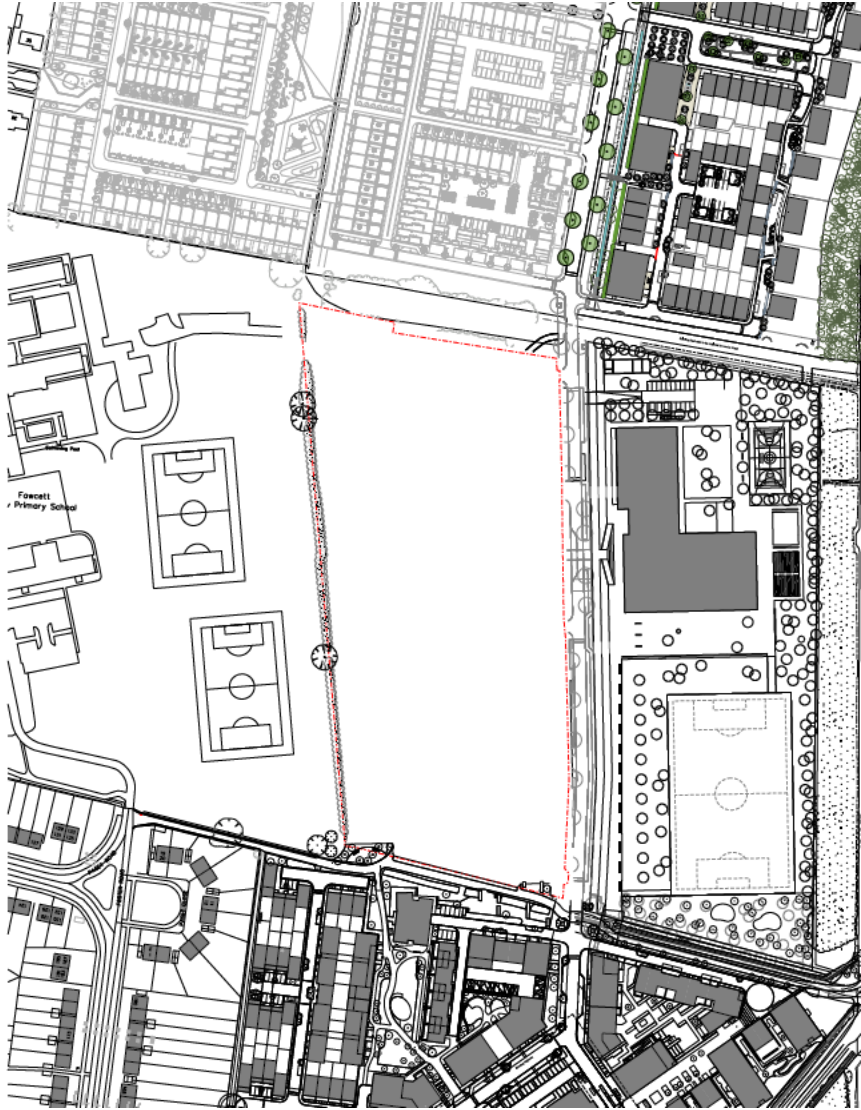


Fig. 3: Character Areas and Sub Character Areas location plan

The site:

Land Use



Movement & Access



Fig. 106-113 Movement and Access Master Plan

Scale 1: The alignment of the paths in the green corridors are illustrative only and for advice only unless they bridge across or the comprehensive site layout plan.

Scale 2: The exact alignment of the proposed roads will be subject to the final design.

Scale 3: The proposed path will be subject to the final design.

Landscape



Feed back:

Please email your feedback on the workshop and suggestions for future content or improvement to PlanningSkills@essex.gov.uk

Please mention any points with me as you leave.

Let me know how the session was for you.

What knowledge have you gained? And did it meet your expectations?

Any improvements you want to suggest ?

And any subjects/aspects you want to added in future training

We will be introducing online feedback at the end of sessions later in the series – using Smartphones.

Contact:

Web:

www.placeservices.co.uk

www.essexdesignguide.co.uk

www.tatehindle.co.uk

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mike@tatehindle.co.uk

