



WOLVERHAMPTON  
COUNCIL

# *RESIDENTIAL DEVELOPMENT*



SUPPLEMENTARY  
PLANNING  
GUIDANCE

No. 3



# SUPPLEMENTARY PLANNING GUIDANCE

NOTE NO 3

## **RESIDENTIAL DEVELOPMENT**

Approved by Wolverhampton Planning  
and Environment Committee  
on 4 April 1996  
following public consultation





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# Introduction

## SUPPLEMENTARY PLANNING GUIDANCE NOTE NO 3 RESIDENTIAL DEVELOPMENT

**This document provides further explanation to the policies for residential development contained in the Unitary Development Plan and offers guidance on how to comply with these and how to satisfy the objectives embodied in them. Guidance is offered on different ways in which objectives can be satisfactorily addressed, e.g. on how to achieve good levels of privacy, adequate sunlight, safe and convenient access and circulation and quality of design. The Guidance Note indicates criteria and yardsticks to evaluate and measure the adequacy of the provision proposed, as appropriate. There may be other ways of achieving the objectives than described here:- development proposals will be treated on their merits, taking into account the UDP policies; other relevant Council policies, strategies and objectives; this and other relevant Supplementary Guidance; Government Planning Policy Guidance and advice and any other material considerations.**

### INTRODUCTION

In its Corporate Strategy document (1994 - 1997) the Council sets out its primary environmental objectives. One of the "key points" is "increasing civic pride and commitment to a good quality environment in Wolverhampton". This is echoed in the recent Central Government consultative document "Quality in Town & Country" which states "most of our days are spent in or around buildings which therefore have a greater influence on our lives and require careful thought. Good urban design can reinforce a sense of community, whereas anonymous grey and alienating surroundings isolate the individual ...quality attracts quality, good design attracts life and investment and a strong community stands out against crime...if

we improve our buildings and the streets and spaces which they define, we surely improve the quality of life". The achievement of quality in residential schemes is an important part of these aims, since most of us spend a great deal of our daily lives in residential surroundings. Within all residential areas the Council wishes to encourage secure and 'self policing' developments and neighbourliness as patterns of life that will be self-sustaining, with emphasis on creating a clear distinction between individually defensible private areas and well defined, well used and suitably overlooked public spaces. It wants to encourage developments with a strong 'sense of place' and quality, giving residents a feeling of belonging and responsibility as important means to long-term sustainability.

The guidelines in this document are therefore intended to offer guidance to facilitate better planned and designed residential surroundings in the interests of the present and future generations who will inherit them. They are based on advice from Government (as set out in its various Planning Policy Guidance Notes and Circulars), on the Council Policies already operative (chiefly in its Unitary Development Plan) and established practices, together with the findings of research organisations and the experience of the Council of existing residential developments throughout the Borough. They are considered to represent good planning practice. They will be applied flexibly. However, flexibility should not be misinterpreted as a one-way process and an invitation to ignore the guidelines. It does not mean that the suggested standards set out should be lowered, but that Developers who wish for flexibility will need to show what alternative means by which their schemes achieve the objectives set out. The Council will therefore encourage developers and designers to take into account the guidance given here.



Whilst other relevant Council policies and guidance, together with Central Government advice relating to all aspects of residential development are listed in this document, developers, their agents and designers, will be expected to have familiarised themselves with these other documents, and schemes will of course also need to comply with other legislation such as the Building Regulations. Such other policy and guidance or regulations as exist elsewhere will not necessarily be repeated here.

The integrated design and layout of all the component elements in a residential scheme, including house types, roads, spaces between buildings, landscaping etc, will be important in creating a residential environment which will be attractive to potential occupants by contributing to residents safety, well-being, and a sense of belonging and of place. These objectives can

only be achieved if any inherent conflicts between providing the various components of an attractive residential environment have been carefully thought out and resolved as an essential part of the design process at the outset. It is the quality of the environment and design, standard and level of provision and the inevitable balancing of the relative importance of the various elements in the residential environment, which are the subject of this document. It offers guidance to potential developers and designers, as to the weight which the Borough Council will expect to have been given to the various elements. This is one of a series of Supplementary Planning Guidance Notes (SPG's) now prepared following the completion of the Council's Unitary Development Plan (UDP). A list of all the SPG's can be obtained at the Civic Centre.

The Council receives many planning applications which have to be returned or cannot be dealt with as swiftly as would otherwise be possible because they do not contain vital information. The acceptability of all submissions would be improved if the following guidelines are followed:-

1. The Council operates a co-ordinated "one-stop" service for significant schemes. Discussions prior to the submission of a scheme are encouraged.
2. If a development brief for a particular site has been produced by the Council, it should be consulted. Each brief will contain the name of an Officer who is the Project Manager within the Council for that site who will readily assist prospective applicants.
3. Intending developers should find out whether any planning applications have already been submitted, refused or approved for development on the site. Such information can be a pointer to the likely acceptability of any proposal. Enquiries with the Council should be made at an early stage.
4. Generally only schemes which comply with the policies of the Unitary Development Plan, and show that account has been taken of Supplementary Guidance and the contents of any Development Brief published will be acceptable. Copies should be obtained from the Council.
5. A site survey including levels, features and existing vegetation, should be carried out and submitted with the application as a basis/starting point for the design/layout of a scheme.
6. The following plans/drawings will assist the Council in considering applications.
  - 6.1 Accurate site survey details to a scale not less than 1:500. (A 1:200 survey may be necessary in certain cases)
  - 6.2 Up to date Ordnance Survey extracts. The Council can supply these at cost.
  - 6.3 Nature of adjoining sites and buildings and their relationship to application site and houses.
  - 6.4 Design of roads and footpaths and dwellings to a level of detail appropriate to the type of application and site location (eg all "Full" applications and sites within Conservation Areas will need substantial detail).
  - 6.5 Areas of public or communal open space proposed.
  - 6.6 Landscape details.
7. All forms and appropriate certificates should preferably be checked by qualified personnel before submission to the Council, to avoid inaccuracies which can lead to otherwise unnecessary delays.
8. The Council's planning office will always be willing to provide additional help and advice if needed, at any stage during the development process.
9. Outline applications may be appropriate in certain cases where the principle of the proposed development needs to be established. The Council may require more details and in certain cases require a full application where the nature of the proposal or site raise issues best resolved in the light of fuller information.
10. Outline applications will not be accepted for schemes in Conservation Areas or close to Listed Buildings (in accordance with Policy ENV18 of the Unitary Development Plan)

Planning applications can be dealt with more swiftly if the above information is



submitted at the outset, as the Council will otherwise be unable to fully assess a proposal . The Council has only 8 weeks in which to determine a planning application as stipulated by legislation. Therefore once an application is submitted, time will be valuable. The Council cannot afford to waste time in repeating requests for details which should have been submitted at the outset.

*Note:*

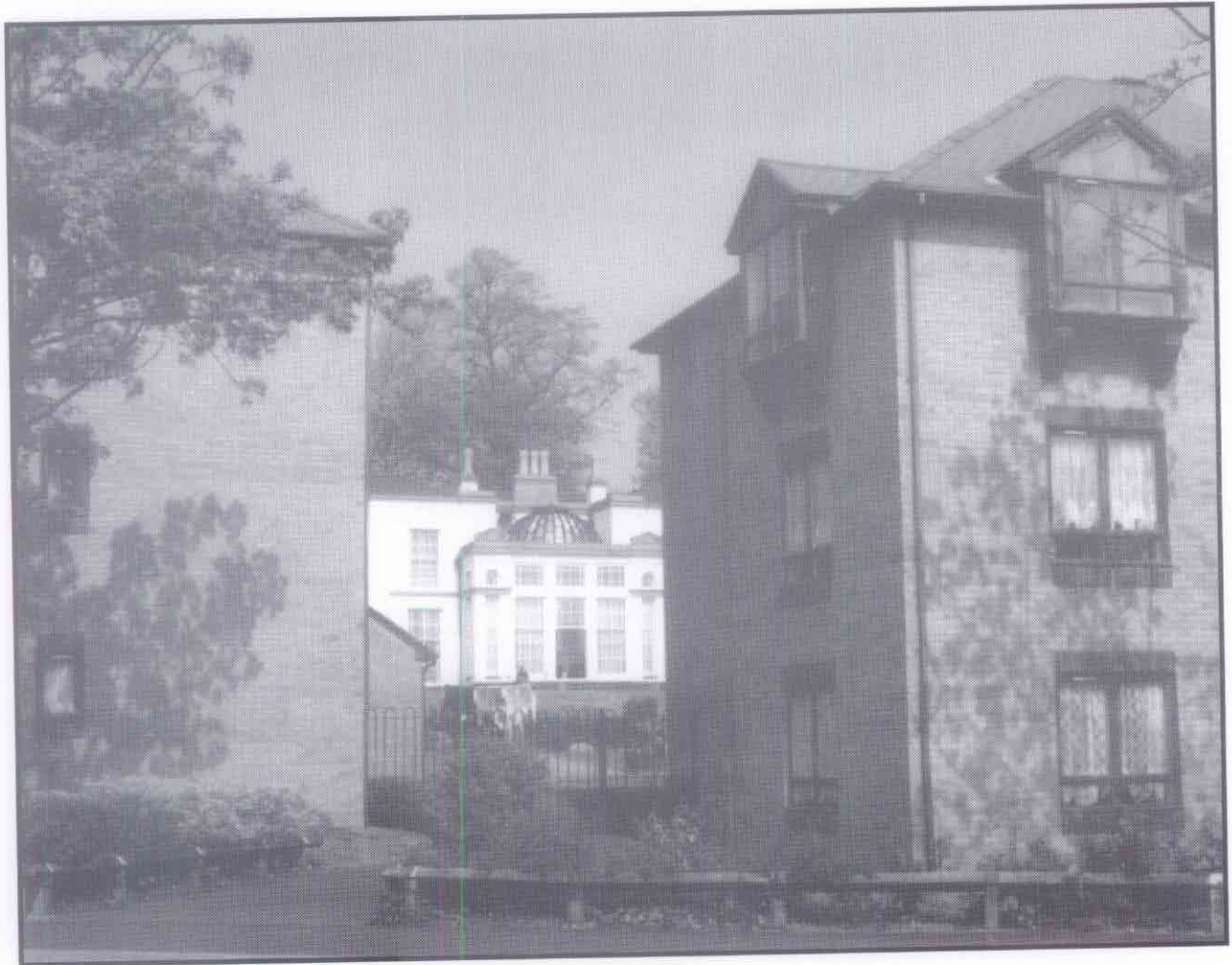
*The Council considers that dealing with planning applications speedily and achieving a satisfactory scheme suitable for approval, can only be achieved by means of a partnership with the applicant. Co-operation in these matters is therefore vital. In return, the Council will undertake to deal swiftly, efficiently and courteously with an application.*

**INTRODUCTION**

- \* No site can be considered in isolation, all exist in a wider context. No site is entirely featureless and existing features need to be considered in any scheme for development.
- \* All new development should complement in visual and functional terms its surroundings, and not adversely affect adjoining existing users, or the character of surrounding areas. Where the surroundings are of a "negative" character, the new development should be designed to generate a more positive and attractive character.

**Relevant UDP Policies**

- H3 Housing development on contaminated, unstable and derelict land - guidance criteria.*
- H4 Infill developments - criteria of acceptability*
- H18 Planning Consideration for housing sites including:*
- (a) Design and materials*
  - (b) Privacy of adjoining occupiers*
  - (e) Protection of existing trees*
  - (i) Impact on townscape and setting of development*

**Fig 1.****AETHELRED COURT HOUSING, LEVERTON RISE.**

Integration of new housing development with converted listed building.

Architects: Anthony Bethell



## ENV1

*Developments should take account of effect on Nature Conservation*

## ENV2

- (a) *Need to respect integrity, established scale, mass and pattern of existing surrounding development.*
- (b) *The need for materials, form and detailing to respect those of the locality;*
- (c) *Account to be taken of existing and opportunities to create new urban spaces, views, landmarks and other townscape features.*
- (f) *Need to respect height of neighbouring buildings and important views.*
- (h)(i) *Need to protect daylight, sunlight and outlook and other amenities of adjacent buildings and land.*

## ENV17&18, ENV + 29, ENV + 21

*The need to protect the setting of Listed Buildings, Conservation Areas, Historic Parks and gardens and archeological sites.*

## ENV24 & 25

*The need to take account of land drainage, flood defences and water protection.*

## ENV 30

*The need to take account of notifiable installations and hazard zones.*

## R4 + R5 + R7 + R11

*The need to protect designated 'Greenways' and existing open spaces, sports pitches and allotments.*

## GUIDANCE

### I Site Surveys

All proposals for housing development should normally be accompanied by an existing site survey to a scale of 1:500, or larger, as appropriate. This survey should:

- 1.1 *include levels and/or cross sections related to an identified datum level (either an OS bench mark or drainage cover level in the nearest highway);*
- 1.2 *show the exact position, and crown spread of all existing trees, hedges and shrubs on the site and a schedule detailing their species, height and health;*
- 1.3 *show any other existing features such as rock outcrops, streams, pools and buildings; walls; fences; access points;*
- 1.4 *show both existing and finished ground levels and floor levels of buildings, cross sections, centre lines, gradients and crossfalls to new roads;*
- 1.5 *show existing drainage systems;*
- 1.6 *show the extent, nature and exact locations of buildings on adjoining land (although it is appreciated that access to adjoining land may in some instances not be possible. When such access has not been possible, plans should state this). An extract from an up to date Ordnance Survey may be sufficient.*



**Fig 2.**

Residential infill scheme completing the traditional terrace of South Street and visually turning the corner into Leverton Rise.

## 2. Development Briefs

Consideration should be given to any current Development Brief prepared for the site by the Council. The proposals will be expected to have taken into account any such Brief.

## 3. Density

In determining the most appropriate density, height and character for development on a site, applicants should demonstrate that account has been taken of the following:

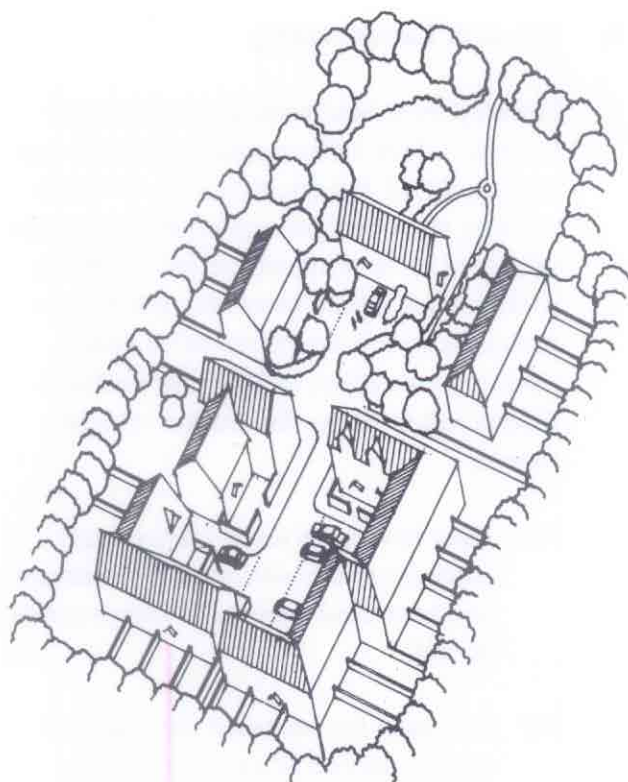
- 3.1 *density, height and character of surrounding developments;*
- 3.2 *retention of existing features on the site;*
- 3.3 *protection of any specially designated areas, on or adjacent to the site (eg sites of nature or historic conservation or archeological interest);*
- 3.4 *adequate road, footpath, cycleway or green-way provision;*
- 3.5 *need for open space provision;*
- 3.6 *need to protect or create important views;*
- 3.7 *the need to protect daylight, sunlight outlook, privacy and other amenities enjoyed by adjacent occupiers and provide the same for the new dwellings;*
- 3.8 *opportunities for higher density schemes in locations with good access to public transport and public facilities, such as schools, shops, clinics;*
- 3.9 *the demands of the market for the type of density proposed.*

## 4 Townscape

In designing a scheme, account should be taken of the nature and character of surrounding development, in order to add to, enhance or, where appropriate, improve upon, or create new 'identity' and 'sense of place'. All new housing areas should:-

- 4.1 *be designed appropriate to their context and setting in scale, form, layout, and external materials. Harmony and cohesion is likely to be the best way to achieve this aim, but there will be instances where "visual contrast" may be appropriate;*
- 4.2 *contain visual interest, variety and be on a human scale;*
- 4.3 *make best use of any changes in levels, or proximity to features of interest on adjacent sites, to preserve or create views of existing and add new landmarks in the townscape;*
- 4.4 *use spaces within and on adjacent sites imaginatively to create a sense of place by variety and contrast, using buildings, walls and landscaping to restrict views and open up views, within and outside the site, varying house types and lay out to create individuality within a site;*
- 4.5 *use sites which are suitable for high density development as an opportunity to create attractive urban character without compromising on amenity.*
- 4.6 *recognise the need for a more detailed and specialist input on design and townscape especially when a site is in a conservation area or affects a listed building, or its setting.*





**Fig 3.**  
**INTEGRATED RESIDENTIAL DESIGN**

Buildings, spaces, roads and landscaping are designed together to create an environment of distinctiveness and quality.

## 5. Drainage

Developers will normally be expected to present specialist information relating to drainage with any proposal, in order to ensure:

- 5.1 *that a development is capable of being satisfactorily drained (foul and surface water);*
- 5.2 *that levels relate to existing sewer inverts, demonstrate a satisfactory relationship and show clearly if site levels need to be built up as a consequence, and any consequent effects for drainage of adjoining sites;*
- 5.3 *where existing drainage is inappropriate, or not able to cope, the means of overcoming such will need to be clearly indicated (eg pumping systems);*

5.4 *natural surface drainage to open surfaces (such as car parks) by the use of permeable surface materials/ finishes and the re-cycling of rainwater from dwellings for use by the household, will be encouraged by the Council.*

## 6. Mining

Developers will normally be expected, (in accordance with advice set out in Government Planning Policy Guidance Note No. 24 and circular 11/95) on sites known to have been worked for minerals (eg mined), or which contain abandoned shafts or adits, to present written documentation from qualified mining or geotechnical engineers with their planning application, as to how such could be treated before the development proposed can commence. This includes proposals submitted in outline form also. Appropriate conditions may be imposed on any consent relating to recommended remedial measures to be carried out both before and after development commences.

## 7. Contamination & Site Fills

Developers should indicate whether a site contains ground fill of a contaminated nature, resulting from past uses of the site (eg heavy industry or landfill). On such sites, any consent is likely to be conditional (in accordance with Government Circular 11/95 sect 73-76) upon the submission of a specialist report of survey and recommendations, as to treatment and subsequent ground works prior to development commencing. The report of survey and recommendations may be required to be submitted when a planning application is submitted for development on heavily contaminated sites, or those contaminated with serious health-threatening substances.

## 8. Adjoining Uses

Proposals submitted for development should demonstrate that account has been taken of adjoining users and uses by:

- 8.1 *showing the accurate position, height, nature and extent of adjoining developments (unless access to adjoining sites is not possible, when this should be indicated on submitted plans);*
- 8.2 *ensuring that roads, footpaths, open spaces, cycleways and green-ways in a new proposal, link with those on adjoining developments;*
- 8.3 *including in the design and layout adequate protection for the existing amenities of adjoining users by means of distance, height, orientation, window positions and boundary treatments and levels, to ensure privacy, security, light and outlook for residents and the protection of trees on adjoining land;*
- 8.4 *designing features to reduce noise from adjoining users, such as existing industrial operators, or adjacent road, or rail routes, by means of mounds, acoustic fences and/or room orientation and sound insulation measures within houses;*
- 8.5 *where sites are adversely affected by existing noisy users/uses, from noise, dust, fumes or odours, taking specialist advice from an appropriate expert and submit a survey and report of recommendations with any planning application. Any such recommendations are likely to be made a condition of any consent or the subject of a Section 106 Agreement if appropriate.*
- 8.6 *any planned road improvement lines.*

## 9. Trees & Landscaping

Developers should seek advice from the Council's Tree Officer and/or consult their own qualified Arboriculturist as to which existing trees, hedges and other vegetation will need to be retained, before a scheme is drawn up. Some trees may already be protected by a Tree Preservation Order, planning condition, or by being within a Conservation Area. Submitted schemes should:

- 9.1 *show how trees on or immediately adjacent to the site are to be retained, and protected during the construction period;*
- 9.2 *fully take into account the root and canopy spread of existing trees in positioning buildings, roads, foot paths and underground, or overhead, service runs;*
- 9.3 *show how existing trees are to be fully integrated within proposed new landscape schemes;*
- 9.4 *wherever possible, locate existing or proposed large, mature and/or forest trees outside private gardens, because they may restrict effective useable garden area, or cast deep shadows on gardens or dwellings;*
- 9.5 *include a report of survey and recommendations from a qualified tree specialist as justification where it is proposed to remove a protected tree in a development, due to a tree's health, stability or life expectancy;*
- 9.6 *include a scheme for their suitable replacement elsewhere on the site where the Council accepts that existing trees can be removed.*

## 10. Conservation Areas

Special requirements will apply where a proposal is within a conservation area, or



adjacent, to a Listed Building, or ancient monument.

- 10.1 outline applications will not normally be acceptable;*
- 10.2 large scale detailed elevations (eg 1:20) will be needed (with some details at 1:1 scale - eg joinery);*
- 10.3 particular account will need to be taken to show that the position, heights, density, design, layout, materials and elevational treatment make a positive contribution to the setting and character of such areas and buildings;*
- 10.4 schemes will be expected to have been designed by a qualified Architect with suitable specialist experience.*

## **11. Highway Design**

The configuration of the existing or planned highway network (eg bends, junctions, humps and bridges) may affect the design of a development site.

- 11.1 the position of all proposed roads from principal roads to private access drives may be restricted by the proximity and/or type of nearby junctions and their visibility splays or the restrictive visibility near bridges, humps and bends;*
- 11.2 the visibility splays required in accordance with the Council's standards for such, may restrict or prevent the location of access points and the position of houses, walls, fences and planting in a scheme.*

## **12. Statutory Service Undertakers**

The location and restrictive nature of the working or abandoned installations/ services of Statutory Undertakers and others should be surveyed and taken account of in any scheme before it is

submitted as a planning application. This includes consideration of the effects of existing open or culverted watercourses. Abandoned services may also be significant.

- 12.1 the presence of such on or adjacent to a site may prevent certain types of development or indeed any development at all, within a certain distance.*
- 12.2 the possible cost of moving such installations as sewers and gas, electricity and telephone lines and sub-stations will need to be considered;*
- 12.3 overhead power cables may need special consideration for certain types of housing and will impose height and other restrictions;*
- 12.4 housing may not be suitable for sites in close proximity to "notifiable hazardous installations" and formal "hazard zones", or within other "bad neighbour" locations such as close to sewage treatment works or pumping stations. Account will need to be taken of Government advice set out in PPG23 and specialist advice sought.*
- 12.5 The location and design of proposed electricity and other sub-stations should be agreed with the Local Planning Authority at the time when a housing layout is the subject of a planning application and not left as an after-thought.*

## **13. Access & Facilities For People With Disabilities**

The Council's Unitary Development Plan Policies and practice are aimed at encouraging developers to provide adequate access to and within new dwellings. See Section 9 of this document.



**INTRODUCTION**

- \* New residential development should provide safe and convenient access for all future residents, whilst at the same time make a positive contribution to the visual character and individual identity of a scheme. An important means by which this can be achieved is to make maximum use of the design opportunities made possible by the variety of road types set out in the Central Government publication "Design Bulletin 32". This will allow house types and layouts to vary with each road type in the hierarchy. The aim should be to reduce the visual impact of roads in a scheme and correspondingly increase that of the houses and other features. See the illustration in Fig No. 4.

**Relevant UDP Policies****H18**

*Parking and access for cars to serve the development and access for pedestrians and cyclists through the development, will need to be considered.*

**TP5 & TP13**

*Promotes good access for public transport, pedestrians and cyclists.*

**TP12**

*Promotes Road Safety measures*

**TP14**

*Promotes adequate off-street car parking for new developments.*

**TP20**

*Promotes special access arrangements for the disabled.*

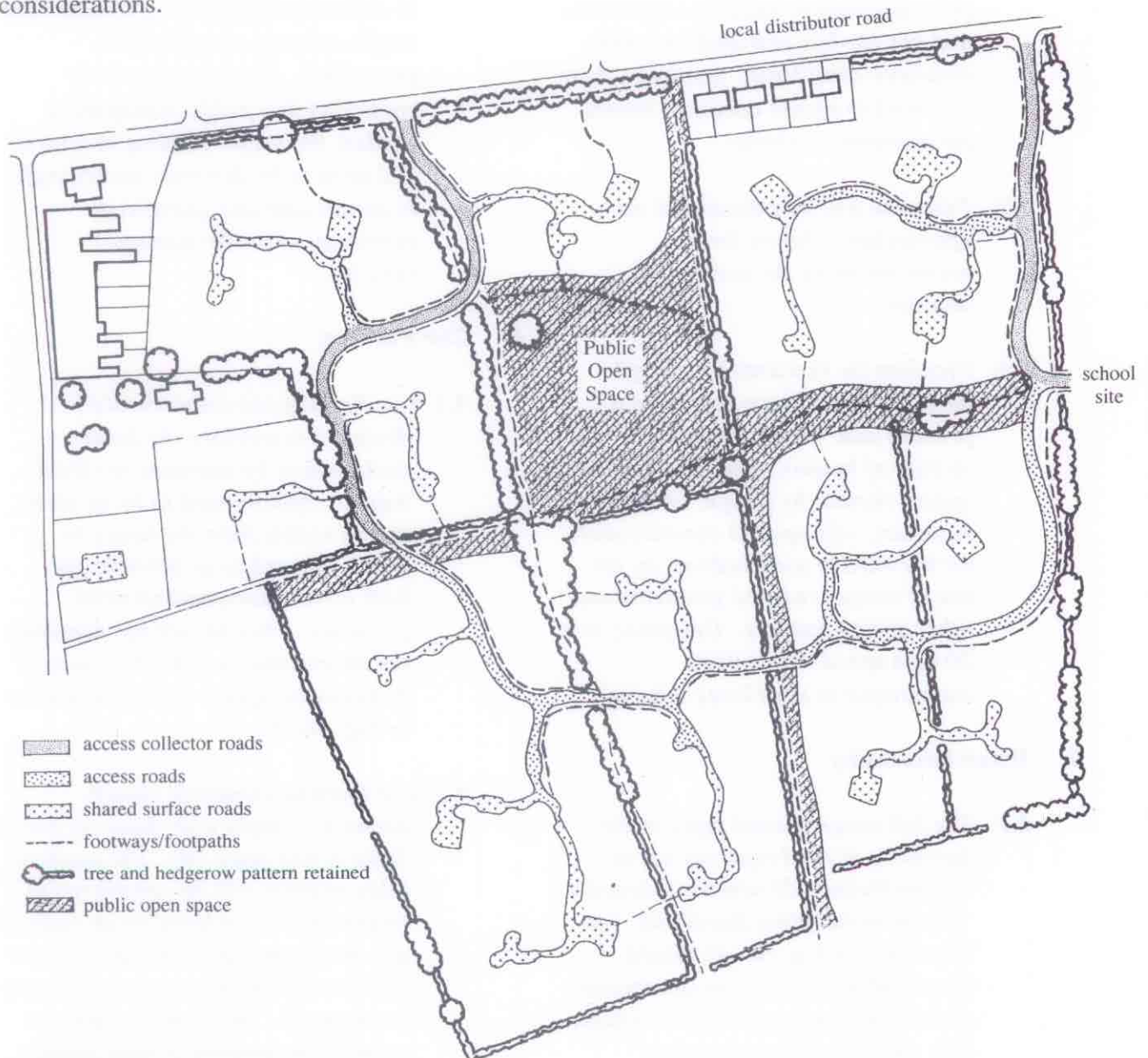
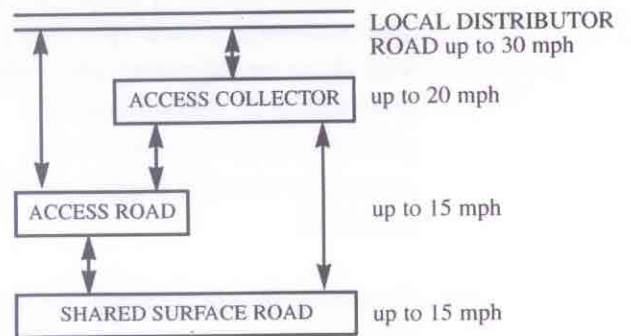
**GUIDANCE****I. Road Design**

- 1.1 *The choice and design of roads, footpaths and parking provision in schemes should achieve a balance between their functional and visual roles.*
- 1.2 *Road, footpath, cycleway and parking provision should all be designed as inter-related parts of the overall design concept of a scheme, and used by the designer to achieve the maximum potential for visual variety, individual identity and character. The imaginative use of well integrated landscaping can contribute significantly here.*
- 1.3 *The dimensions, construction details and visibility splays, of all roads and footpaths, cycleways and car parking areas should be based upon the guidelines in Design Bulletin 32, (2nd edition) and the Wolverhampton "Guide To The Adoption Requirements for the Design & Construction of New Residential Roads". All roads, footways and cycleways serving more than 4 dwellings will be expected to be offered for adoption by the Council. Early agreement should be sought with the Council if any alternative proposals are to be considered.*
- 1.4 *The Council will encourage the use of other innovative designs for roads, footpaths, cycleways, parking and materials where these will not result in danger to road users or pedestrians and will contribute to achieving variety, identity and character in the residential environment.*

**Fig 4.**

## RESIDENTIAL ROAD HIERARCHY

New residential roads normally will comprise of a hierarchy arrangement which aims to eliminate extraneous traffic from housing areas and provides a convenient and easily understood transition between distributor roads and dwellings. The network shown in the adjoining diagram should be applied flexibly bearing in mind specific site conditions and wider area considerations.



### Diagrammatic example

- Existing trees, hedges and footpaths retained as useful features.
- All roads are of a curving arrangement to ensure speed is maintained at its designated value. -i.e. speed restraint is built into the design.
- Where roads change category, the transition is clearly indicated by the use of special design features, for example speed restraint points or junctions.



1.5 *The overall layout of roads, footpaths and cycleways should effectively link with those on adjoining sites whilst eradicating or minimising any potential danger and nuisance created by through-traffic, or criminal activities.*

1.6 *Provision should be made for the needs of public transport through prior discussion; suitable road widths and bus lay-bys provided and other measures considered. Similarly, there is a need to ensure adequate access for emergency vehicles.*

1.7 *Provision will be encouraged on appropriate schemes for accommodating the parking of bicycles.*

1.8 *Freedom for residents from traffic danger and nuisance should be a primary aim. In the immediate vicinity of houses, vehicular flows and speeds should, by design, be kept to a minimum, with special consideration for the elderly and disabled, by the use of ramps; reduced gradients and other design features. Designing to a 20 mph speed limit will be encouraged in most large schemes.*

## **2. Road Hierarchy**

2.1 *The full range of road types in the hierarchy of road types set out in Design Bulletin 32 and the Council's "Guide to Adoption Standards" (as illustrated in Fig. No. 4) should be considered for use, as appropriate to the scale and nature of the scheme. This should achieve a gradual reduction in traffic flows nearest to houses and help to introduce visual variety, character and a sense of place and identity. The objective should be to provide the maximum number of dwellings with direct vehicular and pedestrian access from road types as low in the hierarchy as possible.*

## **3. Traffic Calming**

3.1 *All schemes should normally provide for an appropriate range of suitably designed traffic calming measures such as those in DB32. Other innovations in this respect will be considered, where their safety, effectiveness and visual appropriateness can be demonstrated. In schemes designed to a 20mph limit traffic calming measures are prescribed. On sites where it is envisaged that public transport is needed, the traffic calming measures will need to be designed accordingly to permit safe and convenient movement of public transport vehicles.*

## **4. Car Parking**

4.1 *Car Parking provision should be designed to enhance the local environment by attention to visual impact. Spaces need to be as close to and visible from the house to which they relate as possible, for both convenience and security purposes. They should not dominate the streetscene, or take the place of front garden space. (See illustration in Fig. No. 5).*

4.2 *Car Parking standards should normally comply with those set out in Table A (see page 18). The applicability of these will be considered in respect of each scheme on its individual merits and account taken of special one-off characteristics of the site or proposal. The standard may for example be lowered in high density schemes in locations which benefit from good access to appropriate public transport facilities. In narrow fronted terraced units (below 6m width) visitors parking may need to be provided outside the curtilages of units to avoid loss of front gardens. In schemes for unbroken terracing of small units parking in front gardens*



*for all units may not be acceptable on visual and amenity grounds.*

*4.3 In schemes for flats or other communal residential accommodation such as sheltered schemes, a proportion of parking must be specifically designed, and appropriately located, for use by people with disabilities and for visitors. (See Section 9 of this document on page 44),*

*4.4 Parking spaces should not normally lead to vehicles reversing directly onto or from a public highway where direct access is being obtained from a classified road.*

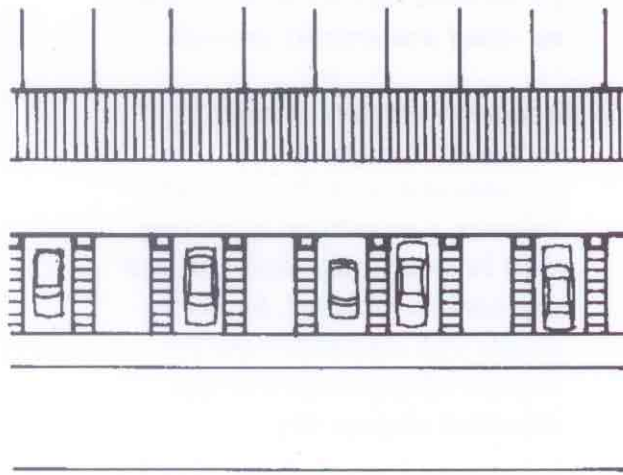
*4.5 Where vehicles are to be parked in concentrated areas as in mews-courts*

*and flats, the designer should consider the use of devices such as raised planting beds, landscaping and variation in building lines to screen and break up groups of spaces. Other features such as differing paving materials, piers, pergolas and gates to help relate spaces to individual dwellings should be considered. (See the illustration in Fig. Nos 10 and 11 on page 17),*

*4.6 Car parking requirements can vary depending on the particular type of accommodation proposed and the road layout. The guidance given here represents normal requirements and may be varied in discussion with the Council where appropriate.*

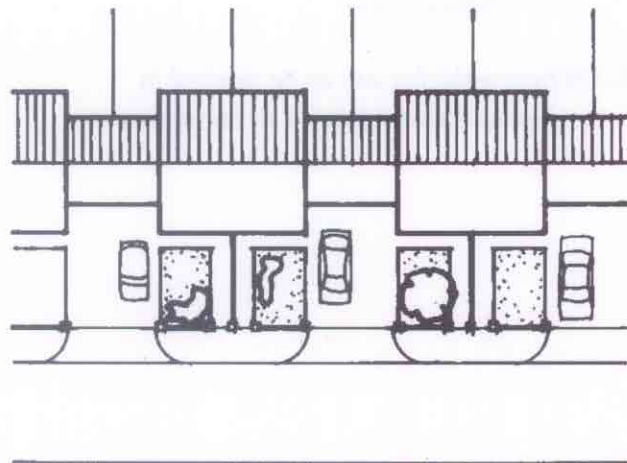
**Fig 5.**  
**Narrow Frontages**

- Hardstanding takes up entire front area
- No opportunity for enclosure
- Car is parked in front of major window



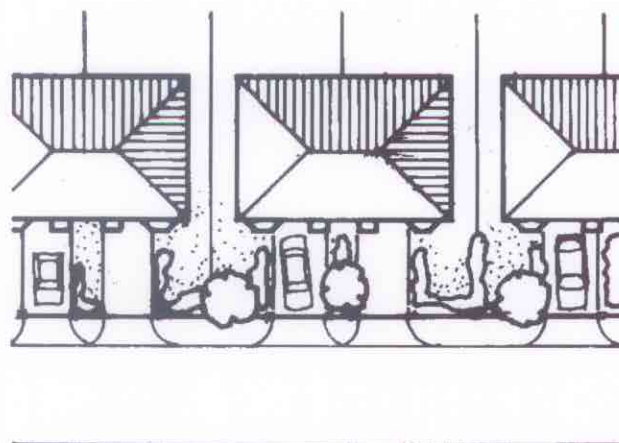
**Fig 6.**  
**Narrow Fronted Housing Parking at Side of Dwelling**

- Opportunity for some enclosure and planting
- Hardstanding does not abut front windows:- amenity enhanced

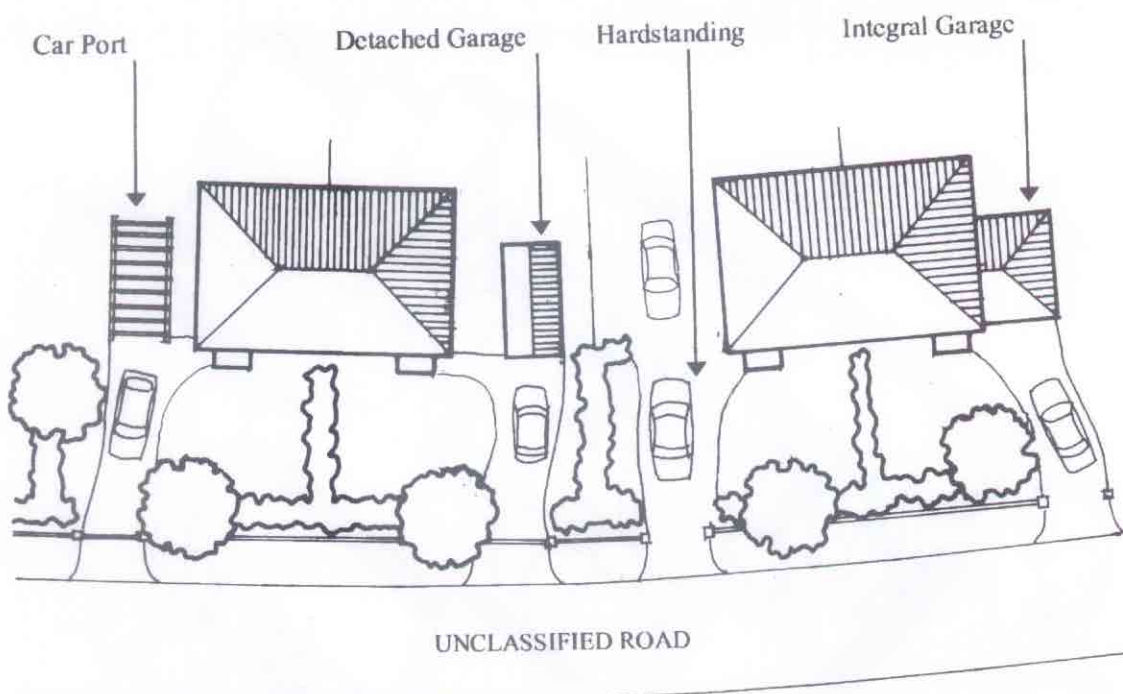


**Fig 7.**  
**Wider Frontages**

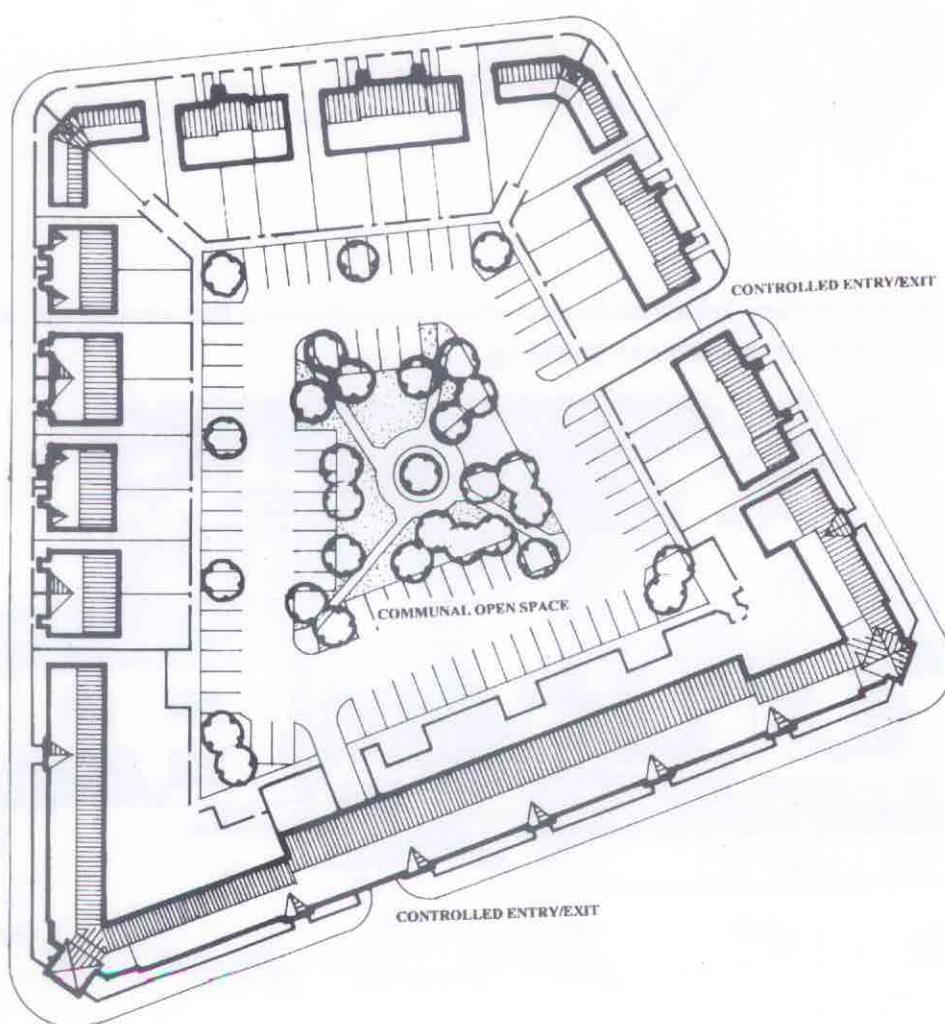
- Opportunity for enclosure and planting
- Hardstanding does not abut the major window to the front ground floor room



**Fig 8. Parking at the Side of Dwellings**

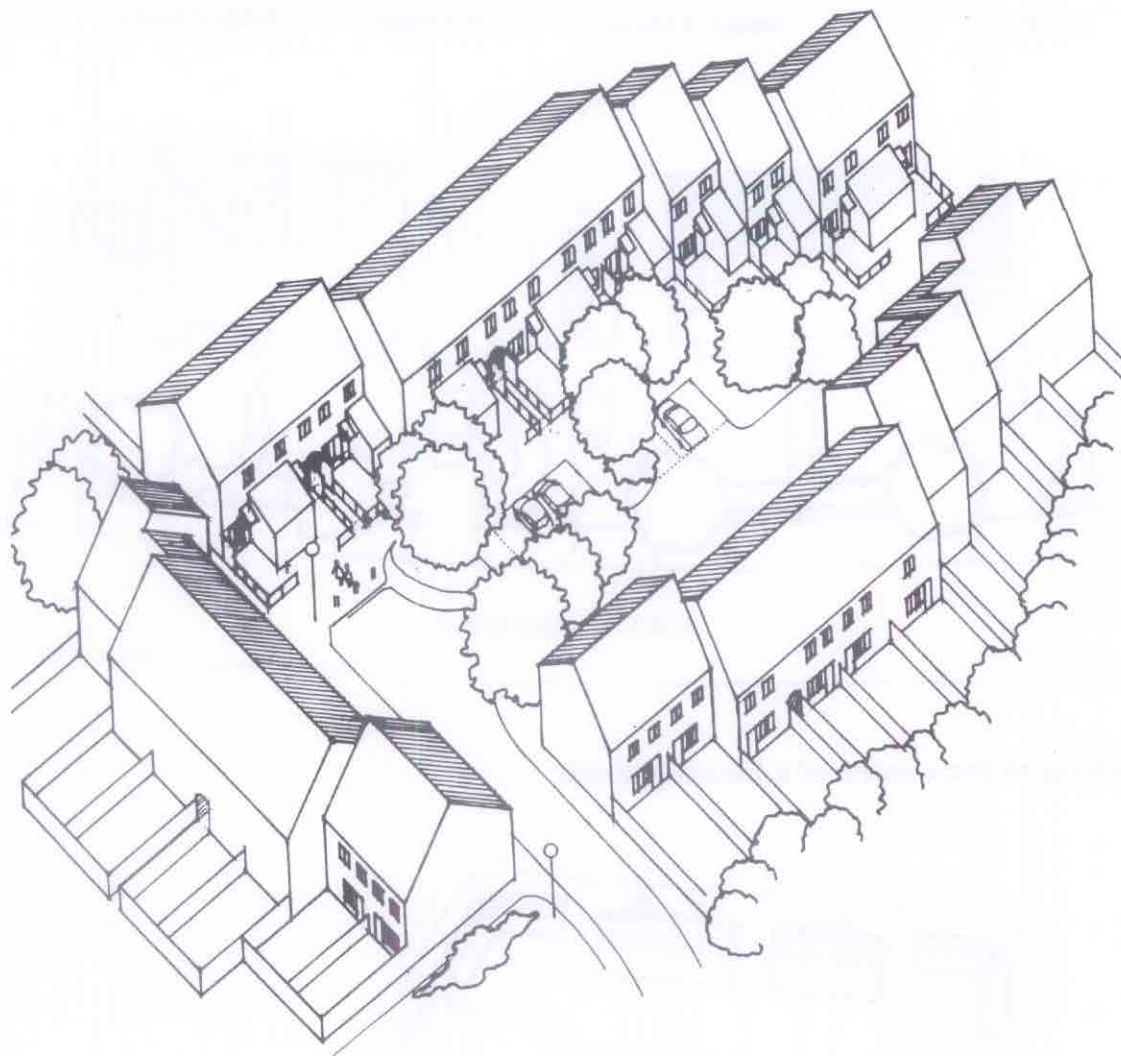


**Fig 9. Parking at the centre of a housing block**





**Fig 10. Residential mews court incorporating parking within hard and soft landscaping. Residents privacy and amenity is protected by buffer zones.**



**Fig 11. Appropriate boundary treatment can often compliment the character of the development as well as help screen car parking.**





**Table A**  
**Residential Car Parking Standards Guidance**

Detached and semi-detached dwellings allowing parking within curtilage	2 space (3 bedrooms or less) 3 spaces (4 or more bedrooms)
Linked or grouped dwellings including flats and other non-family housing not allowing parking within curtilage	2 spaces (4 or more bedrooms) 1.50 spaces (2/3 bedrooms) 1.25 spaces (1 bedroom)
Aged persons flats/dwellings	The normal standard should be at least 1.25 spaces per dwelling. However, this is a type of development where discretion by the Local Planning Authority is appropriate, depending on individual circumstances.

Drive length in front of garages and in all other cases should enable vehicles to be parked clear of the road or footway, usually a min of 5.5m length.

The number of spaces in the table should be read as including any garage space provided.

These standards may not be appropriate to certain locations e.g. on town centre sites or specific sites where nearby public parking is readily available.

## **5. Public Transport**

*5.1 Provision for access to and facilities necessary for the provision of public transport to serve all appropriate residential schemes will be encouraged and should be shown in submitted schemes and considered in all traffic Impact Assessments submitted with schemes.*

## **6. Landscaped Areas Adjacent To Roads**

*6.1 Areas of landscaping adjacent to public roads which are intended to be offered for Adoption to the Council should be clearly identified and negotiations begun at an early stage to secure agreement.*



# The Provision of Open Space, Recreational and Other Facilities

## INTRODUCTION

- \* Residential schemes, other than for minor development, should provide levels and types of open space and in appropriate locations, to meet residents' needs. These public and semi-private or 'communal' open spaces have a very important part to play in creating amenity, a visually attractive residential area and in fostering a sense of belonging, neighbourliness and community among residents of a scheme. They should therefore be consciously designed with these aims in mind. They should be clearly defined as to their function, easily accessible, well overlooked from surrounding houses, with good quality landscaping, of a robust design and their future maintenance agreed before they are incorporated in a layout. See examples in Figs 13, 14 & 15. (pages 21, 22 and 29).

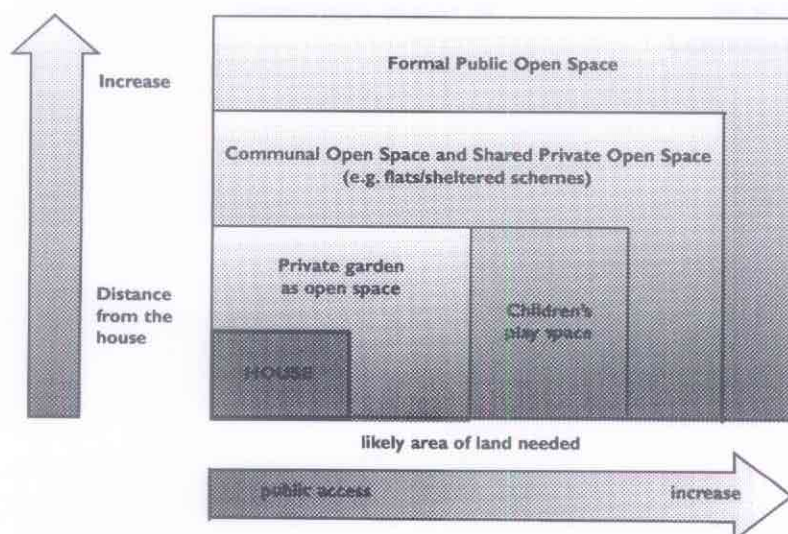
### Relevant UDP Policies

R2

*Overall Borough-wide Provision of Public Open Space and the need for a variety of types.*

**Fig 12.**

### TYPES OF OPEN SPACE PROVISION



H6

*Provision of Formal Public Open Space on schemes of over 250 persons and provision of additional recreational and other community facilities in schemes for over 1,000 persons and the use of Section 106 Planning Agreements.*

R4

*Instances where commutation of provision of POS may be considered.*

R12

*Provision of Children's Play Space on Schemes of over 250 persons.*

## GUIDANCE

### I Types of Open Space

- 1.1 *New residential development generates the need for open space. The likely needs of residents should be considered when designing such provision. There are a variety of 'types' of open space as illustrated in the Fig. Nos. 12 + 13 below.*
- 1.2 *Each type of open space fulfils a different function reflected in its characteristics, especially its proximity to the house and its public accessibility. Each housing scheme should incorporate the types most appropriate to the likely needs of future occupants.*
- 1.3 *Provision of open space should be designed to be an integral part of the layout of the scheme. It should therefore:-*
  1. *Form part of the initial site appraisal and design.*

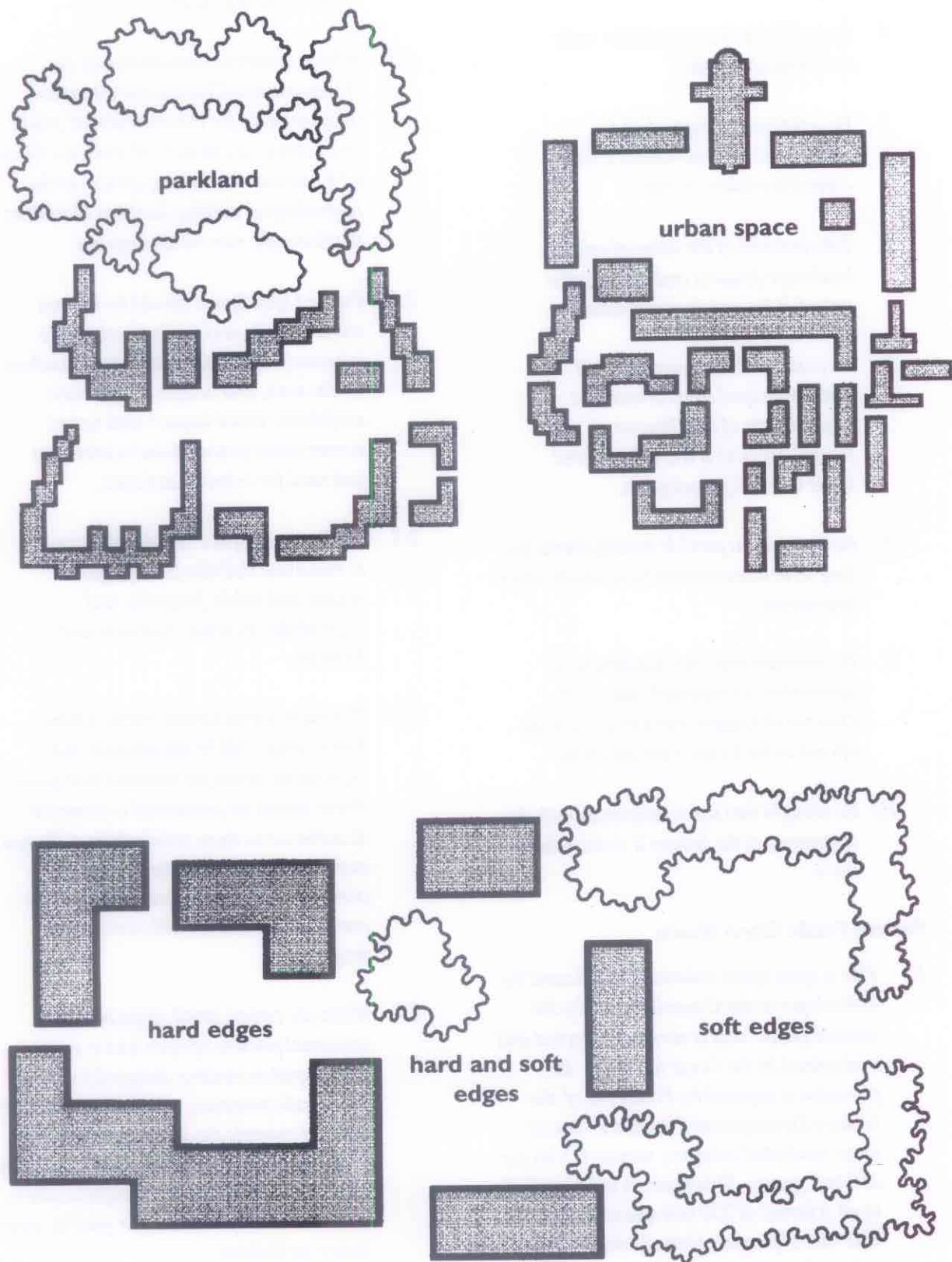


2. *Be properly distributed within the layout.*
  3. *Be designed to play a positive amenity and visual role in the layout.*
  4. *Be well related to pedestrian, cycle and vehicular routes.*
  5. *Be positioned, designed and landscaped with surveillance and crime prevention in mind.*
  6. *Take account of the value of existing landscape features and enhance the potential for nature conservation.*
  7. *Be positioned, designed, laid-out and landscaped so as to meet the requirements of the Director of Leisure Services if it is to be offered to the Council for adoption.*
  8. *Be designed to provide arrangements for long term management by residents where appropriate.*
  9. *Be provided with play equipment as appropriate to standards agreed by Director of Leisure Services if it is to be offered to the Council for adoption.*
  10. *Be brought into use concurrently with the occupancy of the houses it is intended to serve.*
- 2.2 *When formal Open Space is adopted by the Local Authority a commuted maintenance sum will usually be payable by the developer, under the terms of the adoption agreement.*
  - 2.3 *Where considered acceptable by the Developer and Council, the alternative arrangements for the provision of public open space set out in UDP Policies R4 and E14, such as the funding of new, or the upgrading of existing facilities elsewhere in the Borough, may be appropriate.*
  - 2.4 *Public Open Space should be located within the site and landscaped to take advantage of existing site features such as levels, trees, and hedges to maximise usefulness, visual impact and nature conservation potential and minimising potential for criminal activities.*
  - 2.5 *Public Open Space should be located to maximise visibility from proposed houses and public footpaths and accessibility by road, cycleway and footpath.*
  - 2.6 *Provision within formal Public Open Space areas, will be encouraged for 'kick about' areas for informal ball games. These should be positioned to minimise disturbance to those residents least likely to make use of such facilities (eg elderly persons) and should normally not share common boundaries with residential properties.*
  - 2.7 *Highway verges, small strips or other incidental pockets of open space, or landscaped mounding designed for visual, or acoustic purposes, will normally not be counted towards the level of provision of Public Open Space. Such areas, by reason of their location size or configuration, are not readily usable for public open space activities.*

## **2. Formal Public Open Space**

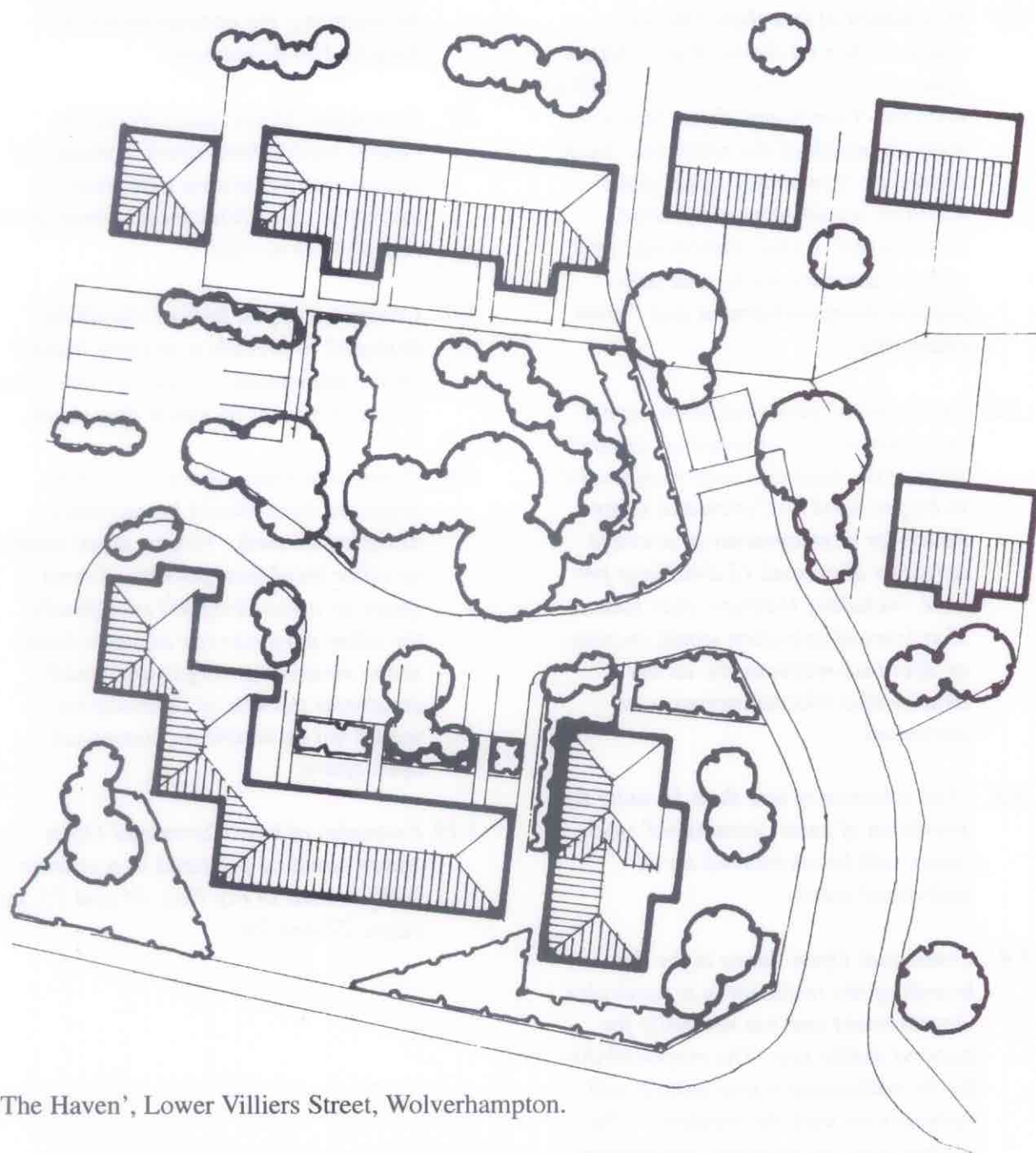
- 2.1 *This is open space voluntarily dedicated by a developer to the Council for use by the general public and is normally adopted and maintained by the Local Authority. Its provision is required by Policy H6 of the Unitary Development Plan in the case of large residential schemes, namely 0.5 ha per 250 bed spaces. This figure is to be applied to all schemes of 250 bed spaces and above. This rate of provision has already been adjusted to take into account national and local figures for occupancy rates.*

Fig 13. Integration of public and communal open space within the residential environment.





**Fig 14. Integrated Landscape and Development**



'The Haven', Lower Villiers Street, Wolverhampton.

- Open space, communal in nature and so likely to be used.
- Well over-looked and well distributed.
- Landscaping used to break up parking.
- Forming focal points and settings for architecture.

### 3. Communal Open Space

- 3.1 *In schemes of less than 250 bed spaces, when no formal Public Open Space is to be provided, there is still a need for 'Communal' Open Space to meet the needs of the residents. Such shared or 'communal' open space facilities would serve communal, recreational, social interchange and general amenity needs, and help prevent overdevelopment and "town cramming".*
- 3.2. *As a general guide based on experience of a variety of schemes, around 10% of the total site area would need to be provided as Communal Open Space for developments of average densities of around 12 dwellings per acre, including toddlers' play space. This level of provision would increase or decrease respectively as the density of a scheme increases or decreases.*
- 3.3 *For schemes of less than 10 units the provision of such 'communal' open space will be considered on its individual merits.*
- 3.4 *Communal Open Space is for the benefit of the residents in a particular development and not normally for general public use. The responsibility for its maintenance and upkeep will normally lie with the residents. The normal way of securing the maintenance of Communal Open Spaces would be for the developer to set up a Resident's Management Company or Trust, suitably endowed.*
- 3.5 *Developers should therefore clearly indicate at the planning application stage, the future financial and management arrangements for any Communal Open Space in their scheme.*
- 3.6 *The Council may wish to secure provision of Communal Open Space by including the arrangements in a Section 106 Agreement.*
- 3.7 *Communal Open Space should be clearly visible from smaller groups of houses and integrated with them to maximise surveillance and stimulate a sense of 'ownership'.*
- 3.8 *Communal Open Spaces should be designed to provide a positive impact on the appearance of and layout of the group of houses to which they relate.*
- 3.9 *Communal Open Space of the kind proposed here should be purposely designed as such. Verges, small strips, or other incidental pockets of open space or areas designed specifically for other purposes (eg acoustic landscape mounding, verges and small incidental pockets of landscaping) would not be usable as communal open space.*
- 3.10 *Examples of how Communal Open Space could be provided in a scheme is illustrated in Fig Nos. 14 and 15, on pages 22 and 29.*



#### **4. Shared Private Gardens**

4.1 *To be provided for flats, sheltered housing and nursing/old persons schemes as appropriate in accordance with standards set out in Section 7 of this document. see page 31.*

4.2 *To be managed by residents and/or owners.*

#### **5. Children's Play Space**

5.1 *Should normally be provided in accordance with UDP Policy R12 on schemes for over 250 bed spaces at levels appropriate to the likely needs of the residents, and in smaller schemes where the likely needs of future residents appear to require such provision (eg high density schemes or certain low-cost schemes).*

5.2 *Should normally be provided with appropriate level of play equipment and to an acceptable standard and design. The safety of children in designing of play areas and any play equipment will be of prime importance.*

5.3 *Should normally be offered for adoption to the Council.*

5.4 *Should normally be distributed throughout those areas of houses likely to generate the need for such facilities (eg flats, or houses with small gardens).*

5.5 *Should normally be positioned overlooked by adjoining houses (but not within 25m of any dwelling) to maximise safety for children and minimise vandalism with fencing and equipment designed to achieve these aims.*

5.6 *Should normally be designed and positioned with a view to possible long-term alternative uses should needs change in the future.*

5.7 *The design, location, surfacing and equipment will need to be agreed with the Director of Leisure before construction, if it is to be offered by the developer to the Council for adoption.*

#### **6. Recreation & Other Community Facilities**

6.1 *In accordance with Policy H6 of the Unitary Development Plan, in schemes for 1,000 bed spaces or more the Council will assess the possible need for the developer to fund and provide specific community facilities such as schools; other community facilities; health clinics and retail facilities as part of the scheme. Early contact with the Council to discuss such is therefore advised. Each case will be looked at individually.*

## INTRODUCTION

- \* It is recognised that some residents living in the Borough find it difficult to obtain accommodation which they can afford, either to rent or to buy. The Council seeks to increase access to affordable housing in a number of ways, including encouraging private developers to make provision for some form of affordable housing on large sites in the Borough where required. Housing need will be looked at with reference to the recently completed Housing Needs Survey. The inclusion of differing house-types will also add to the variety of accommodation and layout and so increase design opportunities to enhance the character and visual interest of residential schemes.

### Relevant UDP Policy

H7

*Affordable/Social Housing - the Council will seek to encourage and negotiate the provision of such housing in private development schemes.*

## GUIDANCE

### 1. Definition

- 1.1 *The Government advice defines affordable housing as encompassing "the range of both subsidised and market housing designed for those whose incomes generally deny them the opportunity to purchase houses in the open market as a result of the local relationship between income and market price"*
- 1.2 *Affordable Housing will include:*
1. *Rented dwellings of housing associations and other social housing agencies, who can ensure that dwellings remain affordable for initial and successive occupants.*

2. *Dwellings for shared ownership provided by housing associations or private developers.*
3. *Low cost housing for outright sale on appropriate sites.*
- 1.3 *The Council's recent Housing Needs Survey will give the ability to more accurately target the needs of specific groups in housing need such as large families, single people, the elderly, families living in sub-standard or unsuitable dwellings and those in need of sheltered accommodation, not readily served by the housing market.*

### 2. How & When to Provide

- 2.1 *Housing schemes accommodating 250 bedspaces or more may be considered suitable for providing an element of affordable housing. Developers should therefore explore the possibility of such a requirement by discussions with the Council before a planning application is submitted. The possibility may already have been set out by the Council, if it has prepared a Development Brief for a particular site.*
- 2.2 *The position and areas to be allocated for affordable housing in schemes will need to be agreed in all appropriate planning applications (including applications for outline consent only). Full integration within the overall scheme should normally be the aim, to avoid concentration of particular house types.*
- 2.3 *In deciding whether to seek the provision of affordable housing and in what form and proportion for specific sites and schemes, the Council will take account of the following:-*
1. *Site Size. It will normally be encouraged in schemes, or sites, capable of accommodating 250*



*bed spaces or more, or forming part of a larger site capable of accommodating this number or more;*

- 2. the precise nature of housing need and market conditions within the locality of the site. The Housing Needs Survey, Census information and Waiting list details will give pointers to the appropriate housing required;*
- 3. whether a site can make a 'strategic' contribution to meeting Borough-wide affordable housing needs;*
- 4. whether a site has unusually burdensome development costs;*
- 5. whether the Developer is providing other agreed planning benefits, in connection with the development at that site;*
- 6. whether, due to its location, particularly in relation to existing centres, or public transport, a site or part of a site is particularly suited to meeting the needs of any particular 'special needs' group.*

*2.4 Regional Planning Guidance (RPGII) states that where a need for affordable housing has been identified through assessment studies, authorities should establish targets for affordable housing on specific sites. If in the light of the Housing Needs Survey, and other assessment information, affordable housing is seen as appropriate on a site, the local authority would seek to agree a specified level, in the range of between 10 and 20 per cent of the dwellings on the development.*

### **3. Use of 106 Agreements**

*3.1 Once the level, type and location within the scheme of affordable*

*housing provision has been agreed between the Council and the Developer and the scheme is otherwise acceptable to the Council, it will normally be the practice to confirm the agreement by the use of a formal Planning Agreement under Section 106 of the Town & Country Planning Act 1990. This will need to be concluded before the issue of any planning consent for the scheme as a whole. Such Agreements may cover, among other things:-*

- 1. The level of provision*
- 2. The nature, type or mix and means of provision*
- 3. The location, and area for affordable housing within the site.*
- 4. The timing of such provision within the overall scheme*
- 5. The involvement of suitable Housing Associations or other appropriate Social Housing Agencies.*
- 6. Possible provision for areas set aside to revert to use for other forms of housing if no Housing Association or relevant providers of housing have acquired the land, after an agreed period.*

*3.2 There may be cases where the use of planning conditions to restrict the occupancy of affordable housing will be appropriate, using model conditions issued by the Department of the Environment.*

*3.3 Developers will be encouraged to involve those local, regional and national registered Housing Associations or other providers of affordable housing regulated under Housing Corporation Controls already successfully operating within the Borough, as might best suit the particular affordable housing to be provided at the site.*



## INTRODUCTION

- \* Exterior landscaping can contribute greatly to the appearance, variety, nature value and feeling of quality and security of a housing scheme. Its design and function needs to be considered at the conception of a scheme to achieve the best results. A unique sense of identity and visual enhancement can also be achieved by the provision of a positive artistic input to a scheme either in the overall design concept, or a specific one-off feature in a public place.

## Relevant UDP Policies

### ENVI 12 & 13

*Seek to encourage incorporation of measures to protect existing trees, vegetation and habitats and provide new trees, vegetation and habitats and replace lost trees in schemes.*

### ENV22

*The Council will encourage Developers to provide for public art in major developments.*

### H16 (e) & (g)

*Schemes should protect existing and provide new trees and provide landscaping around dwellings.*

## GUIDANCE

### 1. Landscape Treatment

- 1.1 All landscape schemes should be based on an accurate site survey to be submitted with any planning application, showing existing trees, hedges, any other vegetation and natural habitats, including a schedule of species; health and condition and value to wildlife. This should be carried out by qualified specialists in these matters.
- 1.2 It will normally be expected that existing healthy trees and hedges and valuable natural habitats, or other natural features on site, will be retained and used to advantage in housing schemes.
- 1.3 The extent of any changes in ground levels adjacent to existing trees, hedges or other natural features should be indicated on submitted plans. Any impact of such on those trees, hedges or other natural features should be assessed and made clear.
- 1.4 Landscape schemes for housing sites should preferably be designed by qualified landscape architects and designed as an integral part of the overall layout; they should therefore preferably be submitted at the same time as the planning application. They should normally be to a scale of at least 1:100 and show the exact number and size of specimens to be planted in order that detailed assessment can be made of their effectiveness. All species should be identified and planting schedules set out as well as ground preparation and future maintenance arrangements.
- 1.5 Areas of open space outside private gardens or shared private open space (eg around flats) should normally incorporate areas of trees and shrub planting of approx 25% of the open area.
- 1.6 Private gardens form the largest open areas on most housing sites and developers will therefore normally be encouraged to plant appropriate species of trees and shrubs, usually in the front gardens. The use of hedging to front garden boundaries should be considered. Front gardens should normally be turfed or seeded.



- 1.7 Any boundary walls or fences should be of a type to suit the character of development, be attractive and durable and effective in providing privacy. The use of front boundary hedges, particularly but not exclusively on low density schemes, will be encouraged.
- 1.8 Species of plants and their arrangements in the scheme should relate to their function. Tall shrubs should be avoided close to footpaths to avoid criminal concealment; forest trees will not be appropriate for small gardens. Roadside planting may need to take account of visibility splays.
- 1.9 The form and choice of species can be used to improve the microclimate within a development to the advantage particularly of residents in sheltered housing and flats, and to enhance wildlife.
- 1.10 Landscaping of open areas should be designed after considering whether the area will be maintained in the future by an individual resident; a joint residents management scheme, or adopted by the Council and appropriately laid out. Planting should be capable of easy establishment and maintenance.
- 1.11 A condition will normally be imposed on any planning permission to the effect that planting shall be carried out before the end of the planting season following either the occupancy of the dwellings in smaller schemes or in accordance with suitable phasing based on occupancy in larger schemes. Conditions will also require the maintenance of planting schemes including replacement of failed planting over a specified period.
- 1.12 Discussions with the Council should begin before a planning application is submitted as to suitability for

adoption, the form of landscaping and adoption procedures and, if areas of landscaping are to be offered to the Council for adoption, as highway or public open space.

- 1.13 Account should be taken of ground conditions and water tables and aspect on the site. The need to improve ground conditions by, for example, removing contaminated and importing top soil, should be made explicit in schemes and will be controlled by appropriate planning conditions.
- 1.14 Landscaping can be used to enhance the appearance of a scheme, by creating vistas/visual enclosures/enhancing views of other features or buildings adding variations in height and providing colour and texture. (See Fig 14 and 15 on pages 22 and 24).

## 2. Works of Public Art

- 2.1 On schemes for 250 bed spaces or more, (or for lesser units on some sites in key or sensitive locations), the Council encourage developers to incorporate a positive public art or craft input such as:
  - + a conscious artistic theme throughout the development, incorporating specially commissioned art or craft features, eg decorative brickwork/walling/ external timberwork or decorative boundary treatments, not otherwise normally provided by a developer.
  - + a 'one-off' building, or free standing architectural feature(s), in a prominent public position on or near the site eg a clock tower, gazebo, gateway/portico etc;
  - + a free standing piece(s) of public art in a prominent public position

**Fig. 15.**

**The Haven, Lower Villiers Street.**

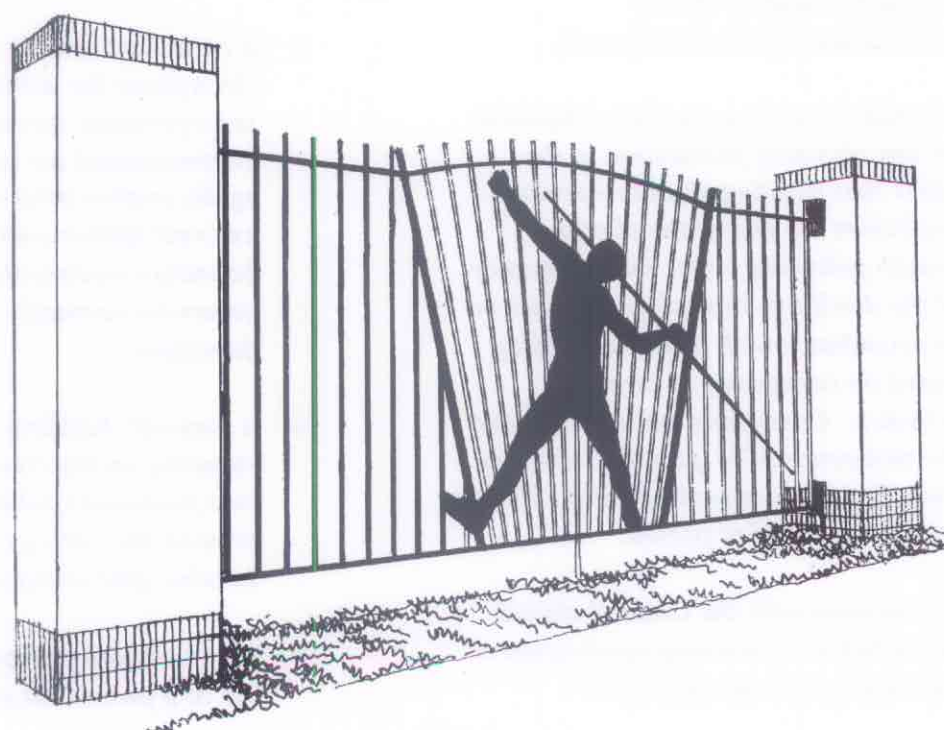
Well designed landscaping scheme as an integral part of residential development.



**Fig. 16.**

**Sanderson Park, Wednesfield**

Public Art incorporated into a housing scheme.





*on, or near, the site eg an individual piece of sculpture;*

- 2.2 Public art features are best designed with the participation of existing nearby residents/occupiers particularly if located in a very prominent position on the boundaries of a site. This will help create a sense of ownership and therefore reduce the likelihood of vandalism and mis-use.*
- 2.3 The Council can offer advice and guidance to developers and designers as to the most appropriate form that such artwork should take in respect of a particular site.*
- 2.4 Such artistic provision will normally have involved a suitably qualified artist with appropriate experience, in its conception and design.*
- 2.5 The aim should be for the feature to provide an immediately recognisable identity and focus for the housing scheme.*

*2.6 It will normally be necessary for the Developer to enter into a Section 106 Agreement in respect of art features to cover the following:-*

- 1. the commissioning, design, execution and installation of such features by the developer at his cost; the cost of the work of art should not be less than 1% of the total construction cost of the housing scheme.*
- 2. the need for the Council to approve its final form;*
- 3. the timing of provision of such features;*
- 4. the long-term maintenance of such features.*

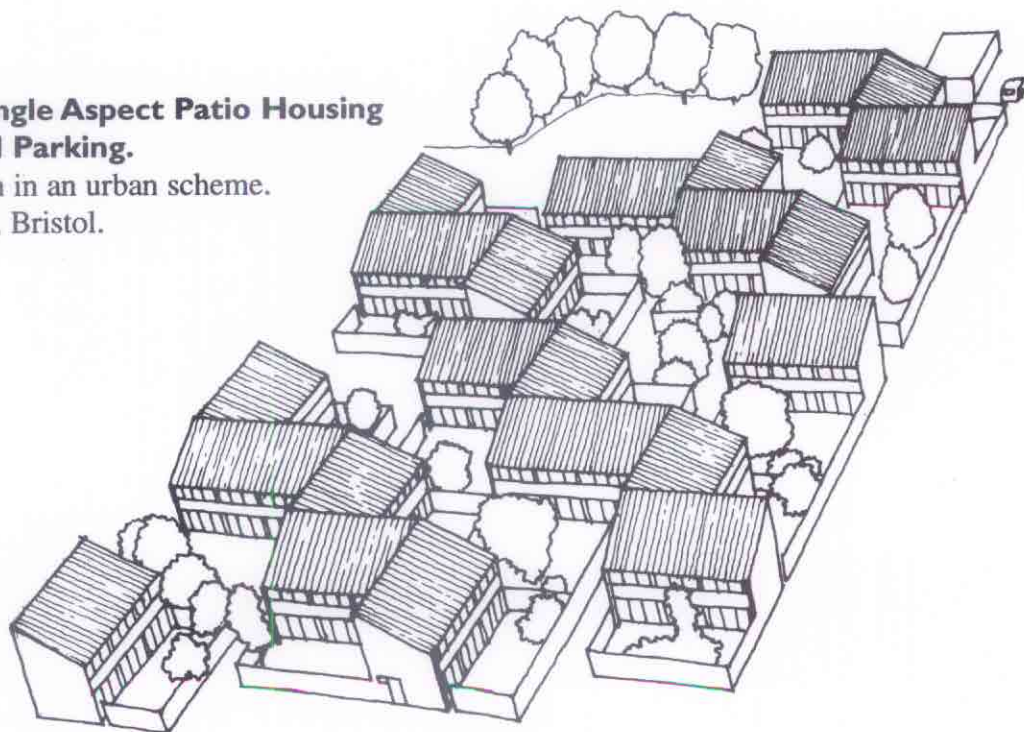
# *The Design and Treatment of Space Between and Around Residential Properties*

## INTRODUCTION

- \* The aims of good design should be to provide appropriate levels of privacy and amenity space and a satisfactory outlook and orientation to maximise sunlight/daylight, within an overall layout. A sense of identity and character should distinguish each scheme. This will not only ensure that a scheme makes a beneficial addition to the character and identity of the Borough but will also enhance the immediate environment of the occupants of the proposed houses. The occupiers will also gain through consequent enhanced value and marketability in the future. Clear function and purpose needs to be recognisable for all spaces created in a scheme to eliminate wastefulness and ensure that spaces are not mis-used or become poorly maintained.
- \* The standards set out in this section are principally in respect of new build on sites large enough not to be unduly constrained by the nature of existing adjoining development. Where smaller sites are being developed within an existing built up area (such as infill or backland) then such standards are unlikely to be sufficient guide to ensure that the existing form and character of adjoining residential developments are respected in any new build. In such circumstances each scheme will need to be "tailor made" for the individual site and surroundings, when the standards set out here may in many respects (eg gardens size) be inappropriate to reflect the existing form and character.

**Fig. 17.**  
**Interlocking Single Aspect Patio Housing with Peripheral Parking.**

Privacy by design in an urban scheme.  
St. Michaels Hill, Bristol.





## Relevant UDP Policies

### H18

*For new housing the Council will have regard to the privacy of adjoining occupiers, the size, layout and provision of external amenity space... and treatment of spaces between and around dwellings.*

### ENV2

*New housing schemes should not constitute overdevelopment leading to cramped layouts... and provide adequate sunlight, daylight and open aspects to all parts of the development and adjacent buildings and land.*

### H4

*Infill development: particular attention will be given to infill development in existing residential areas which will not normally be permitted if it is markedly different in character, plot size, density, house type and style.*

### H5

*Residential conversions: should balance meeting housing need against possible damage to the character and amenity of the area.*

## GUIDANCE

1. The following guidance seeks to encourage creative, imaginative use of space to provide residential layouts which are both varied and attractive giving visual interest and a sense of identity and character to any development. Rigid, stereotyped design and layout resulting in bland and monotonous development will be discouraged.
2. The Council will encourage good standards of space/privacy/outlook/sunlight. The suggested standards may in particular circumstances appropriately increase or decrease dependent upon the individual site characteristics i.e. advantageous or adverse site levels, absence or presence of substantial mature screening/vegetation, orientation of site etc.

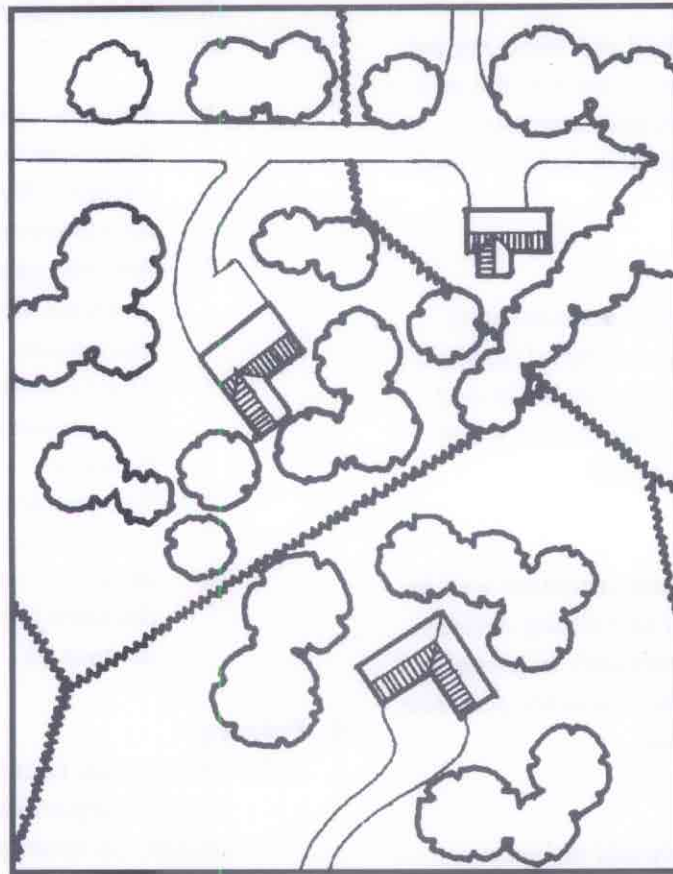
3. The aims of good design of the spaces about buildings in housing schemes should be to provide appropriate levels of:-

1. Privacy - both within the development and in its relationship with existing development.
2. Amenity space - gardens, parking, drying space, future extensions.
3. Shared private open space for flats, communal/sheltered housing.
4. Satisfactory outlook.
5. Sunlight/daylight.
6. Means of enclosure of spaces
7. Security for residents (see Section 8).

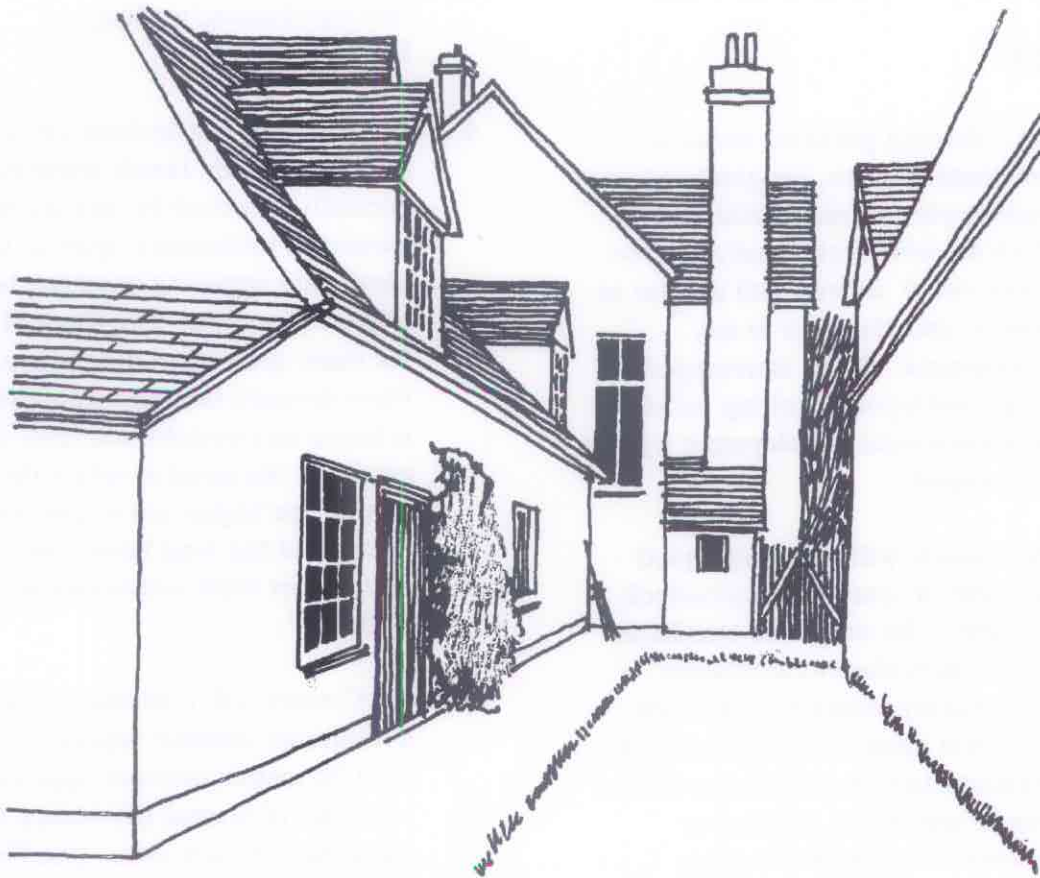
## 4. Privacy

- 4.1 Privacy can be achieved through distance separation and/or building design (ie internal layout, window size, external shape and position) and landscaping (Screen fencing/planting/walling). See Fig. 18.
- 4.2 Privacy from overlooking on 'green field' two storey family dwellings is normally achieved by spacing the dwellings sufficiently apart so that views into opposing windows become relatively unclear. The Council has for many years used a 22 metre minimum distance between windows. This is based on physiological tests which establish the point at which the human eye begins not to discern detail, and has long been used by many other local authorities as a 'rule of thumb'.
- 4.3 The Council will continue to encourage a minimum distance separation of at least 22 metres between opposing windows of normal two storey family dwellings on such sites. (see Fig. 19). Additional separation may be required for family dwelling units of greater height.

**Fig. 18.**  
**Traditional ways of achieving privacy for dwellings**



Privacy achieved by remoteness (Rural Areas)

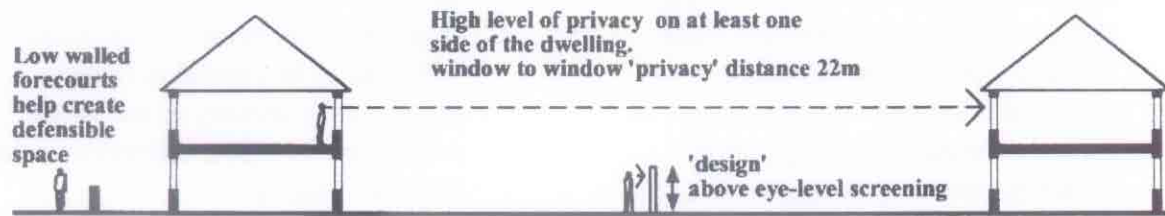


Privacy achieved by design (Urban Areas)

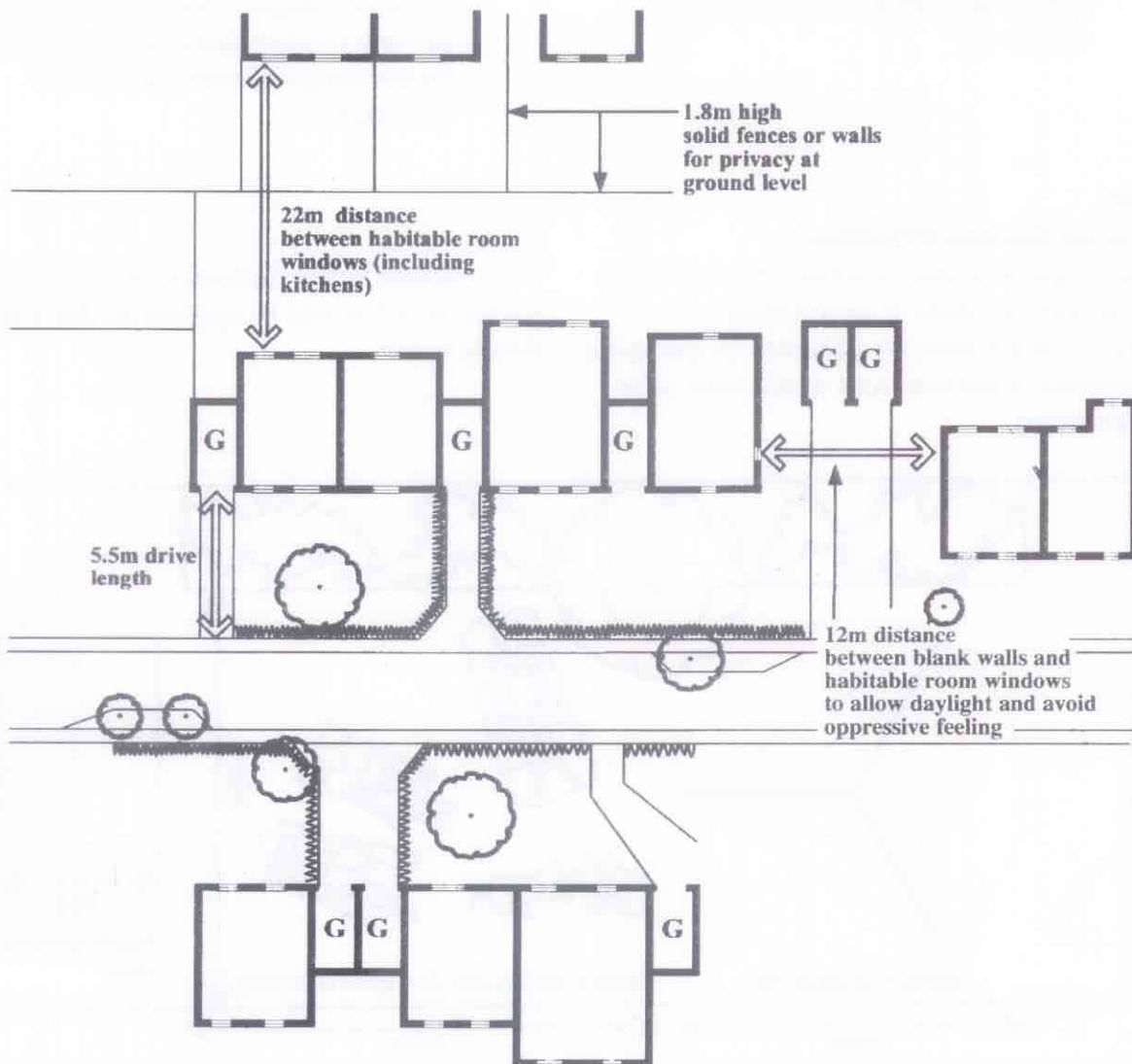
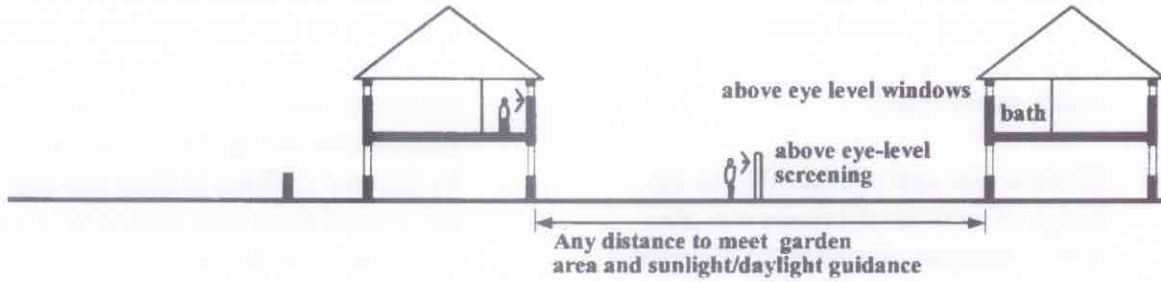


**Fig. 19.**

**Planning for Adequate Privacy - Indicative layout and sections**



Privacy achieved by a combination of remoteness and design.



4.4 Where there are changes in level, either within the site or in relation to adjoining land, developers should normally provide details of existing and proposed ground and first floor finished floor levels, including sectional drawings. In such cases increased standards of separation between units may be appropriate. Increased standards of separation will also be encouraged in separating for example single storey dwellings from buildings with principal windows on more than the ground floor (eg flats and sheltered schemes of a multi-storey type).

4.5 Window size and orientation, in the design of individual houses can also help to mitigate potential for overlooking, ie the use of high-level windows, obscured glazing, or velux-type windows.

4.6 The use of screen walling, fencing and planting particularly along boundaries, is an important element in maintaining privacy. However it is only effective at ground floor level and developers will need to be careful to balance privacy with security as too much screening can hinder surveillance and help the criminal.

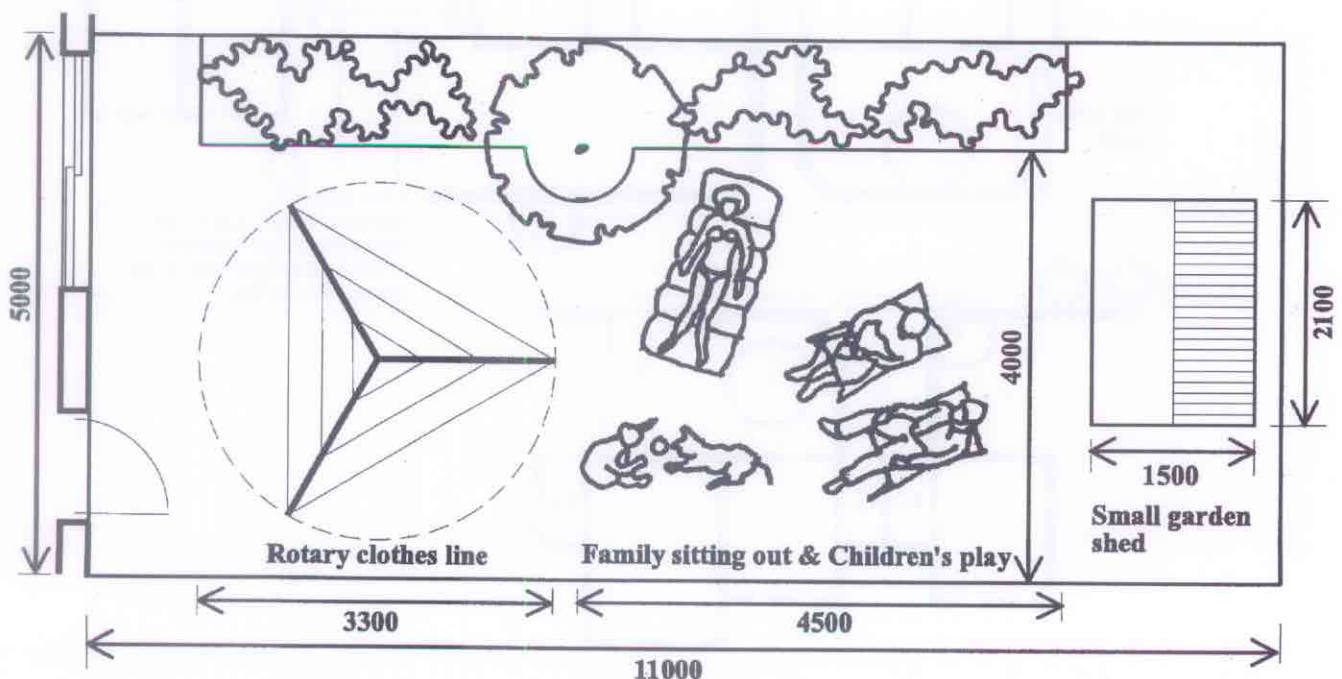
4.7 For all dwellings, a high level of privacy should be provided at least on one side. For houses, this would normally be the rear garden, protected by above eye level height walls or fences, or varied building lines (see illustrations in Fig. No. 17,18 & 19). In the case of flats, at least one side of the ground floor unit should be given a high level of privacy by means of space around it and screen walls, fences or hedges. A lower level of privacy to other sides can be achieved by the design of such elements as forecourts.

**Fig. 20.**

### **Individual Garden Provision**

Individual gardens need to reflect the size of the dwelling and the needs of its residents. Minimum garden sizes are governed by the space requirements of the functions which need to be accommodated.

The example below illustrates the minimum size garden which would be appropriate for a small family house.





- 4.8 In new residential schemes the Council will encourage rear garden boundaries to be defined by the erection of at least 1.8m high solid walls or fences. Where fencing is used it should be of substantial construction e.g. vertical close-boarded fencing. All such walls and fences should be erected by the developer before houses are occupied.

## 5. Private Amenity Space (ie private gardens, patios etc)

- 5.1 The provision of external private amenity space can be seen as the "outdoor living room" of a house ie an area that is suitable for a range of activities - relaxation, play, entertainment, gardening, DIY, off-street parking, drying area, bin store, and possible room for extensions to the dwelling. (See Fig No. 20).

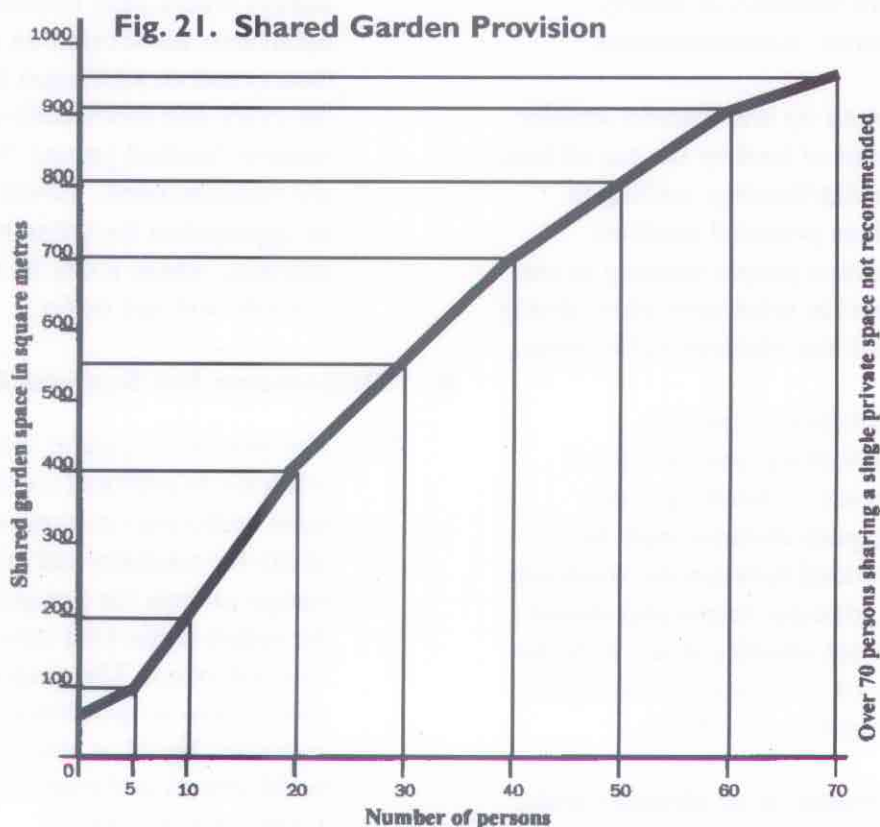
- 5.2 The Council will encourage a minimum length of rear garden for single and two-storey family dwellings to be 11 metres. An increased length may

be necessary on narrow frontage plots (below 6m) in order to provide a garden of adequate overall size/area or dwellings of a large nature. The size of garden should be related to the size of dwelling and to meet the likely needs of the occupants.

- 5.3 External amenity space should be of a usable shape (ie long thin or awkwardly shaped gardens should be avoided), should not be directly overlooked or overshadowed and should have a clear visual and physical link to the dwelling.

- 5.4 As a condition of some planning permissions, Permitted Development Rights for future extensions to dwellings, may be removed by the Council where the development has very small gardens. This is likely to be less necessary if the guidance given here is followed.

- 5.5 Smaller gardens may be considered appropriate for specialised dwellings (eg bungalows for elderly persons, certain special needs housing etc)



especially where it can be demonstrated that occupants are unlikely to benefit from the standards for garden space set out above, and where such would not detract from the character and location of the site.

## **6. Shared Private Open Space**

6.1 Regarding the provision of “shared” private amenity space for flats, communal housing, sheltered housing for the elderly etc, developers should aim to provide for an adequate and attractive usable area of amenity space which is:-

1. clearly defined, usable and well related to the dwellings it serves. It should be ‘defensible’ space and so within easy sight and reach of the accommodation and should offer adequate privacy and security for its users.
2. well landscaped for all areas of shared private open space. It is particularly important to have attractive and interesting views from windows of elderly persons’ accommodation.
3. broken up into discreet smaller pieces of land by the use of landscaping/fencing/ walling to reduce potential conflicts between people wanting to use them for relaxation, play; drying areas and children’s play areas.
4. positioned to prevent overlooking and the loss of privacy to dwellings. An adequate distance must be provided between the windows of principal rooms and shared private amenity areas, with the use of landscaping/fencing to mitigate such effects.
5. provided on an adequate scale. As a general rule based on

experience of a variety of schemes in the Borough, the Council will encourage shared private open space provision to a standard set out in accordance with Fig. No 21.

## **7. Satisfactory Outlook**

- 7.1 The Council will encourage the following guidance to be followed, in order to provide for a reasonable standard of visual amenity for a normal two storey family dwelling. (See Fig. No. 19).
- 7.2 Windows should normally not face, at short distances, flank/gable walls of other buildings. In order to safeguard outlook, the minimum distance between windows of principal rooms and flank/gable walls of a normal two-storey house on a level site should be 12 metres. For family houses over two storeys in height, or where there are adverse differences in ground levels, increased spatial separation is recommended. An additional 3 metres for each additional storey (over two storeys where only bedrooms/ bathrooms are located on the upper floors) and an additional 0.5 metres for every one metre difference in relative finished ground floor levels are recommended. Lower figures may be appropriate for urban high-density schemes, where it can be shown that amenity will not suffer.

## **8. Orientation For Sunlight & Daylight**

- 8.1 The benefits of careful orientation of windows to principal rooms (lounge, main bedrooms) in terms of the quality of life for residents and in terms of energy savings for occupants and for the nation in the long term, should not be overlooked. The availability of a sunny room is psychologically important for all, it also has beneficial health effects and especially for the elderly or housebound.

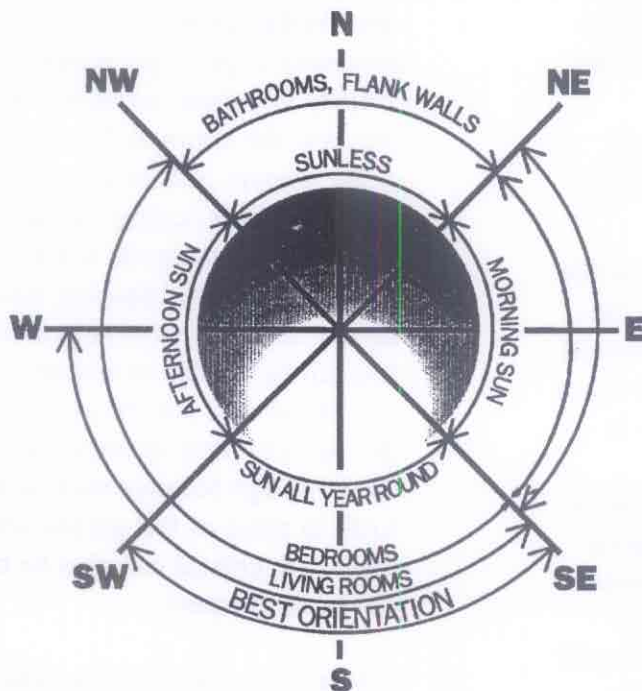


- 8.2 The use of a limited number of house types, with standard internal layouts, will not permit advantage to be taken of orientation for all layouts. A wider variety of house types, or modification of standard ones, will enable adequate sunlight penetration to all houses.
- 8.3 To achieve this, the principal habitable rooms of a dwelling, comprising the living room and main bedroom should be orientated to achieve a high level of sunlight penetration, particularly in winter. A southerly orientation (SW-S-SE) will be best but an East or West orientation would also achieve this, providing morning or afternoon sun respectively. Orientation in a northerly direction (NW-N-NE) would provide little or no sunlight and as such would not normally be acceptable for principal rooms. (See Fig. No. 22).
- 8.4 Good orientation can be achieved by varying the position/alignment of dwelling blocks in a layout; by employing a variety of house types; or by modifying the internal planning of a house type. For example, in a layout comprising of houses around a square, a house type which has its entrance, living room and two main bedrooms facing the square will work on the East, West and North sides. It will not work if positioned on the South side of the square as the principal rooms will then face North. A different house, or modified house-type, might be necessary in this case which positions the dining room/kitchen, smaller bedroom and bathroom facing North, with the principal rooms facing South. Alternatively, the square could be re-designed to be open on the South side and the block positioned elsewhere. (See Fig. No. 22).
- 8.5 For sheltered "communal" housing for the elderly, the ill or housebound, it is important to locate all bedrooms and lounges with the above aims in mind.
- 8.6 Correct orientation alone will not be enough to achieve the above aims, if other buildings are located in such proximity to principal windows as to overshadow these windows, thus reducing the hours of direct sunlight, or the amount of daylight, reaching the window by cutting out the amount of sky visible from the window. (The minimum standard spacing distances set out in Fig. 19 will help avoid these possibilities). The overshadowing of gardens should also be avoided since this reduces their amenity value. The use of design features such as hipped roofs in place of full gables where distances are critical can also be beneficial in this respect.
- 8.7 Similarly, in order to fully benefit from internal layout and orientation, care should be taken to reduce the adverse effects of overheating in summer, or reduced sunlight in winter. The use of such features as eaves-overhangs in the design of the building, will reduce solar heat gain in the height of summer. The use of deciduous tree and hedge planting will allow greater sunlight penetration of the low winter sun. Planting can also be designed to reduce the adverse effects of prevailing winds and driving rain in heat loss. (See illustrations in Fig No 26).

## 9. Means of Enclosure

- 9.1 The means by which gardens to houses are enclosed can form a very important visual element of a scheme. Boundary treatments, where they are visible from roads, footpaths and open spaces, therefore need to be of appropriate appearance and materials.
- 9.2 When garden boundaries are adjacent to public roads, footpaths and open spaces, solid brick walls of at least 1.8m height would best provide and should be in facing bricks to match the colour and texture of adjacent houses. Added weather protection can be

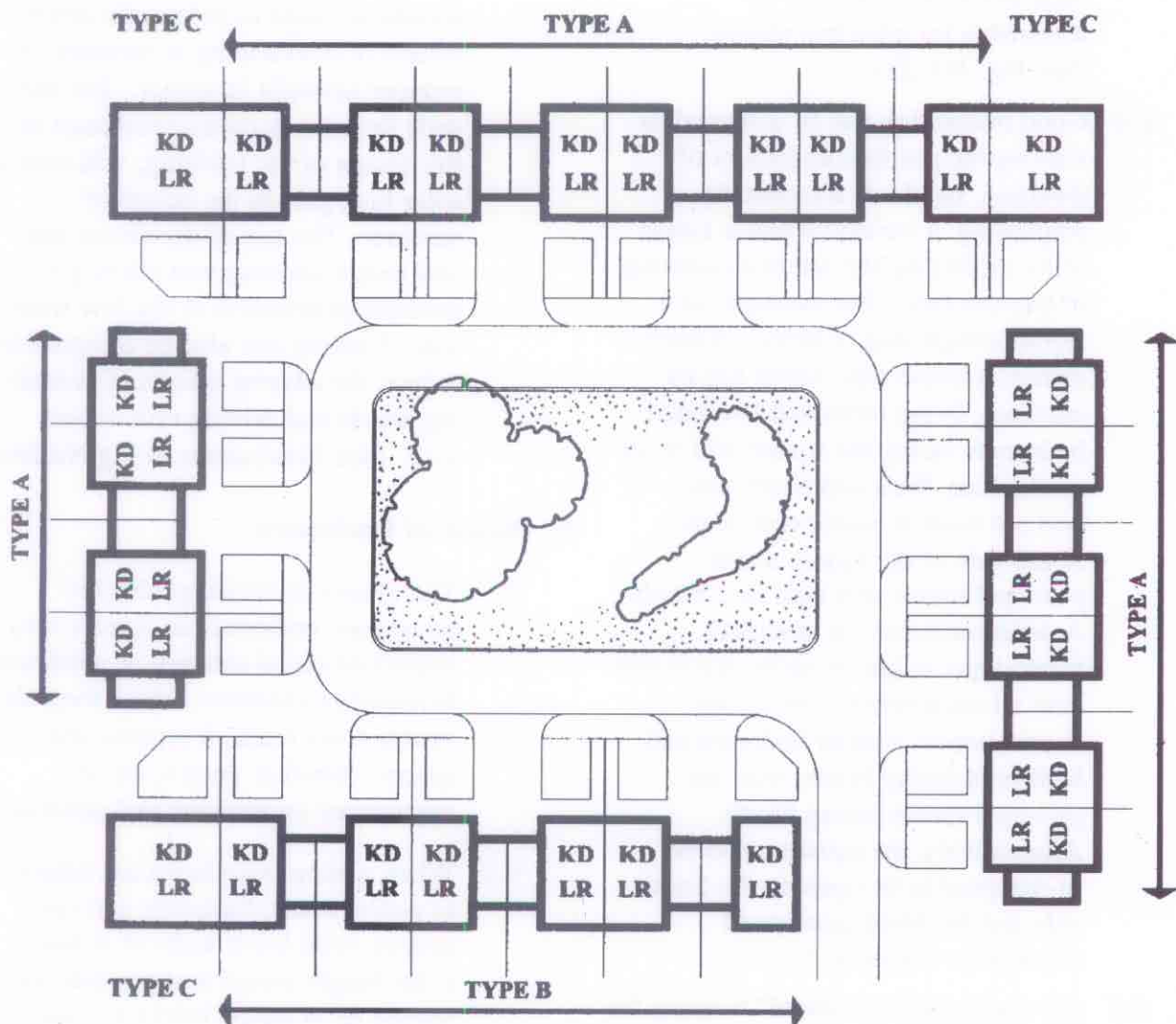
Fig. 22 PLANNING FOR GOOD ORIENTATION



### SUN PATH DIAGRAM

- Best orientation for living rooms and bedrooms is in a southerly direction. Benefits include amenity and much reduced heating bills.
- A variety of house type plans are necessary to achieve good orientation on a residential site. (see example below)

LR - Living Room  
DK - Kitchen/Dining





achieved by means of suitable capping.

- 9.3 In instances where fencing may be appropriate (eg adjacent large areas of densely planted open land), then fencing of 1.8m vertical close-boarded type, of substantial construction would best achieve privacy, ensure durability and good appearance.
- 9.4 In all other instances 1.8m high solid and robust fencing will be encouraged to enclose all rear private gardens in new housing schemes in order to achieve privacy and durability.

## **10. Artificial Lighting**

- 10.1 Most residential schemes, but especially sheltered ones or flats, will include areas for private/communal or public use, that will need to be provided with external lighting.
- 10.2 Such lighting needs to be designed with both visual appearance and security in mind. It should therefore be of an attractive appearance and not create dark, concealed corners or gaps, particularly in areas of landscaped open space, or segregated footpath systems. "Approach activated" lighting can be effective and economic in appropriate cases.

## **11. Street Furniture (eg seats, bollards, planters etc)**

- 11.1 In schemes which include the provision of street furniture for communal or public use, the choice of design and materials and the positioning of such items should take account of their visual appearance, securing it from vandalism and misuse, as well as protecting its users from the activities of criminals.

## **12. Infill Development & Residential Conversions In Established Residential Areas**

- 12.1 On sites within established built-up areas, small infill or backland development, including conversions, needs to be compatible with the established form, pattern and character of the vicinity. Existing garden size, position of houses on their plots and in relation to roads and footpaths, height of units, means of vehicular access and type of accommodation (ie whether family houses/flats/other) and external appearance, should all be taken into account, in designing appropriate new-build development.

## **13. Access for disposal of waste and general maintenance**

- 13.1 Adequate provision should normally be made to enable the convenient and sightly storage, moving and disposal of refuse by use of 'wheelie-bins' to each residential unit. Screening and level access will therefore be minimum requirements.
- 13.2 Storage for wheelie bins should be designed so that they do not detract from the appearance of dwellings or the street scene. In communal housing areas extra large wheelie bins have to be catered for. A refuse vehicle should be able to get close to these. Generally, all access paths to collection points should be short, direct and as level as possible.
- 13.3 In schemes for terraced units private pedestrian access should normally be provided from the front to the rear of each unit to facilitate the movement of refuse and bulky 'outdoor' items without being taken through the house. This is best achieved by means of shared passage ways directly between units or, less satisfactorily, by means of fenced routes around rear gardens with lockable gated entrances.

**INTRODUCTION**

- \* The layout, design and appearance of new residential schemes should provide for the safety and security of residents, by reducing the threat of both actual and perceived crime and by enabling residents to self-police their environment outside the home

including other properties and communal areas. Layouts can foster a sense of ownership and belonging by residents by uniting houses in small numbers by grouping them in some common way e.g. around communal areas and by providing defensible spaces e.g. enclosed forecourts. (See illustration in Fig. No. 23).

**Fig. 23. Safety and Security**

Forecourt walls or hedges (kept low) and railings define 'defensible space'; they also create a sense of street architecture which helps unify the appearance of a residential scheme.



A. A suburban example.



B. Defensible space in an urban scheme. Hulme, Manchester.



### H18

*refers to the Council's aim to consider safety and security in the design of new housing to minimise opportunities for crime.*

## **GUIDANCE**

1. Clearly defined boundaries between properties can help define ownership. Side and rear boundaries should have at least strong fences. This is best achieved by vertical close-boarded no higher than 2 metres and no lower than 1.8 metres. Walls are more suitable on boundaries with public spaces.
2. Boundary trees and hedges should normally be of a species and/or arranged so as to allow mutual surveillance of adjoining dwellings.
3. Front gardens are best clearly separated from public spaces by brick walls and/or hedges and have easy surveillance from a principal window of a ground floor living room, lounge or kitchen. This avoids the otherwise open prairie look of some open-plan estates and creates defensible space for each house and adds to the visual interest of the street scene.
4. There should be no recesses suitable for a criminal to hide in.

### **5. Main Entrance Doors**

- 5.1 *Main entrances to houses or flats, should normally be well-lit and clearly visible from a road or footpath.*
- 5.2 *Residents should normally be able to view the approach to their dwelling from within their home.*

### **6. Car Parking**

- 6.1 *Attached garages and carports should not normally obscure*

*views of front gardens or main entrances.*

- 6.2 *Car parking spaces and garages should preferably be located as close to their respective dwellings as possible.*

- 6.3 *Communal or grouped car parking areas are best located where they can be viewed from adjacent houses. They should be well-lit and preferably made secure against use by non-residents. Security camera systems can further deter crime.*

## **7. Open Spaces**

- 7.1 *Communal landscaped areas are best located where they can be seen from adjacent houses or busy footpaths and roads.*
- 7.2 *Children's play areas and their approaches are best located and designed to be seen from the houses to which they relate. They should be suitably fenced and well lit and located away from roads.*

## **8. Footpaths in Residential Schemes should normally be**

- 8.1 *as short and as direct as possible;*
- 8.2 *designed to avoid blind bends or corners which may prevent views out at either end;*
- 8.3 *wide, well-surfaced and sign-posted and well-lit;*
- 8.4 *without walls, fencing or planting which might obscure surveillance and views out at either end;*
- 8.5 *overlooked from nearby houses or sited near to passing traffic;*
- 8.6 *located away from (and not along) the rear boundaries of houses.*

## **9. Landscaping**

- 9.1 *planting in public areas and adjacent to footpaths should not create blind culs-de-sac, or corners, secluded areas or hiding places;*
- 9.2 *attention should be given to the mature height and width of species chosen, with smaller species closest to footpaths*
- 9.3 *make use of thorned and other protected species to discourage hiding places;*
- 9.4 *trees close to footpaths should have an eventual mature clear stem of not less than 1.8 metres.*
- 9.5 *should not provide possible concealment for criminals on approaches to external doors or windows.*

## **10. Lighting**

- 10.1 *can be used to add character, amenity and a sense of security;*
- 10.2 *can be used to increase actual security by preventing hiding places and enhancing surveillance;*
- 10.3 *schemes should address the need for future occupants to provide lighting within curtilages.*

## **11. Secured by Design**

- 11.1 *The Council operates in close liaison with the Community Liaison Officer of the local police force to whom large residential schemes are referred for consideration.*
- 11.2 *The Council will encourage developers to design schemes which might be eligible for the award of 'Secured by Design' Certificates from the local police force.*



## INTRODUCTION

- \* The term “people with disabilities” includes lack of mobility, sensory impairment or learning difficulties. Planning for access for disabled people would also benefit people with young children and the elderly. The latter group are likely to continue to be an increasing proportion of the community. The need to enable people with disabilities to lead independent lives is now well recognised and designers and developers of residential schemes can make a significant contribution to this aim, by enhancing circulation around and access to dwellings. For detailed guidance on how access to and within dwellings and other buildings can be achieved please refer to the Council’s separate Supplementary Planning Guidance Note 2 on “Access for People with Disabilities”.

## Relevant UDP Policies

*H10 & 18 (d)*

*requires a measure of access for the disabled to all dwellings;*

*ENV2 (d) & (e)*

*seeks adequate access for the disabled within the curtilage of a development site;*

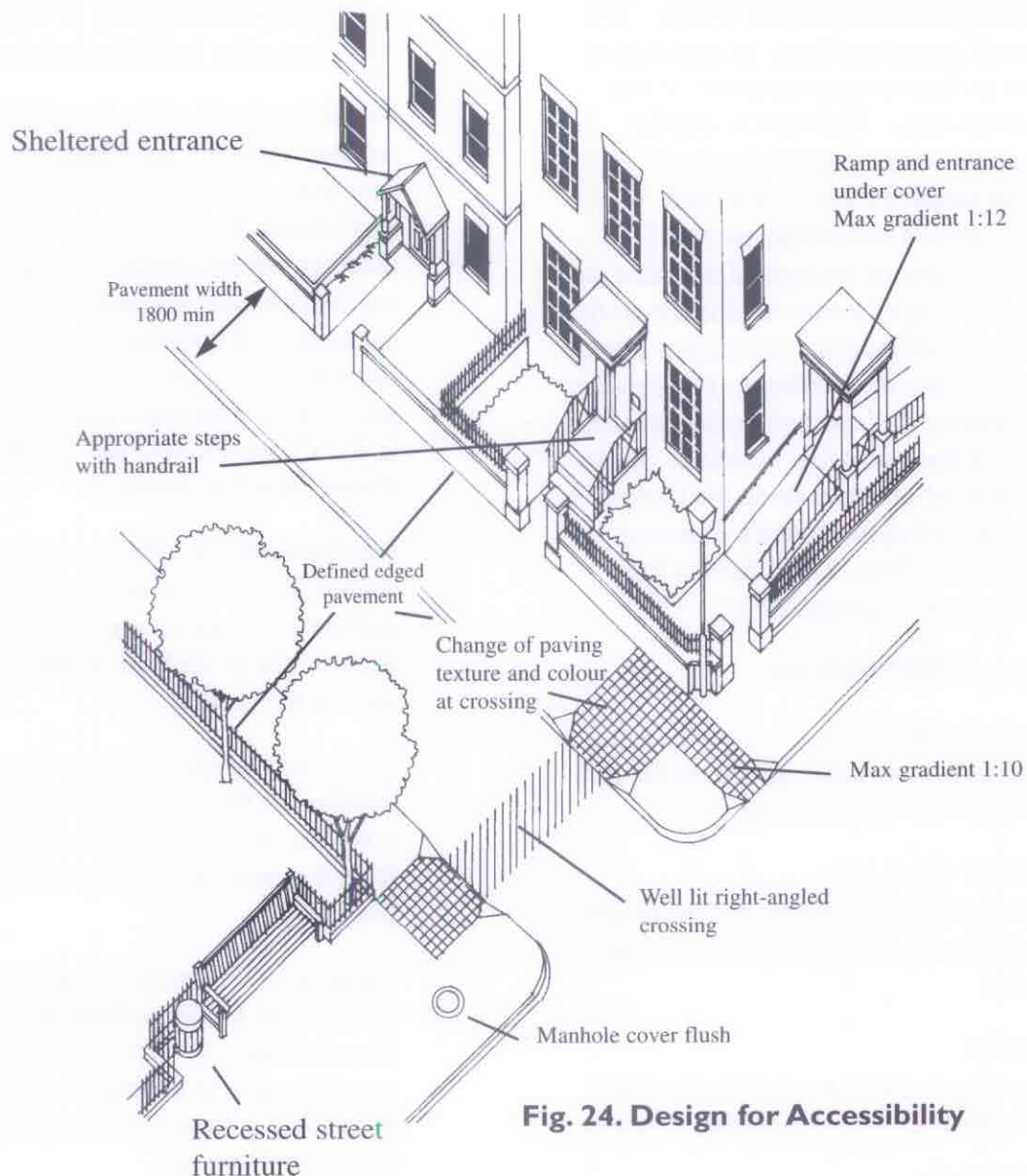
*TP20*

*seeks adequate access for disabled within highway and paving schemes.*

## GUIDANCE

1. The Council will normally encourage all new dwellings to have a suitable level or ramped access to the principal front and rear doors and a wheelchair threshold at such doorways; and doorways to have 800mm clear opening widths. Ramped access ways need not be obtrusive features if designed properly.
2. Ramped entrances, where they need to, may start at the garden gate, or back of footpath, are recommended to have a gradient no greater than 1:12 and have a level landing of 1200mm x 1200mm at the entrance doorway.
3. On sites considered to be particularly suitable for such by reason of proximity to public transport and/or level access to community facilities in existing centres, developers will normally be encouraged to provide a proportion of housing designed internally to mobility guidance in accordance with the standards set out in the Council’s SPG for “Access for People with Disabilities”.
4. Disabled persons parking spaces should normally be of a minimum width of 3.6 metres and be clearly marked out as such on submitted plans and on the ground.
5. Such parking spaces would best be attached to the dwelling, but when not possible, be no more than 20 metres from the principal entrance to the dwelling.
6. Garages and carports at houses designed to mobility standards, are recommended to have 3.6 metres clear openings and be attached to the house, preferably with covered walkways to a principle doorway.
7. On all dwellings where the principal front entrance is on the side of the house, any driveway on that side is recommended to be 4.8 metres wide to enable a clear pedestrian access to be provided.

8. Where uncontrolled footway crossings occur within the development, the use of dropped kerbs incorporating tactile paving as shown in the Department of Transport Mobility Unit Circular 1/91 is recommended.
9. The use of vertical damp-proof courses in dwellings can facilitate level access without the need for ramping.
10. Ramping is best carried out in brick paviors, or other visually attractive suitably firm materials, such as coloured tarmac, and can often be hidden by the use of low walls and/or landscaping.



**Fig. 24. Design for Accessibility**



**INTRODUCTION**

- \* The appearance of a house or other residential building, is important in contributing to the character of a scheme and should be designed as a part of the whole. Limited ranges of standard, or otherwise 'off-the-peg' house types, will not provide local distinctiveness', will stifle good design in housing schemes and will not make best use of aspect and orientation on a site.
- \* In designing the external appearance of a residential building the established principles of Architectural Composition, which encompass the elements of scale, proportion, form, materials and detailing to achieve the following objectives, should be borne in mind:-
  1. *Utility or fitness for purpose.*
  2. *Soundness of construction, durability and energy efficiency.*
  3. *Individual identity of the whole scheme and of groups of houses within a scheme.*
  4. *Human Scale.*
  5. *Visual attractiveness and harmony.*
  6. *Security.*
  7. *Appropriate personalisation.*
  8. *Later expansion and adaptation.*
- \* These objectives would apply equally to all types of houses, whether low cost or not. Architectural quality is not necessarily dependent on cost.

**Relevant UDP Policies****H18**

*"in assessing all proposals for new housing development the Council will have regard to the design and materials".*

**ENV2**

*use of materials, form and detailing appropriate to the design and the locality will be encouraged.*

**GUIDANCE**

1. A house or other residential building, needs as far as reasonably possible, to be designed with the proposed site in mind.
  - 1.1 'Off-the-peg' standard house types would be unlikely to achieve the objectives set out above, and would be likely to produce a stale monotony to the appearance of a scheme.
  - 1.2 It is recommended that account be taken of any strong and attractive characteristics of existing buildings on, adjoining or within sight of the development.
  - 1.3 Well related and imaginative architectural design, a variety of house types and their groupings within a scheme with, in addition, varied, good quality external materials and finishes, are effective means of introducing identity and visual variety.
  - 1.4 Elements of design or materials from the past (commonly referred to as 'pastiche'), not appropriate to the location, are best avoided.
  - 1.5 Designs are recommended to portray a sense of comfort, security and be at a human scale. These can be achieved in modern form and materials with careful design.
  - 1.6 The design should be robust enough to permit its future occupants to adapt

external design and expand and in other ways personalise a dwelling without destroying its architectural integrity by for example:

1. Avoiding the need for occupants to alter the initial design by the use of a 'robust' approach to design and materials such that they stand up well to use and the avoidance of short term 'fashionable' features.
2. Providing house types with wider rather than narrow frontages to allow easier extensions at the rear.
3. Designing roof spaces in houses and garages free of obstruction in their construction. (i.e. roof

trusses with too many members, rendering the space unusable).

4. Designing porches/canopies to create thresholds.
5. Providing deep cills for window boxes.
6. Using materials (eg painted soft wood) which permit colour changes.

1.7 In general, the guidelines and criteria given in the Royal Fine Art Commission's publication "What Makes a Good Building" should be borne in mind by designers of dwellings.



**Fig 25.**  
**Jeremy Dixon's urban housing at West Kensington, London.**



## INTRODUCTION

- \* The need to conserve energy on a global level is of increasing importance. The design and materials of residential schemes can contribute to such conservation.
- \* The use of measures to help conserve energy in a residential scheme can also contribute to a sense of comfort, security and well-being (especially in schemes for the elderly or house-bound), and so enhance the attractiveness of the scheme to potential occupants. Detailed site surveys and consequent site planning are essential to achieve maximum energy conservation in any new scheme for development.

## Relevant UDP Policies

### ENV 2

*states that schemes should:*

*"provide adequate sunlight, daylight ... to all parts of the development ..."*

### ENV 32

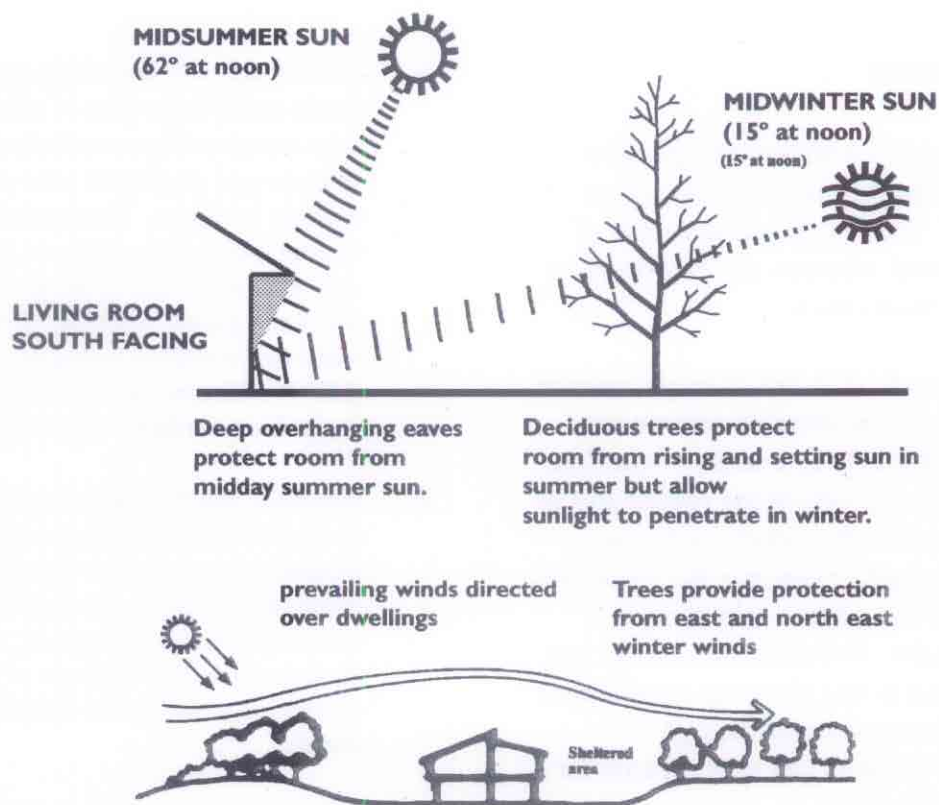
*encourages the recycling of waste.*

## GUIDANCE

1. The Council will urge private developers to aim to achieve a minimum National Energy rating of 7.5 SAP rating of 80 or Star Rating of 4.0 being broadly similar measures of energy efficiency.
2. Provision of space in schemes sufficient to enable the sorting of domestic waste for recycling within the curtilage of each dwelling should be aimed for. Adequate and visually acceptable provision for waste disposal by means of the 'wheelie bin' should be made.
3. The Council will encourage principal bedrooms and living rooms of all dwellings to be orientated in a southerly direction in order to gain maximum solar energy, particularly in winter. Substantial savings in heating bills can be achieved in this way, as well as reduction in the greenhouse effect and global warming. It should be noted that windows facing in a northerly (NW-N-NE) direction, will receive little or no direct sunlight. (See Fig. No. 22 ).
4. Provision will normally need to be made in all schemes for extension of existing footpath and cycleways into sites, or the establishment of new footpaths and cycleways where appropriate, to facilitate the use of these as methods of transport alternative to the use of the private motor vehicle.
5. Facilities, such as lay-bys and through-routes, should normally be provided in all schemes which are likely to result in an extension to existing bus routes.
6. Positioning dwellings within the site to take account of microclimate, existing site features, such as levels and existing vegetation, as a means of achieving energy conservation, e.g. by providing shelter from cold prevailing winds, will be encouraged.
7. In designing a building, the relationship between surface area and volume and energy conservation should be understood and taken into account.
8. Deciduous planting should be used where possible, to allow solar gain in winter and reduce it in summer. (See Fig. No. 26).
9. Coniferous screen planting can be used as protection against the cooling effects of prevailing westerly wind and rain.
10. Consider the use of conservatories and porches as 'air' locks, to conserve heat.

**Fig. 26**

**Microclimatic design used to protect and enhance the residential environment and to achieve energy conservation**



11. Deep over-hanging eaves reduce solar gain in the summer and heat loss in winter.
12. Use smaller windows to non-habitable rooms facing north.
13. The use of terraced and semi-detached dwellings help energy conservation.
14. Choice of construction materials can have wider national or international energy conservation effects. Generally the use of materials such as timber, including hardwoods, from a sustainable and managed source, can have benefits, whilst the use of materials such as aluminium, steel or plastic, with high energy inputs in manufacture, can have disbenefits. Materials which are easily maintained and have as long a life as possible, can generally produce overall benefits in energy conservation.
15. The collection of rainwater for re-use, could be made possible by suitably designed rainwater goods.
16. In larger schemes, mixed employment and housing uses can help reduce the energy need to travel to work.
17. The careful location of community facilities, such as shops and schools in larger schemes, can reduce journey times and so conserve energy.



## INTRODUCTION

Where it is proposed to provide additional or new residential accommodation by means of converting a non-residential building, or subdividing an existing residence, it is still equally important as for new build, to consider all the standards and advice set out in this Guidance, complying where this is appropriate and practical.

### Relevant UDP Policies

#### H5

*Residential conversions should balance meeting housing need against possible damage to the character and amenity of the area.*

## GUIDANCE

1. In particular, such schemes should:
  - 1.1 Provide safe off-street car parking to meet the standards set out in section 3 of this guidance. The provision of a proportion of specially designed disabled persons parking spaces will be appropriate for flat developments.
  - 1.2 Provide a reasonable level of usable private garden space per unit of accommodation. This should preferably be in the form of an exclusive garden area for each unit with independent pedestrian access and reasonable privacy. Where this is not possible, or for some good reason undesirable, then a reasonable amount of communal amenity area should be available, with good access and reasonable privacy.
  - 1.3 Provide access for persons with disabilities to all main external entrance doors of ground floor units and across the site from parking spaces.
  - 1.4 Show how adequate sound insulation between walls and floors of all units is to be provided.
  - 1.5 Provide for an appropriately designed, attractive external elevational treatment, taking account of the general street scene, adjoining buildings and any attractive features of the building being converted, including the choice of external window and door types and their materials.
  - 1.6 Provide appropriate levels of landscaping and attention to suitable boundary treatments.

# Appendix No.1 - Relevant Government Guidance and Council Policies.

SECTION OF SPG 3	GOVERNMENT GUIDANCE C = Circular PPG = Planning Policy Guidance	COUNCIL POLICIES S.P.G. = Supplementary Planning Guidance	Relevant Section(s) of each Policy or Guidance Note (or, if whole Applies*)
2. DEVELOPMENT IN ITS CONTEXT	PPG 1 March 1992 General Principles		4, 5, 24, 25, 54 Annex A paras A1, A2 & A3
	PPG 14, 1990 Development on Unstable Land		*
	C/36/78 Trees and Forestry		Section X: Appendix 4
	PPG 15, 1994 Planning and the Historic Environment		25, 52, 61, 65, 66
	C/21/87 Development of Contaminated Land		*
	C/30/92 Development and Flood Risk		
	DoE Discussion Document 'Quality in Town and Country' 1994		*
		Corporate Strategy 1994 - 97	P6 P13
		Environmental Charter 1992	P7 No 5/P4 No 16
		Conservation Area Booklets	*
		Unitary Development Plan Policies	
		H2 Unallocated Housing Sites	
		H3 Housing on Contaminated, Unstable and Derelict Land	*
		H18 Housing Development Planning Considerations	(a), (b), (c), (i), (j)
		ENV1 Development Principles	*
		ENV2 Design Standards	(a), (b), (c), (f), (h) (i), (j)



SECTION OF SPG 3	GOVERNMENT GUIDANCE C = Circular PPG = Planning Policy Guidance	COUNCIL POLICIES	Relevant Section(s) of each Policy or Guidance Note (or, if whole Applies*)
		ENV18 Preserving and Enhancing Conservation Areas	*
		ENV20 Protection of Historic Parks and Gardens	*
		ENV21 Protection of Archeological Sites	*
		ENV24 Land Drainage and Flood Defence	*
		ENV25 Water Protection	*
		ENV30 Notifiable Installations and Hazard Zones	*
		R4 Protection of Existing Open Space	*
3. Access Roads and Footpaths & Parking	PPG 13 March 1994 'Transport'		1, 2.10, 3, 20, 4.4-4.7, 4, 13, 4.17, 4.26, 6.3, 6.12-6.14
	DoE Discussion Document "Quality in Town and Country" 1994		P2, P4, P6/7, P18/19
	Design Bulletin No 32 2nd Edition		*
		Road Safety Plan (Annual)	*
		'Guide to Adoption Requirements'	*
		Unitary Development Plan Policies	
		H18 Housing Development Planning Considerations	(i)
		ENV2 Design Standards	(d)
		TP5 Access and New Development	*
		TP12 Road Safety	*
		TP13 Providing for pedestrians and Cyclists	*
		TP14 Car Parking	*
		TP20 Access for the less mobile	*
		E14 Planning Benefits	*

SECTION OF SPG 3	GOVERNMENT GUIDANCE C = Circular PPG = Planning Policy Guidance	COUNCIL POLICIES	Relevant Section(s) of each Policy or Guidance Note (or, if whole Applies*)
4. Provision of Open Space and Recreational & other Facilities	PPG3 March 1992 Housing		17, 27, 28
	PPG17 September 1991 'Sport and Recreation'		1, 2, 3, 4, Table A 20, 25
		Unitary Development Plan Policies	
		R2 Open Space Provision	*
		R3 Priorities for Open Space Provision	*
		R4 Protection of Existing Open Space	*
		R12 Children's Play	*
		H6 Large Housing Sites	*
		H18 Planning Considerations	(f), (g), (h)
		ENV1 Development Principles	*
		ENV12 Habitat Creation	*
		E14 Planning Benefits	*
5. Provision of Affordable Housing	PPG No 3 'Housing' 1992 RPG II Regional Guidance		Paras 38-44 Annex A
	DoE Discussion Document 'Quality in Town and Country' 1994		P20/21
	Draft Circular on Planning and Affordable Housing 1996		*
		Corporate Strategy 1994-97	P5, P19-21
		Unitary Development Plan Policies	
		H7 Affordable/Social Housing	*
6. Landscape Treatment and Works of Public Art	DoE Discussion Document "Quality in Town and Country" 1994		P2, P11
	PPG No 1 General Policy and Principles 1992		24: Annex A Section A5
	PPG No 3 Housing 1992		5, 26
		Environment Charter 1992	P2 Sections 13 & 14
		Unitary Development Plan Policies	



SECTION OF SPG 3	GOVERNMENT GUIDANCE C = Circular PPG = Planning Policy Guidance	COUNCIL POLICIES	Relevant Section(s) of each Policy or Guidance Note (or, if whole Applies*)
		ENV12 Habitat Creation	*
		ENV13 The Urban Forest and Protection of Trees	*
		ENV22 Provision of Public Art	*
		H18	(e), (g)
7. Design & Treatment of Spaces between & around Residential Properties	DoE Discussion Document "Quality in Town and Country" 1994		*
	PPG No1 General Policy and Principles 1992		24: Annex A Paragraph 5
	PPG No 3 Housing 1992		1, 2, 3, 5, 6, 17, 20, 23
		Unitary Development Plan Policies	
		H4 Infill Development	*
		H5 Residential Conversions	*
		H18 Planning Considerations	(b), (f)
		ENV2 Design Standards	(a), (g), (h), (i), (j)
8. Safety and Security	DoE Discussion Document "Quality in Town and Country" 1994		P2
	PPG1 General Policy and Principles 1992		51
	C5/94 'Planning out Crime'		*
		Unitary Development Plan Policies	
		H18 Planning Considerations	(k)
9. Access for People with Disabilities	PPG1 General Policy and Principles 1992		55, 56
	PPG 3 Housing 1992		7
		Environmental Charter 1992	P2 Section 16
		Unitary Development Plan and Policies	
		ENV2 Design Standards	(d), (e)
		H10 Housing Suitable for Occupation by People with Disabilities	*

SECTION OF SPG 3	GOVERNMENT GUIDANCE C = Circular PPG = Planning Policy Guidance	COUNCIL POLICIES	Relevant Section(s) of each Policy or Guidance Note (or, if whole Applies*)
		SPG No. 2 Access and Facilities for People with Disabilities	*
		H18 Planning Considerations	(d)
		TP20 Special Access for less mobile - highways	*
10. External Design of Housing	PPG1 General Policy and Principals 1992		24, Annex A
	PPG3 'Housing' 1992		4, 5, 6
	DoE Discussion Document 'Quality in Town and Country' 1994		P2, P14/15
		Environmental Charter 1992	P2 No 14
		Unitary Development Plan Policies	
		H18 Planning Considerations	(a) (j)
		ENV2 Design Standards	(b) (f)
11. Energy Conservation	PPG1 General Policy and Principals 1992		3
	PPG 12 Development Plans and Regional Planning Guidance		6.16
		Corporate Strategy	p13/14
		Environmental Charter 1992	Page 2, No 14,
		Unitary Development Plan Policies	
		ENV2 Design Standards	(h)
		ENV32 Recycling	*
12. Converting Existing Buildings into Dwellings			
		Unitary Development Plan Policies	
		H5 Residential Conversions	*
		ENV2 Design Standards	(g)



## *Appendix No.2 - Other Publications*

- URBAN VILLAGES - A concept for creating mixed use urban developments on a sustainable scale. Publisher: Urban Villages Group 1992.
- ECONOMICS OF URBAN VILLAGES - Publisher: Urban Villages Forum 1995
- A GUIDE TO DEVELOPMENT, HULME MANCHESTER - Publisher: Hulme Regeneration Ltd, 1994.
- SUSTAINABLE SETTLEMENTS - A Guide for Planners, Designers and Developers. Publisher: The Local Government Management Board, Local Agenda 21 UK and The University of West England, 1995.
- PLANNING FOR BEAUTY - Judy Hillman. Publisher: Royal Fine Art Commission, 1990.
- WHAT MAKES A GOOD BUILDING ? - An inquiry by the Royal Fine Art Commission, 1994.

## *Appendix No.3 - Acknowledgements*

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