South Lanarkshire Local Plan

Supplementary Planning Guidance:
Residential Design Guide

August 2011

SOUTH
LANARKSHIRE
COUNCIL

Contents

Further information

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1.0 Introduction

Purpose of the guide

1.1   The Residential Design Guide (RDG) seeks to encourage an improvement in the quality of the design and layout of new housing developments. It promotes the creation of residential developments of a design, quality and character which provide attractive, safe and sustainable environments.

1.2   The RDG is relevant to all aspects of residential development, including the design of the houses, the surrounding public and private spaces and streets. This guidance applies to all scales of development, from single houses to small groups of houses and large scale developments.

1.3   The main objectives of the guide are:

- to contribute to the Council's overall vision of improving the quality of life for everyone in South Lanarkshire and to specifically address its objectives of improving the quality of housing, the physical environment and encouraging sustainable development;

- to increase awareness and understanding of the principles of good design and to recognise the contribution that quality design and layout can make to creating a sense of place, regenerating communities, and improving the physical and mental wellbeing of the community;

- to encourage developments which:
    - establish a sense of place and identity;
    - respect and respond to the local context where this contributes positively to the existing character of an area;
    - are easy to get to and move around in, focusing on the needs of pedestrians rather than cars;
    - provide 'quality' based rather than 'standards' based solutions;
    - incorporate the principles of sustainable development;
    - promote design and site planning principles that aim to increase energy efficiency in all development; and
    - seek to enhance the quality of life of residents and create opportunities for the development of strong communities.

- to provide advice and guidance to developers on the key issues to be considered in planning application submissions for residential development.

1.4   Raising awareness of these issues provides an opportunity to enhance the character of the towns and villages of South Lanarkshire, be they urban or rural. The RDG encourages a move away from standardised layouts and designs to developments which establish a sense of place and which improve the lives of those who live in them.

1.5   This RDG has been developed to supplement and support the South Lanarkshire Local Plan and relevant planning policies. It has been adopted as supplementary planning policy and is a material consideration in the assessment of planning applications.

How to use this guide

1.6   This document aims to guide the work of developers, designers, councillors, planning officers and the public in delivering residential developments which are of a high standard of design.

1.7   Section 2 provides the policy for the Residential Design Guide (RDG). Section 3, Design process – delivering the place, explains the importance of site analysis and appraisal in developing the design solution for a site. This process of analysis and design should be used for all residential proposals, regardless of size. A worked example throughout the document (Figure 1 to Figure 25) illustrates the stages in the design process for a medium housing development. It shows how the final design develops from initial analysis of the site from identification of its constraints and opportunities. These then inform the more detailed design and layout aspects of the development.

1.8   The process should be followed methodically for each residential proposal, taking into consideration sustainable housing, form and density, green space and movement systems.

1.9   At the end of each section are a series of 'Prompts'. These are key questions which developers should address when working up a design for a site.

1.10   Design Standard Notes are included as an appendix at the end of the document. These standards are not intended to produce a 'planning by numbers' approach to designing housing layouts. Even where the standards have been met, the applicant should demonstrate that the design process as set out in this Guide has been followed. It will not be sufficient to simply produce a layout and design based solely on the standards.

1.11   It is more important to demonstrate that an analysis of the site and its surroundings has been undertaken and that the context has been given due regard, together with the other design principles contained in the Guide.

Strategic environmental assessment

1.12   Under the terms of the Environmental Assessment (Scotland) Act 2005 the RDG SPG has been screened to determine whether a Strategic Environmental Assessment (SEA) is required to inform its preparation. The conclusion of this screening is that a SEA is not required, undertaken in April 2011.

Equalities impact assessment

1.13   An Equalities Impact Assessment of the SPG has been carried out and it was concluded that there are no adverse impacts on any part of the community covered by equalities legislation or on community relations.

2.0 Context

Legislative and national policy framework

2.1 The Scottish Government's planning policies are set out in the National Planning Framework (NPF), Scottish Planning Policy (SPP), Designing Places, Designing Streets and Circulars. Scottish Planning Policy (February 2010), states that there should be a clear focus on the quality of outcomes, with due attention given to the considerations of the sustainable use of land, good design and the protection and enhancement of the built and natural environment.

2.2 **'Designing Places'** and **'Designing Streets'** represent the Scottish Government's two key policy statements on design and placemaking. Both documents have the status of Scottish Planning Policy and are supported by a range of design-based Planning Advice Notes (PANs).

> **Scottish Planning Policy and Planning Guidance**
> *Scottish Planning Policy*
> *PAN65 Planning and Open Space*
> *PAN83 Masterplanning*
> *PAN67 Housing Policy*
> *PAN78 Inclusive Design*

2.3 The NPF 2 and Glasgow and Clyde Valley Structure Plan 2006 promote the creation of a Green Network to enhance the quality of urban areas, the urban fringe and rural areas, and to help integrate town and countryside. Greenspace Scotland and the Glasgow and Clyde Valley (GCV) Green Network Partnership aim to improve the quality of life through improving and creating quality green space, which links into Scotland's Sustainable Development Strategy 'Choosing our Future".

2.4 These national policies and guidance emphasise the need for high-quality, sustainable developments which improve the quality of the built and natural environment.

Development plan policy

2.5 The South Lanarkshire Local Plan (SLLP) (adopted 2009), seeks to develop a placemaking approach in the local context. It has the overall aim of promoting the continued growth and regeneration of South Lanarkshire by seeking sustainable economic and social development within an improved urban and rural environment.

2.6 The Local Plan contains a number of detailed policies relevant to design in general and to residential development in particular. The relevant polices are listed below:
- Policy ENV 11 – Design Quality;
- Policy ENV 30 – New Development Design;
- Policy ENV 31 – New Housing Development;
- Policy ENV 32 – Design Statements;
- Policy ENV 33 – Design Guides and Development Briefs;
- Policy ENV 34 – Development in the Countryside;
- Policy CRE 1 – Housing in the Countryside; and
- Policy DM 1 – Development Management.

2.7 The SLLP can be viewed online on the Council's website www.southlanarkshire.gov.uk where full details of these policies can be found.

2.8 A range of other local strategies and plans are also relevant to residential development in South Lanarkshire below:
- The South Lanarkshire Local Biodiversity Action Plan;
- The South Lanarkshire Greenspace Strategy;
- The South Lanarkshire Core Paths Plan/Access Strategy; and
- The South Lanarkshire Transport Strategy.

All of these can be viewed online on the Council's website www.southlanarkshire.gov.uk

3.0 Design process - delivering the place

Appreciating the context

3.1 Proposals for residential development should take cognisance of, interpret and build upon traditional character, natural resources and the aspirations of local communities to arrive at a realistic vision of what a place may become.

3.2 South Lanarkshire has an area of 1,771 square kilometers and is located to the east and south of the Glasgow conurbation. It is made up of very different places and communities, including urban neighbourhoods, two Royal Burghs, a new town, market towns and weaving, mining and agricultural villages. These are spread throughout an area extending from the Southern Uplands through the Clyde Valley to the edge of the City of Glasgow. The RDG sets out the analysis and design process that should be undertaken for all proposed residential sites, regardless of whether they are urban or rural.

3.3 The first stage in the design process should always be a thorough analysis and understanding of the characteristics and setting of a site. The development must take account of the wider context and surroundings in which it is to be located. It is essential that proposals for new development:

- demonstrate an understanding of landscape setting, historical context and biodiversity;
- reinforce the distinctive character of local areas, reflect settlement patterns and contribute to a sense of place; and
- have an understanding of local building traditions and materials.

3.4 A site appraisal must consider which of the existing key features of the site and its surroundings contribute to its character and local distinctiveness. Consideration must also be given to those factors which constrain development. The proposed design, layout, size, scale and massing of the development should result from this initial analysis.

3.5 An assessment of a site and its surroundings should include an analysis of:

- site location – e.g. urban infill, urban extension, village infill, village extension, isolated rural;
- topography;
- landscape;
- biodiversity;
- existing settlement pattern, including street patterns and widths;
- surrounding land uses, existing buildings and site features;
- established building heights and lines, scale and massing and relationship with buildings adjacent to the site;
- local building traditions, architectural detailing and materials;
- site drainage and potential flood risk;
- local landmarks or features unique to the site;
- prominence/visibility and important views into, across and out of the site;
- orientation and microclimate – shelter, shadow, prevailing wind, time and path of the sun;
- trees/woodland on the site (and the potential need for an arboricultural survey)
- patterns of movement and uses; access to the site, linkages with the surrounding area, local facilities, public transport networks and established walking and cycling routes;
- existing settlement edge (if applicable);
- constraints such as archaeology, contamination, proximity to major transport corridors or noisy/polluting uses;
- how national and local planning policies affect the site and the potential impact of any current planning consents/applications;
- the social context (assessing the mix of housing in the area and considering how the development can add to or improve this); and
- crime pattern analysis (contact the appropriate local police Architectural Liaison Officer for further information).

3.6 In some cases, the existing context offers clear clues and drivers as to how any new development should be sited and designed. However, it is recognised that in some locations the surrounding environment may have few distinctive qualities or character, or will have a poor layout or design of buildings. In these circumstances, any attempt at integrating the development could mean repeating poor design and layouts. In such instances, the opportunity should be taken to create a high quality, locally distinctive development which enhances the character of the area, possibly drawing from the wider context rather than the immediate locality.

Prompts – Appreciating the context

- ➲ *Can the contextual analysis, design principles and precedents be clearly demonstrated in a design statement?*
- ➲ *How can essential site features be retained and incorporated?*
- ➲ *Can the development respond positively to its design context?*
- ➲ *Have the relevant local and national policies and guidance been considered?*

Worked example

This takes a systematic approach to demonstrate that site information has been obtained, the context considered and opportunities and requirements analysed. In this way, solutions are well conceived, practical and the reasons for proposals understandable.

The worked example that will be used throughout this guide, is a fictitious site with some site constraints and opportunities and a brief for a medium sized residential development.
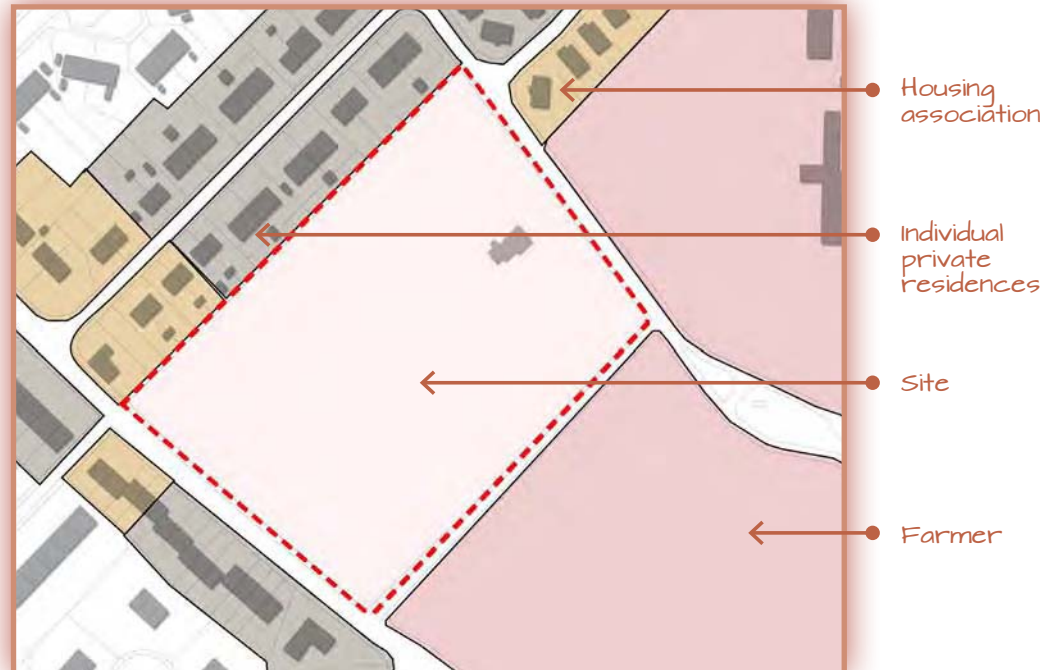

Housing association

Individual private residences

Site

Farmer

Figure 1:   The ownership of land around the site should be established.

Industrial

Commercial

Vacant land

Residential around centre

Institutional/ Religious/ educational /community

Mixed use/ Shopping at centre

Agricultural land

Development site

Figure 2:   The land uses around the site should be considered.

Ground levels

Archeological investigation may be required into site features

Existing tree preserved

An ecological survey to identify habitats and species

Site assessment should include topography and slope analysis for drainage and orientation

Desk and site based ground investigation will inform the development plans

40.87

43.42

hedgerows

roosting bats

42.00

39.07

borehole no.6

41.00

40.00

37.10

39..00

39.64

38.79

Figure 3: Site investigation will include topography, desk and site-based geotechnical investigation ecology and archaeology.
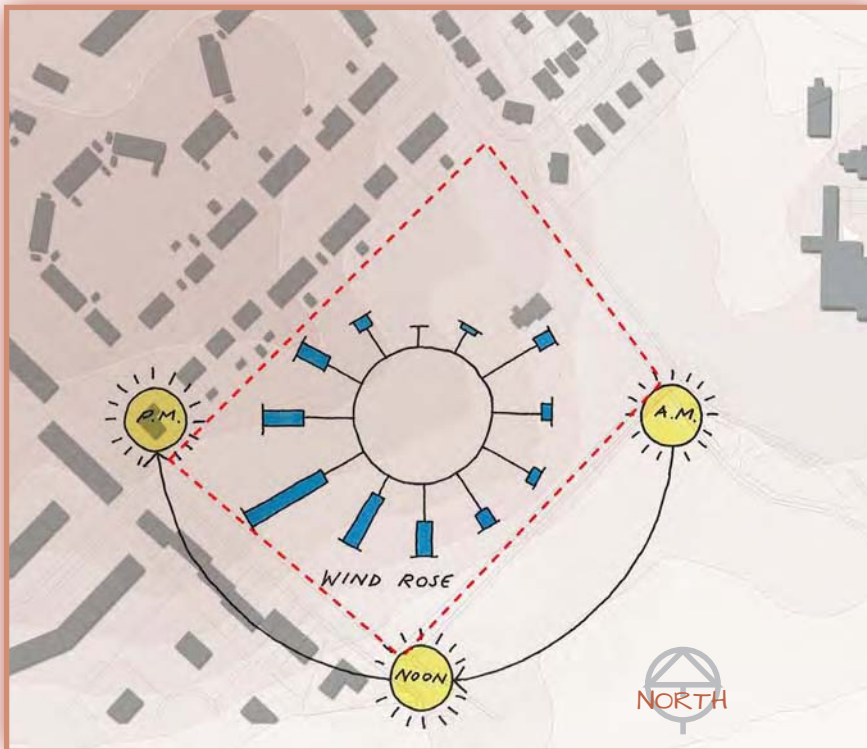

P.M.

A.M.

WIND ROSE

NOON

NORTH

Figure 4: A clear understanding of the orientation and microclimate including prevailing wind and sun path is important.
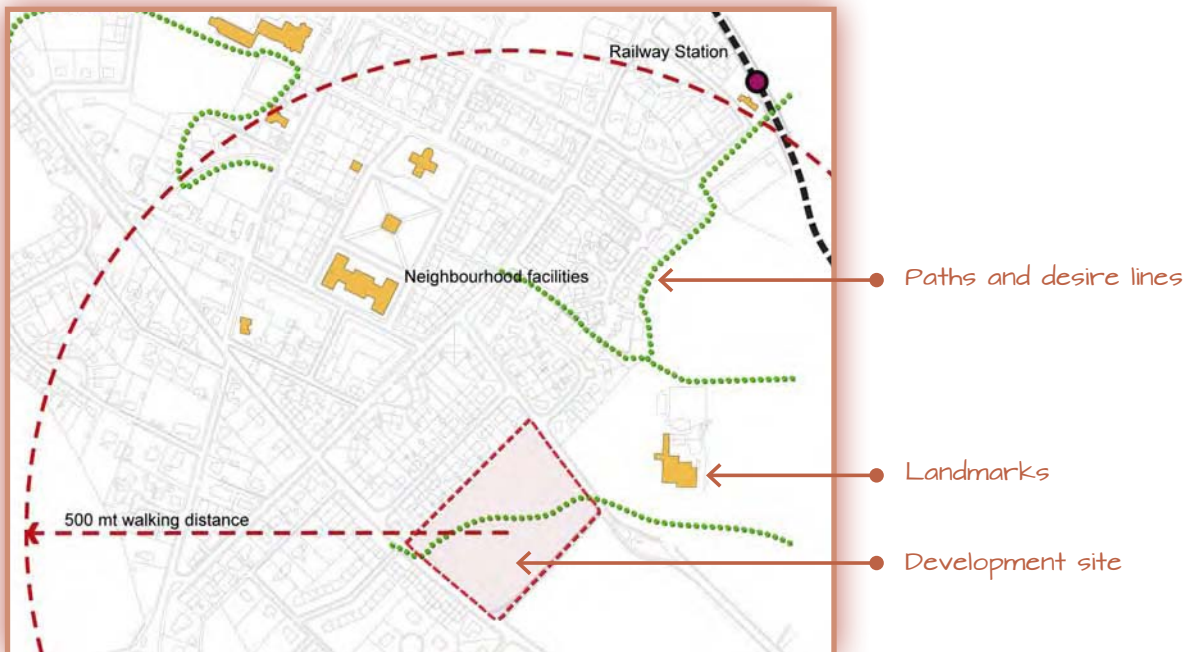
Figure 5: Access to site and surrounding landmarks should be considered.

Figure 6: There should be an analysis of existing patterns of movement/uses and linkages with the surrounding areas.

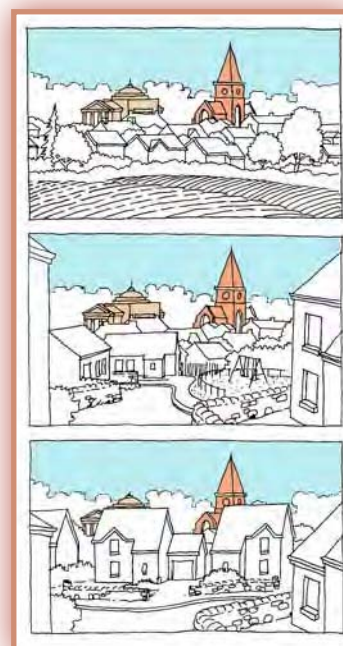Figure 7: Potential views into the site and settlement may be significant.

Figure 8: Special views can be preserved through design.

① Town centre housing is generally two storey continuous frontages but developing to 2/3 storey

③ Some nearby housing with poor frontage and boundaries

② Nearby garden walls reinforce boundaries

Figure 9: There should be an analysis of local building forms and traditions that consider the relevance of materials and details.

Towards a vision

3.7 Following a thorough analysis and assessment of the site and its surroundings, developers should establish their own vision for the type of place which they wish to create. New developments should be places with their own distinct identity, but which acknowledge the vernacular context.

3.8 Housing developments are often criticised for disregarding local identity and using a standard approach regardless of location. This often results in designs that could be from or for anywhere. While the templates for floor plans, elevations, finishes, site design and layout are varied on occasion, there is a disappointing uniformity in much that is built and a failure to create a sense of place.

3.9 While economic reasons for the use of standard house designs are acknowledged, it is vital that developers produce more integrated, sustainable, accessible and locally distinctive developments. If this is to be achieved, then there has to be a design concept, a vision of how the site can be developed in response to its particular characteristics, to the setting in which it is located and to the constraints and opportunities which it provides.

3.10 In sensitive locations or where the Council determines that specific sites require a particular standard or type of development, then Design or Development Briefs will be prepared by the Council. Design guidance is most likely to be prepared in visually sensitive areas such as conservation areas or in larger sites where detailed guidance is required.

Prompts - Towards a vision

➲ *What is the vision for the type of 'place' that will be created?*

➲ *What sort of place should this become?*

➲ *What key words describe the qualities that it is envisaged the development will achieve?*

➲ *What type of character will help achieve these qualities?*

1 : Strong contemporary character.

2 : Design reflects local vernacular.

3 : Creating social places.

Creating the urban structure

3.11   Having carried out the site analysis and established the vision for the site, the design process should start to consider the relationship between streets, buildings, open space, landscape and all other features that make up the site and wider area.

3.12   The urban structure should be created through consideration of place, movement, density and mix, height and landscape. Advice on these five key areas is provided below.

Place

- Carry out an analysis of the wider locality to identify the townscape or rural character; the proportion of buildings to open space; the scale of any open spaces and existing street patterns.
- Establish how the overall composition of streets in the area are shaped by plot width and size, storey height, building lines, rooflines and materials.
- Use the above analyses to provide the context for new development.
- Use the siting of houses to define, enclose and create spaces rather than be determined by road layout.
- Create features such as key nodes, corner elements, landmarks and areas of different character which are distinct from one another, yet which form 'visual markers' which help create recognisable places.
- Dwellings should front onto streets and public areas. Building frontages should create a positive relationship between the houses and the street to reinforce the character of the street as a public, social space, providing definition and enclosure.
- Create a clear definition between the public and private areas to help achieve a sense of ownership and to increase surveillance.

Pedestrian access

Protected tree & hedgerows (biodiversity & ecological amenity)

Rear fences to site

Salvage stone from ruined structure used for landscape

SUDS drainage location

Right of way/core paths, wider network and other access routes

T.P.O (Tree Preservation Order)

Development to respond to urban frontage to street
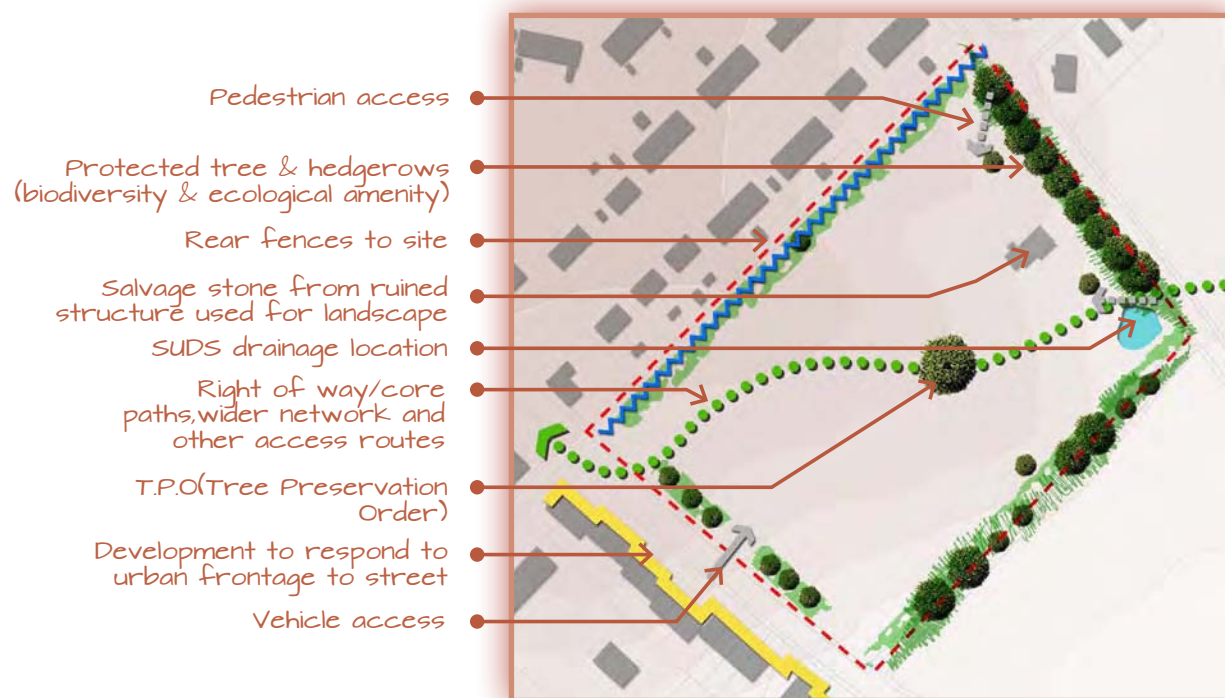
Vehicle access

Figure 10: Emerging site constraints that inform the design response.

Figure 11:   Typical development layout
of monotonous regularity with no focal
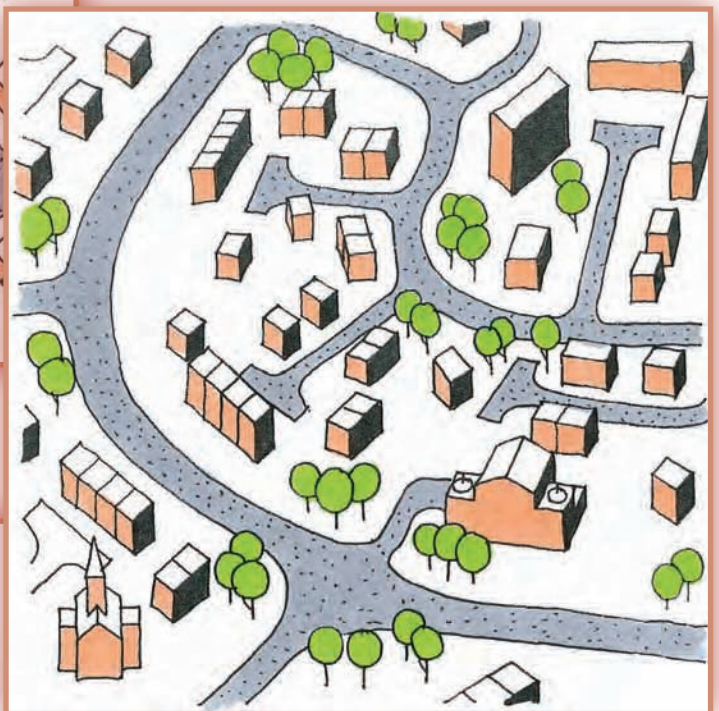points, structure or hierarchy.

Figure 12: Layout arrangement that
has been typical of much public sector
housing - irregular, uneconomic and
lacking identity.

Figure 13:   An urban layout that shows
a distinct structure and hierarchy of
streets and spaces.

Movement

- Layouts should be simple to allow people to move easily through an area.

- Create a clear framework of routes and spaces that connect locally and more widely to shops, public transport, schools, employment and recreation areas.

- Provide routes to all destinations within the site and beyond which encourage walking, cycling and the use of public transport. Make it easier to walk, cycle or take a bus to local facilities and neighbourhoods than to travel by car.

- Establish a well connected network of routes which reflect key desire lines.

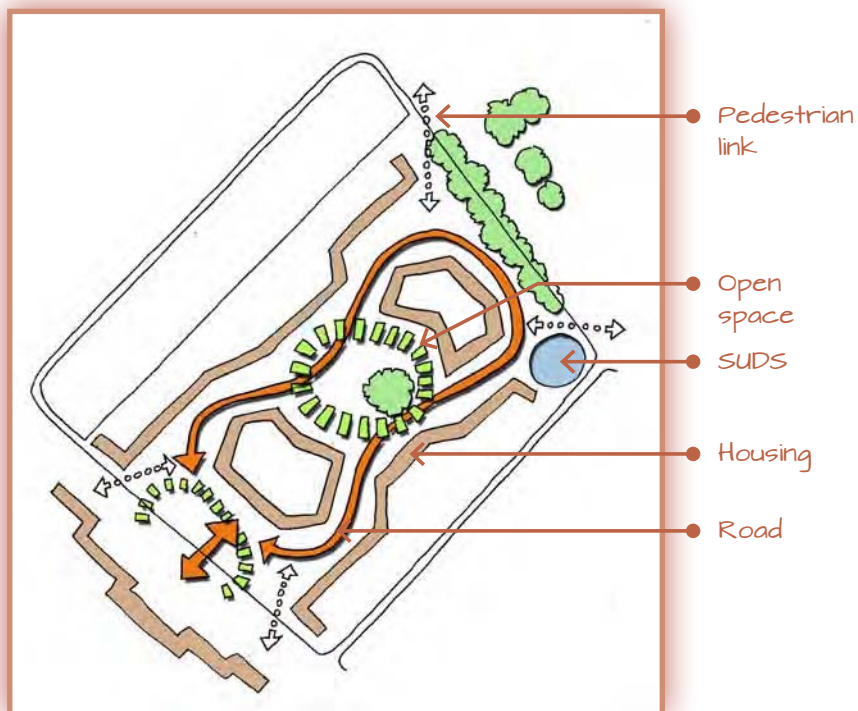4:   Clear framework of routes and spaces.

Figure 14: The development concept should be capable of being conveyed as a simple diagram.

Density and mix

- Housing density should relate to the character of the wider area and its accessibility - higher densities will be encouraged in sustainable locations that are highly accessible by walking, cycling and public transport (including land most accessible to railway stations). However, bear in mind that where the local context suggests a lower density response, then high density development is likely to be inappropriate.

- Where appropriate, vary the density across a site to provide a variety of 'places' and a range of house types.

- Density may be increased in key locations, which can assist in the creation of public spaces which are a focus in the community.

5:   Creating variety through height, colour and density.

- Developments of all sizes should consider opportunities for accommodating compatible non-residential uses of appropriate scale in accessible locations to serve existing and potential needs without increasing reliance on the car.

Height

- Building heights should be determined by the character of the area and the immediate relationship to the street or public space.

- Dwellings should be sited to assist in the variation of building height, creating visual interest and breaking up the overall mass of the development.

- Landmark buildings should be greater in height to emphasise their significance in the streetscape.

- Check where a proposed site can be viewed from - both locally and from further a field. Consider the potential impact of the height of buildings on views and skylines and ensure that the new development fits visually within its local and wider context.
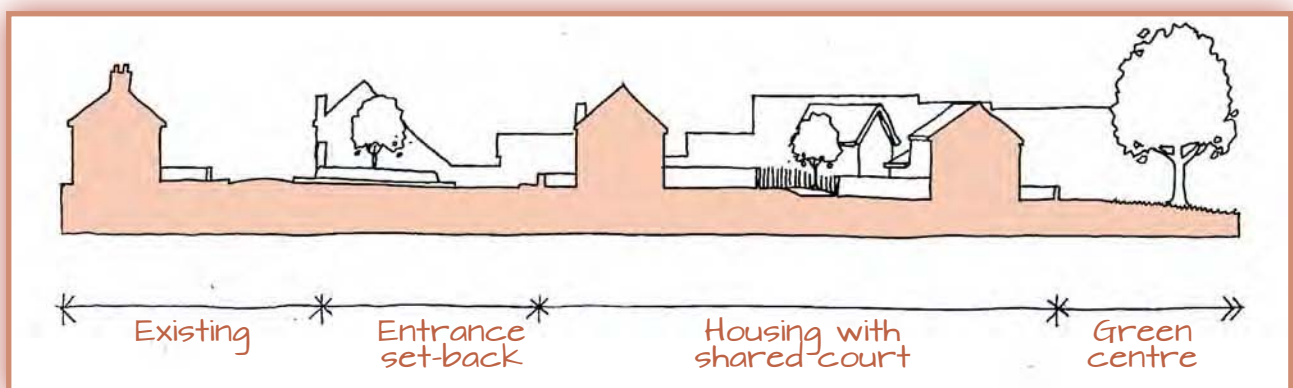

Existing | Entrance set-back | Housing with shared court | Green centre

Figure 15: Consideration of the site section is important.

Where possible, building placement should have a southerly orientation

Long ridge form of farm steading noted

Building forms linked with walls

Fences screen private gardens and adjacent housing

Forms define central space

Set back frontage

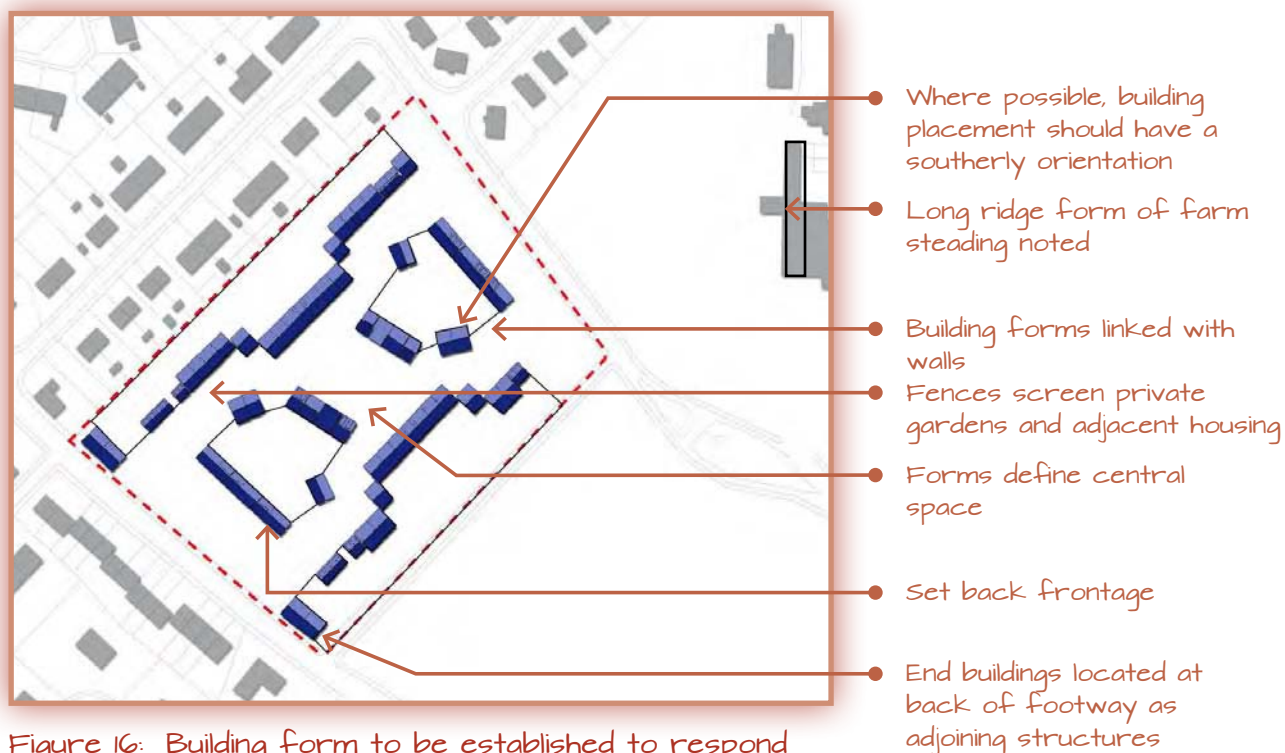End buildings located at back of footway as adjoining structures

Figure 16: Building form to be established to respond to building frontages, boundaries and opportunities for maximising solar gain through optimal orientation.

Landscape

- The location, type and purpose of landscaping and open spaces should be considered from the start of the design process. It should be imaginatively and sensitively designed as an integral part of the development, its environmental context and the wider landscape structure.

- Open spaces should be recognisable places in their own right. Houses should front on to them. They should not be leftover areas in the corner of the site, or hidden away behind back fences.

- Where possible, existing biodiversity resources should be retained and the biodiversity value and quality of landscape should be enhanced.

- Sustainable urban drainage systems (SUDS) should be integrated into the design to create positive amenity and habitat opportunities.

6:    Well designed and overlooked public space.

Prompts – Creating urban structure

- ➲ *How has the development structure evolved from the site's context?*
- ➲ *Are streets defined by a well-structured building layout?*
- ➲ *Have existing movement routes and connections to surrounding areas been considered?*
- ➲ *Does the layout create a connected network of public streets and spaces that are accessible to all?*
- ➲ *Does the proposed density reflect accessibility to local facilities and the character?*
- ➲ *Are new or improved connections created to existing facilities?*
- ➲ *Could the site support non-residential or community uses of appropriate scale in accessible locations?*
- ➲ *How has priority been given to pedestrians and cyclists within the road and street network?*
- ➲ *Is open space a focal point and compatible with its surroundings?*
- ➲ *Have the social benefits of providing an appropriate mix of accommodation or facilities been considered?*
- ➲ *Is there a mix of house types, sizes and tenure?*
- ➲ *Do buildings 'front' public spaces, streets and roads, even where direct access cannot be taken?*
- ➲ *Is there sufficient outdoor amenity space for residents' use?*
- ➲ *Is the extent of rear garden boundaries abutting public areas minimised?*
- ➲ *How does the layout respond to the landscape character of the site?*
- ➲ *Has the greenspace been well designed to create high quality attractive places, where the boundary and landscape qualities are enhanced and where communities can interact and enjoy the open space and nature?*

Sustainable housing

3.13 Securing sustainable development is a fundamental policy at both the national and the local level. Scottish Planning Policy (SPP) states that 'the planning system has an important role in supporting the achievement of sustainable development through its influence on the location, layout and design of new development'. It is highlighted that decisions on layout and design should encourage energy efficiency through the orientation and design of buildings, choice of materials and the use of low and zero carbon generating technologies. The use of sustainable and recycled materials in construction should also be encouraged.

3.14 At an early stage, applicants should consider how to reduce the amount of energy and resources a development uses.

7: Incorporation of photovoltaic panels.

3.15 The layout and design of homes and landscaping should support a sustainable environment. The initial design of a building can have a significant impact on energy usage over its lifetime. Energy use can also be minimised by making the best use of buildings and materials, working with the topography to create designed environments and using tree planting and shelterbelts to improve the microclimate.

3.16 In order to help create sustainable housing, there are a number of matters which the Council wishes to address in order to minimise the impact of development on the environment, to improve energy efficiency and to encourage the use of renewable energy technologies.
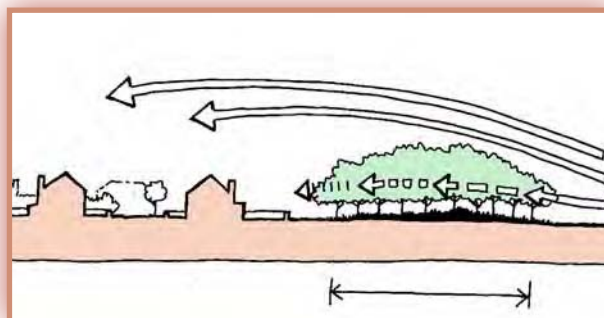

Figure 17:   Wind exposure and heat loss can be reduced through shelter belt planting, but a minimum of 15 - 20m is required at edge of settlement.

Energy efficiency

- Analyse the site and gather information on wind and sun direction, topographical conditions, landscape features and vegetation. Ensure that the siting and design of houses makes best use of natural daylight, solar energy and shelter from wind.

- Avoid exposed, windy sites - build houses where shelter is provided by the shape of the land, existing settlements and landscaping.

- Orientate buildings to maximise the use of natural energy sources to provide light and heat. Orientate housing layouts within 30 degrees of due south to optimise solar gain and to benefit from natural daylight.

- Orientate housing to minimise wind chill by presenting narrow ends to the prevailing wind.

- Provide shelter from wind chill through strategic shelter belt planting and the use of buildings sheltering other buildings.

- Use existing vegetation and new planting to reduce the exposure of individual houses or groups of houses and to protect pedestrians and cyclists.

8:    Photovoltaic installation.

- Reduce wind speeds by use of irregular layouts/ street patterns and by use of simple design features on external walls such as incidental openings, staggered building lines and the use of rough textured materials.

- Minimise overshadowing from trees and buildings through careful positioning of buildings. Strike a balance between shelter provided by trees and possible conflict through overshadowing.

- Locate the main habitable rooms on the south side of the building, with non-habitable bathrooms, kitchens, stairs, utility rooms and storage space on the northern side.

- Optimise glazing by incorporating larger glazed areas on south facing elevations to maximise passive solar gain.

- Maximise thermal insulation in building construction.

- Achieve airtight construction and design provision for ventilation.

- Allow for adequate and controllable ventilation to avoid overheating in summer.

- Incorporate draught lobbies to minimise heat loss.

- Provide thermal mass where possible to absorb solar gain and avoid overheating.

- Reduce windchill and heat loss by using housing forms which minimise surface area for heat loss but retain surface variation and texture to increase wind drag.

- Developments with continuous frontages, traditional courtyards, apartment blocks and terraced houses are more energy efficient forms than individual dwellings with large external surfaces.

- Use of innovative lighting to reduce light pollution when lights are not required and to minimise disturbance to nocturnal wildlife.

Prompts - Energy efficiency

- ⮡ *Does the development work with the natural features of the site?*
- ⮡ *Are buildings orientated and designed to maximise levels of solar gain, daylight and natural ventilation?*
- ⮡ *Does the scheme incorporate energy efficient design?*
- ⮡ *Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?*

Low and zero carbon developments

3.17 The Climate Change (Scotland) Act states that local development plans must require all new buildings to be designed to avoid a specified and rising proportion of the projected greenhouse gas emissions from their use through the installation and operation of low and zero carbon generating technologies. The policy requirements relating to the Climate Change (Scotland) Act will be addressed in the Local Development Plan for South Lanarkshire.

Prompts - Low and zero carbon developments

- ⮡ *Does the scheme incorporate zero or low carbon technologies?*

9:   An architectural response to climate through the use of solar panels and energy efficient materials.

Water management

3.18 All new developments should seek to incorporate drainage systems that do not cause flooding or pollution and which, where possible, actively enhance the local environment. The implementation of Sustainable Urban Drainage Systems (SUDS), as opposed to conventional drainage systems, can provide benefits by:

• Reducing peak flows to watercourses or sewers and potentially reducing the risk of flooding downstream;

• Reducing the volumes and frequency of water flowing directly to watercourses or sewers from developed sites;

• Improving water quality over conventional surface water sewers by removing pollutants from diffuse sources;

• Reducing potable water demand through rainwater harvesting;

• Improving amenity through the provision of public open spaces and wildlife habitat; and

• Replicating natural drainage patterns, including the recharge of groundwater so that base flows are maintained.

3.19 SUDS should be considered as early as possible in the site evaluation and design process. They should be an integral part of the development. Soakaways, balancing ponds, reed beds and other sustainable urban drainage elements can be integrated as a positive part of the layout, providing visually attractive features which may also provide beneficial habitat for wildlife.

3.20 Planning applications, whether in principle or detailed, will require to demonstrate how SUDS will be incorporated into development proposals together with the extent of land required.

3.21 SUDS should be integrated into the design and should be biodiversity friendly and maximise habitat creation opportunities (refer to SEPA guidance - 'Enhancing sustainable drainage systems for wildlife' at www.sepa.org.uk).

3.22 Flood areas - with predicted climate changes the incidence and extent of flooding is likely to increase in the future. Developments will be required to take into account 1:200 year flood areas plus an allowance for climate change. All development proposals at risk of flooding, will require to be accompanied by a Flood Risk Assessment. The Council and SEPA will be required to be satisfied that development is itself protected from flooding and also that development does not increase flood risk elsewhere.

Prompts – Water management

➲ *Have you considered the effect of the development on the quality and quantity of run-off from the site?*

➲ *Have SUDS been incorporated into the design, and has the necessary land take been earmarked for them?*

➲ *Have you assessed the water features on and near the site and considered how these can be preserved and enhanced as part of the redevelopment?*

➲ *Does the scheme have appropriate water conservation measures?*

➲ *Have you assessed the potential flood risk for the site, both now and in the light of predicted climate changes?*

10: SUDS - swale.

Materials

3.23 The environmental impact arising from the use of materials includes the processing, transportation, construction and ultimate disposal of the material. The energy and environmental impact of new developments can be reduced by using:

- existing buildings;
- site salvaged materials where demolition is involved;
- local and recycled building materials where available (this can help reflect local character and minimise the energy used in transportation of the materials from source to site);
- materials that require low energy for manufacture;
- materials from renewable sources;
- materials that do not damage the environment or form toxic waste, (some plastics and UPVC can be environmentally damaging and alternatives should therefore be used); and
- timber from sustained and managed sustainable sources.

Prompts - Materials

⮕ *Does the scheme make use of recycled land and/or material?*

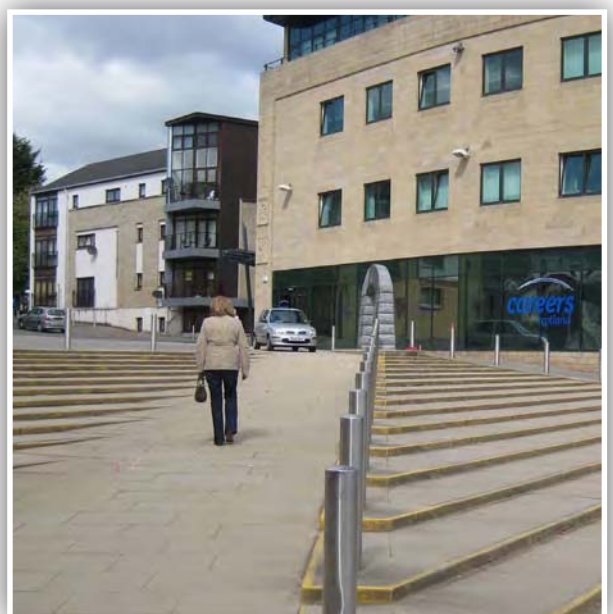⮕ *Are the materials locally sourced to help enhance local distinctiveness?*

11: Use of local materials.

Mixed use

3.24 Developments which have a range of uses and designs can provide advantages in terms of sustainability and energy efficiency. They can assist with the following:

- a reduction in the need to travel, with opportunities for people to live, work and shop in one location;
- the creation of increased vitality and viability resulting from the proximity of different, but complementary uses which can support each other throughout the day and evening (this can create an environment which is attractive to residents, workers, shoppers etc); and
- an increase in natural surveillance throughout the day and evening.

3.25 However, housing should only be located next to non-residential uses where there would be no harmful effect on residential amenity.

Prompts - Mixed use

⮕ *Is the development in a location suitable for mixed use where it can help reduce the need to travel, promote community development and increase local diversity and vitality?*

12: Residential and commercial mixed use.

Lifestyle changes

3.26   Give consideration to the following.

- **Flexible living space**
  - 'Lifetime homes' which can adjust to residents changing requirements and lifestyles will be encouraged; and
  - Dwellings should be capable of accommodating changes in lifestyle and mobility due, for example, to disability or older age.

- **Active travel**

    New developments should establish travel patterns that do not rely on the car. Health benefits can result from journeys being taken on foot or bike.

  - Active travel reduces carbon emissions and other vehicle pollutants;
  - Provide attractive, safe and accessible links to footpath/cycle path networks and to public transport locations;
  - Provide for secure bicycle storage within the curtilage of houses, or in the case of flats, from a communal area within the blocks; and
  - Agree with the Council what Travel Plan activity would be appropriate for the particular development.

13: Bicycle storage at flatted development.

- **Recycling**

    Waste separation and collection systems are essential to allow the higher rates of recycling now required by government and local Councils. The space and organisation needed for this (at the scale of both the home and the street) need careful thought.

Prompts – Lifestyle changes

- ➲ *Do internal spaces and a layout allow for adaptation, conversion or extension?*
- ➲ *Does the scheme promote active travel?*
- ➲ *Does the scheme promote waste management and recycling?*

Safe and inclusive developments

3.27   Developers should consider discussing proposals with Police Architectural Liaison Officers (ALOs) at an early stage in the design process. Discussions will be most relevant where the proposal is large scale or is located in an area with a high crime or anti-social behaviour risk. ALOs can provide information on the local crime profile of an area so that appropriate crime prevention measures can be established. Practical measures and advice can also be given.

3.28   Secured by Design is a police initiative aimed at helping create safer, more secure environments. Detailed information for developers can be found at www.securedbydesign.com

3.29   The following matters contribute to the design of safer places.

- Location - buildings, spaces and pedestrian routes should be located to maximise surveillance, including the overlooking of footpaths and public spaces.
- Use: create a mix of uses where this can promote activity and use throughout the day and night.
- Boundaries: can help create a sense of 'ownership' among residents so that they recognise the development as being 'their neighbourhood', thereby increasing the sense of responsibility.

14: Landscaping providing boundary between public and private areas.

3.30 This can be done by using physical or symbolic barriers, such as:

- defining the external boundaries of the development with walls, railings, pillars, narrowed entrances or landscape treatments;
- Lighting: High quality external lighting can help reduce crime whilst enhancing the attractiveness of an area. Lighting should:
  - have an even spread of illumination which avoids glare and does not leave pockets of darkness; and
  - take account of location, relationship with other lighting, aesthetic design, intensity, resistance to vandalism and cost/ease of maintenance.

15: Boundary treatment creating sense of ownership.

- Movement: Use speed reducing measures to help create a safer environment.
- Ensure that footpaths linking residential areas to other facilities have an open aspect, are short, direct, have no blind corners or obvious hiding places, are well-lit and overlooked where possible.
- Landscape and planting should be dense, thorny, low-growing and should be set back from the edges of paths, entrances and windows in order to reduce the opportunity for hiding and to allow for surveillance.
- Parking: All parking within residential areas should have good level of natural surveillance.

16: Overlooked footpath in residential area.

Prompts – Safe and inclusive developments

➲ *Do public spaces and pedestrian/cycle routes follow the street network and benefit from natural surveillance?*

➲ *Does the design of the housing provide defensible space around the dwellings and does this continue around a building corner where appropriate?*

➲ *Are vulnerable back gardens protected by the design of "back to back" protection or similar arrangements?*

Inclusive design

3.31   The Planning (Scotland) Act 2006 etc introduces a statutory requirement for certain classes of development to require a design and access statement to accompany the planning application. The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 specifies that, in relation to housing development, this applies to proposals of 50 dwellings or more, or sites greater than 2 hectares. The purpose of the access statement is to describe how issues relating to access to the development for disabled people have been dealt with.

Prompts - Inclusive design

➲ *Has ease of movement for wheelchairs and pushchairs been included in the layout?*

➲ *Does it generate a sense of community?*

➲ *Is it a place where privacy is balanced with community vigilance?*

➲ *Are a range of facilities close to hand?*

17: Buildings, landscape and roads, forming a network of spaces.

Movement systems

3.32   'Designing Streets: A Policy Document for Scotland' highlights the need to pursue a design-led approach to street design that takes into account site-specific requirements and moves away from the rigid application of standards, regardless of local context. If streets are to display a proper sense of place and be of a high design quality it is also vital that this approach is combined with consideration of as wide a range of issues and stakeholders as possible. The application of these broad principles can put well designed streets back at the heart of sustainable communities in Scotland and create better quality, more attractive and safe residential environments.

3.33   'Designing Streets' provides policy that should be followed in designing and approving all streets. However, its detailed technical advice is primarily focused on residential and lightly trafficked streets. It is nevertheless suggested that many of the key principles in 'Designing Streets' are also applicable to other types of street, for example rural and high streets. In other locations, however, the movement function of a street may well become a more important consideration. Consequently, the detailed advice contained in this guide concentrates on the application of the principles set out in 'Designing Streets' to residential areas.

3.34   As a starting point 'Designing Streets' suggests that ideally the design of new residential areas should be based on a network of spaces created by buildings, landscape and roads, forming an environment in which roads play their part but are not the dominant feature. It also highlights that a 'user hierarchy' should be applied to the design process with pedestrians at the top, followed by cyclists, public transport users and then motor vehicles.

3.35 Taking account of the approach required by 'Designing Streets' the principles set out in this RDG and described below should be used to guide the development layout. The Council's 'Guidelines for Development Roads', however, will still have a role to play. As suggested in Designing Streets the 'Guidelines for Development Roads' is being revised following consideration of the advice contained in Designing Streets. The detailed technical and design guidance outlined in the revised Guidelines for Development Roads should therefore be followed when these principles are being applied.

Pedestrians and cyclists

- Streets are primarily social spaces – they should not be dominated by their function as traffic corridors.
- The street user hierarchy should consider the needs of pedestrians and cyclists first, public transport users then cars last.
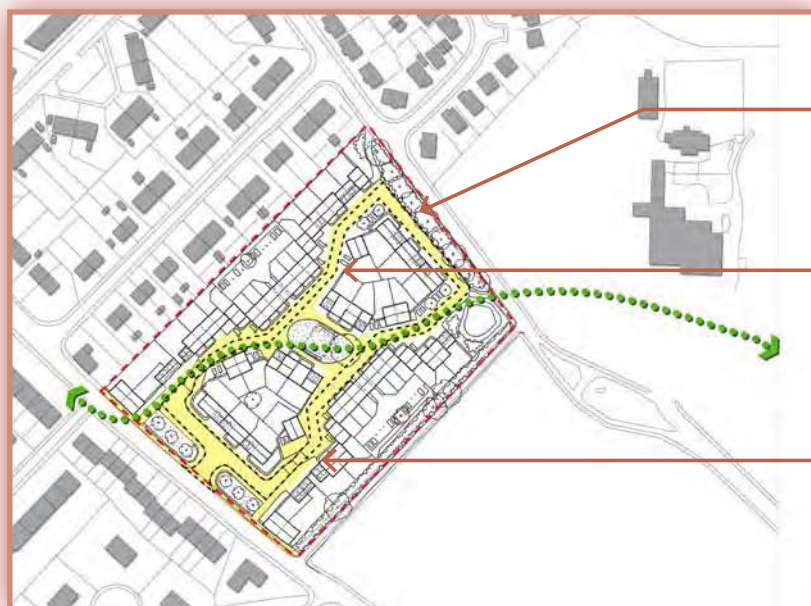

18: Street network for pedestrians and cyclists.

Connections to wider networks and within a place

- New streets should connect well with existing streets and should provide reasonably direct routes for movement by foot, cycle and car.
- Layouts based on culs-de-sac and loops are strongly discouraged as they create indirect routes and discourage pedestrians. They result in higher traffic volumes on feeder roads, causing a loss of amenity to residential properties located on these.
- Layouts based on linked networks are more likely to encourage pedestrian movement and cycling. They provide a greater choice of route, more visual interest and generate higher levels of pedestrian activity.
- Where culs-de-sac are the only option, the heads of these should be located together to provide through routes for pedestrians and cyclists.

Street patterns

- The principle of public 'fronts of houses' and private 'backs of houses' should be utilised to ensure privacy and security to rear gardens and liveliness and surveillance within the public domain.
- The boundaries between public and private space should be clearly defined in an appropriate manner.
- All public spaces and routes should be defined by 'fronts' or occasionally, well designed and securely defined 'backs'.
- The majority of 'fronts' should face fronts, especially along existing roads.
- 'Backs' should generally face backs. This improves security, privacy and visual tidiness. Avoid unscreened or inappropriately screened 'backs' within developments.
- 'Backs' facing major roads should be avoided where possible or should use appropriate elevational treatment to create interest, together with the use of screen belts, hedges of native species or appropriately detailed screen wall.

Layouts based on culs-de-sac and loops are strongly discouraged

Adopted area (dotted line)

Boundaries between public and private space clearly defined

Figure 18: The movement of pedestrian, cyclists, cars and service vehicles must be integrated.

Walkable neighbourhoods and public transport

- Compact, walkable neighbourhoods should be created where possible.
- Routes should link up with modes of public transport to help reduce reliance on the car.

Context and character

- Give due consideration to creating streets with distinctive character and which reflect the activities that will take place within them.

Orientation

- Orientate streets to maximise environmental benefits from solar gain and to take account of prevailing wind conditions.

Achieving appropriate traffic speeds

- New streets should aim to minimise vehicle speeds through the overall design of the street environment. Applied traffic calming measures should be used to support, rather than instead of an integrated street design. This will produce safer and more pleasant places for people to live.
- For residential streets, a maximum design speed of 20mph should be the objective.

Streets for people

- Street design should encourage social interaction by ensuring that vehicular traffic does not dominate.
- Consider the use of shared surfaces for vehicles and pedestrians.
- Use design to reduce vehicle speeds, including street dimensions, reductions in forward visibility, changes in priority at junctions, physical features and use of materials.

19: Shared surface for vehicles and pedestrians.

Provision of services incorporated into adopted road

Consider the use of shared surfaces for vehicles and pedestrians

Use design to reduce vehicle speeds

Parking should be well integrated into the street scene

Figure 19: The road design incorporates service strip and sewer.

Street detail

- Streetscape design and landscape should be of a high quality and considered as an integral part of the overall vision for the development.
- Use materials which respond to the local context, which are durable and visually appealing.
- Seek to reduce visual clutter by minimising signage, providing discreet street lighting and ensuring that street furniture has a clear function.

20: Street features such as planting, trees and bollards to slow traffic and give priority to pedestrians.

Integrating parking

- Ensure that secure and convenient cycle parking is provided for in new residential developments.
- Some degree of limited on-street parking may be considered where it does not dominate the streetscene, is unlikely to lead to footway parking and can contribute to reducing traffic speeds.
- Parking should not dominate the public realm – it should be well integrated into the street scene and be provided via a variety of methods to reduce visual impact.
- Off-street parking should designed to avoid dominating front gardens – consider provision of rear parking areas and underground parking.
- Ensure adequate provision for disabled drivers in terms of location and size.
- Ensure adequate parking provision based on the standards set out in Table 1 in Appendix 1 – Design standards.

Prompts – Movement systems

➲ *Does the layout make it easy to navigate through the development?*

➲ *Do the buildings and spaces take priority over roads and car parking so that the roads do not dominate?*

➲ *Does the development have easy access to public transport?*

➲ *Is the development well-connected to (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafés?*

➲ *Has the 'user hierarchy' been applied to the design of pedestrians, cyclists, public transport users and then motor vehicles?*

➲ *Does the street have a sense of 'place' rather than just an area for vehicles to move through?*

➲ *Is the parking provision unobtrusive?*

Direct routes for pedestrians and cyclists should be incorporated, especially if there is no through road

Parking should not dominate the public realm

Shared surface road

Streetscape design and landscape should be integral to the place and be of high quality

Existing tree preserved

Vehicle speed should be minimised through the overall design

New streets should connect well and relate to existing roads
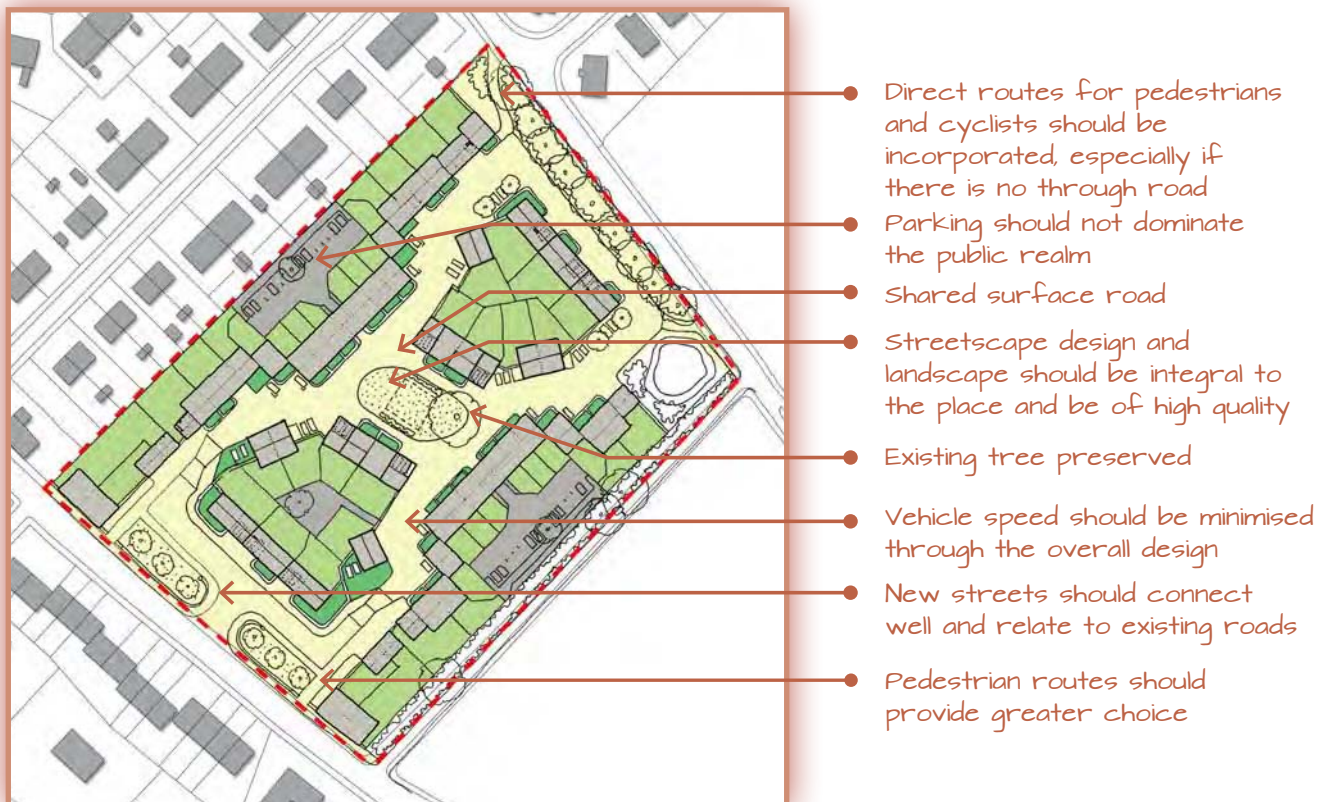
Pedestrian routes should provide greater choice

Figure 20: Layout addresses movement issues.

Green space and network

3.36 Green space and networks are important to help create quality housing layouts. Consideration of green space can enhance local landscape character, protect and enhance local biodiversity and offer opportunities for recreation and for the provision of SUDS. Regardless of whether the setting is urban or rural, it is important that any existing green space quality is respected and that existing landscape features be incorporated and enhanced within new housing developments. The spaces around and between buildings and the wider green network are just as important to consider in the design process as the houses themselves.

3.37 Green space and networks can help to define landscape or townscape structure and provide links beyond a site to countryside or other green space. When developing new housing areas it is essential that quality green space is delivered and connections should be made to ensure networks of linked green space, where appropriate. Good quality open space and green networks should:

- deliver benefits to the community;
- be attractive and appealing places;
- contribute to accessible green network;
- contribute positively to biodiversity and nature conservation;
- assist in promoting activity, health and well being; and
- be sustainably managed for long term benefits.

3.38 South Lanarkshire Council in partnership with Glasgow and Clyde Valley Green Network Partnership (GCVGNP) has developed separate design guidance for green space – 'South Lanarkshire Green Network Quality Design Guide'. This should be referred to by developers/ architects in developing their proposals, available at www.gcvgreennetwork.gov.uk/ or the Council's website www.southlanarkshire.gov.uk

3.39 There are eight distinct types of green space, each with its own characteristics, which is taken from Pan 65 'Planning and Open Space' and should be considered in developing housing sites. They are:

- Private open space and gardens ;
- Amenity green space;
- Play space;
- Sports areas;
- Functional space;
- Public parks;
- Semi natural space; and
- Green corridors.

21: Accessible play space.

Deliver benefits to the community

3.40 Consideration should be given to green spaces that are well planned, designed and can provide a focal point for community activities:

• Establish green space that is fit for purpose, appropriately located and delivers benefits across the community;

• Good routes to community facilities and transport nodes;

• Safe and welcoming with good levels of natural surveillance;

• Identify, retain and enhance existing trees, hedgerows, vegetation, water courses and wetlands (these features can add character and help soften the impact of the development);

• Encourage the use of indigenous species;

• Be accessible and not be formed from the leftover, awkwardly shaped pieces of land on where houses cannot be built; and

• Where appropriate, consider incorporating allotments as part of the overall development.

Attractive and appealing places

3.41 High quality, well designed and maintained green spaces can create residential developments that are attractive, clean, safe and appealing places to live. Green space should:

• Be part of the wider landscape structure and setting, connecting to wider Green Network;

• Provide sense of distinctive local identity with memorable places;

• Provide attractive plants and landscaping elements;

• Provide attractive, positive setting for urban areas; and

• Have appropriate lighting levels.

22: Attractive landscaping.

Trees

3.42 The following principles will apply to new housing proposals:

• Where possible, all trees on development sites should be retained if they are in good health and make a positive contribution towards amenity, natural habitat or recreation and on the proviso that they do not compromise road safety or road maintenance; and

• Where appropriate, proposals for future tree-planting should be included within the housing layout and where this is close to a road or footway, appropriate root containment measures must be included.

23: Positive setting for houses.

Accessible green network

3.43 Consideration should be given to linking local networks of high quality green space. They should be in the right place and easily accessible to increase use and enjoyment by the community and visitors. The following principles should be applied and considered at the early stages of development proposals:

- Accessible entrances in the right places; and
- Provides surfaced, fit for purpose paths.

Links to the wider Green Network

Figure 21: Existing landscape context.

Retain existing hedgerow

SUDS pond located as result of topography

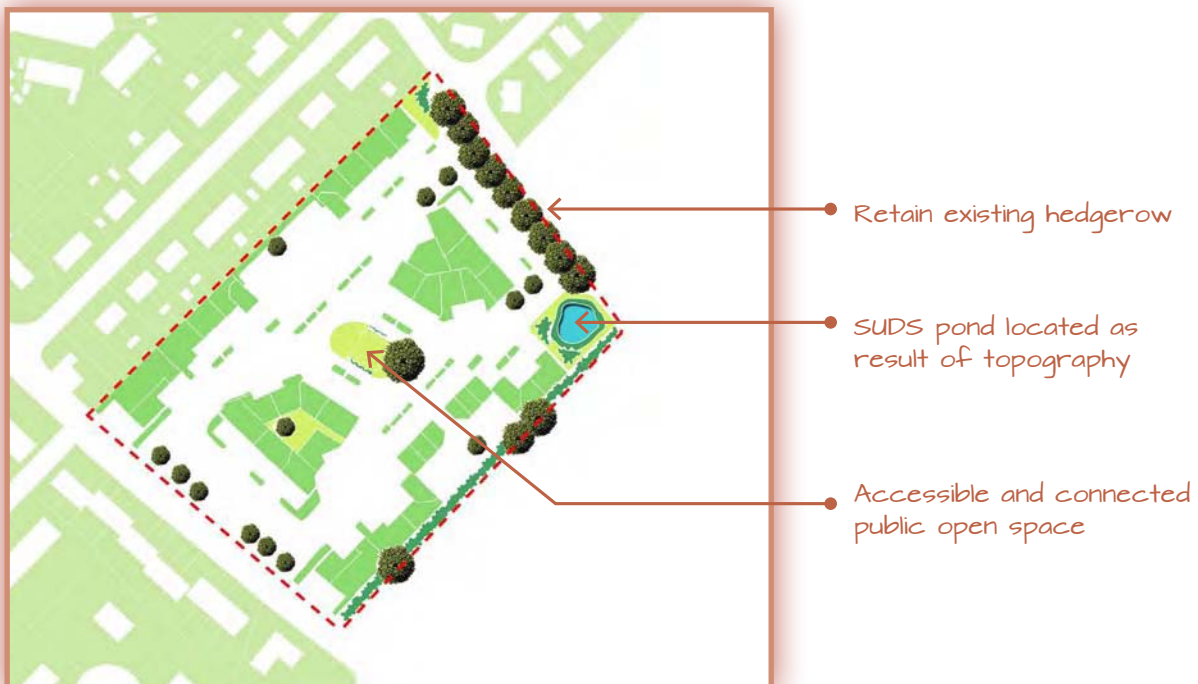Accessible and connected public open space

Figure 22: Green space principles.

Edge of settlement treatment

3.44 Edge of settlement treatment requires particular design attention. Landscape, both existing and new, has an important role to play in helping to integrate new residential development at the edges of settlements. The advice given below should be noted:

- Buffer planting of belts or dense clumps of native trees and shrubs may be necessary to help assimilate and soften the impact of development at its boundary with the rural area or within the landscape framework;
- It may be necessary within the site to break up the building mass through strong planting and green space;
- Existing landscape features such as woodland and hedges can be extended into and around the site;
- Additional planting should strengthen and emphasise the landscape within the development and around it;
- Ensure that any existing views of the landscape's rural quality are not spoilt or lost;
- Avoid close boarded fencing or bland walls on exposed boundaries;
- Study and emulate the character of traditional settlement edges in the area;
- Consider lower density or smaller scale houses to minimise the urbanising effect at sensitive edges; and
- Ensure suitable connections to the wider path network.

24: Careful attention to edge of settlement design.

Biodiverse green spaces

3.45 As well as having recreational and amenity value, green space also helps to promote biodiversity. Biodiversity should be protected and enhanced in all developments by considering the following:

- Undertake on-site survey and analysis to gain an understanding of the biodiversity of a site and its relationship to the wider ecological context;
- Positively incorporate landscape and ecological features which have an established value and are sustainable ensuring their protection throughout the site clearance and construction process;
- Where possible, incorporate wildlife corridors to link habitat areas;
- Do not remove important wildlife habitats without reasoned justification -translocation of species and habitats should only be considered as a last resort;
- The surrounding biodiversity and ecology outwith a site boundary should not be harmed by new development caused by, for example, the effects of surface run-off or waste management, habitat isolation or reduction; and
- Where development requires some habitat loss, this should be offset by providing habitat improvements or creation nearby.
- Creation of meadow areas instead of cut grass
- Planting of native tree species

Species (including European Protected species)

3.46 A variety of species may make use of a site that is proposed for development. Applicants must establish which species are present on the site and what implications, if any, the proposals have for the species. Consideration should be given to all species, not just those that are European Protected Species. UK or local priority species and habitats should be given due consideration and any site designations such as Sites of Importance for Nature Conservation (SINC) and Local Nature Conservation Sites (LNC) must be taken into account when developing proposals.

3.47 Where a proposal may affect a European Protected Species on or near a site, the Council must ensure that the provisions of EC Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna (the 'Habitats Directive'), are properly taken into account. This will require the applicant to submit a survey for European Protected Species (including mitigation measures where necessary). This must be submitted when the application is lodged and will not be dealt with by conditions following any grant of planning permission.

3.48 Where relevant, take opportunities to create habitats, including the installation of bird and/or bat boxes.

Promoting activity, health and wellbeing

3.49 Well designed green spaces and networks can improve the quality of life of residents by reducing physical and mental health problems through physical activity, providing 'breathing spaces' and enjoyment of open space and nature. Provision of the following should be considered in developing residential layouts:

- Places for social interaction;
- Appropriately sited high quality facilities for a range of ages and activities; and
- Places for a range of outdoor activities.

25: Green space network linked to residential development which promotes health and wellbeing.

Sustainably managed open space and green network

3.50 Sustainable management is a key element in creating green spaces that are fit for purpose and continue to deliver long term benefits to communities. Maintenance and its funding requires to be considered at the early stages of design.

- If maintenance is proposed to be dealt with by factors, residents associations or other external bodies, then details of the proposed arrangements will require to be submitted for approval by the Council.
- If you wish the Council to adopt open space/play areas, then you will require to pay a commuted sum based on 15 times the annual maintenance costs of the areas involved.

3.51 Maintenance of green spaces and the network is vital to the long success and benefits of the development. Sustainable management requires a comprehensive, flexible and realistic management plan. Maintenance of green space should be taken into account at the early stage and consideration should be given to the following:

- Designed to enable good quality, sustainable maintenance;
- Community involvement in management;
- Resource efficient and sustainable;
- Naturalistic form of SUDS design; and
- Provide diversity of SUDS design.

Planning obligations and landscaping bonds

- Where the Council consider that open space or recreational provision is particularly important or significant, it will seek a planning obligation and/or a landscaping bond to ensure its appropriate provision.

Existing hedgerows retained as wildlife corridor

Avoid close-boarded fencing or bland walls on exposed boundaries

Back to back arrangement for rear gardens avoids security and maintenance issues

SUDS integrated into the layout

Creation of integrated amenity at the heart of development

Shared and gated common court between rear garden requires management

Provision of boundaries with adjoining areas

Existing mature tree on site retained for amenity, environment and habitat

Figure 23: The proposal considers good green space opportunities within the site and links to the wider network.

Private dwellings and front gardens

Managed communal space

Managed public space

Managed shared garden

Rear private gardens

SUDS area maintained by water authority

Figure 24: The proposal must clearly define the public and private space with arrangements for management.

Prompts – Green space and network

- *Have existing trees and hedgerows been retained wherever practical to provide an organic quality and maturity to the development?*

- *Have opportunities for habitat creation been explored?*

- *Has provision been made for useable open spaces which respond to existing vegetation and important views and are well overlooked?*

- *Does the proposal respond to the topography of the site?*

- *Have views into and out of the site been considered?*

- *Have suitable surfaces and designs been used for roads and footpaths?*

- *Have play areas been included where appropriate?*

- *Have sympathetic boundary treatments been provided to integrate the edges of the proposed development?*

- *Has consideration been given to the protection of any species on the site?*

- *Does the proposed layout create opportunities to link into the wider green network?*

- *Does the proposed design respond to local identity ?*

- *Does the proposal address sustainable maintenance?*

Design principles

3.52 The massing, scale and proportion of the development are essential elements in securing a development that fits with its location. If these aspects are not right, then a development will look out of place with its surroundings. The architectural detailing and materials must also be given careful consideration. The detail of buildings and public spaces - the corner treatments, the roof lines, the pavement, street lighting and street furniture must all be addressed.

Massing, scale and proportion

3.53 Development should respond to the character and local distinctiveness of the area in which it is located. There should be an understanding of the scale, massing, design, form and materials which are characteristic of the local area.

3.54 Aim to adapt the best from the local elements and to interpret traditional shapes and sizes into a modern context. Overall, the envelope (the width, height and depth of the walls) together with the slope of the roof determine a building's proportions.

26: Massing reflects local character.

3.55 New housing should be sympathetic to the following principles:

- Consider the traditional proportion of frontage width to plan depth in the local area to ensure that any new development is sympathetic to the character of the area rather than simply using standardised house forms which bear no relationship to the locality;

- Satisfactory proportions are commonly generated from a shallow plan rather than a narrow frontage and deep plan – using simple well proportioned building forms and simple facades; and

- Seek to create an appropriate balance between the proportions of wall and windows/doors, eaves height and ridgeline.

Materials

3.56 When considering the choice of materials within new residential development, consider appearance and sustainability. The materials used in the development should respect and complement the existing materials used in the street or surrounding locality (this particularly if the proposal is for an infill development). New buildings should use a limited range of high quality materials - where possible, local materials should be used. This choice should be based on materials and details which feature in existing good quality development in the locality, and which reflect the character of the part of South Lanarkshire in which they are located.

3.57 Careful consideration must be given to both the colour and texture of the material, in order to enhance and respond to the building characteristics of the area.

3.58 The materials used should also enhance the appearance of the building itself, without making the development inappropriately prominent within the streetscene.

27: Materials and design reflect local buildings.

3.59 Ideally, building materials should be sourced locally, from renewable sources where possible. The use of locally sourced materials helps to enhance local distinctiveness. It is important to consider the materials to be used at an early stage in the design process, rather than merely seeking to agree them at a later stage.

3.60 Depending on the locality, re-use of the following may be appropriate materials:

- **Walls**

  Wet dash render, natural local stone, lime based render, polymer render, timber cladding, corrugated metal cladding (in appropriate locations);

- **Roof**

  Reclaimed slate (best modern equivalent in terms of colour, thickness, weight and texture), artificial slates (fibre cement), plain concrete tiles with a flat profile (grey), good quality metal sheeting, corrugated metal roofing, turf/thatch (particular rural areas); and

- **Windows**

  Timber framed.

28: Modern interpretation of local vernacular.

Detailing

- Proposals should establish a high degree of architectural quality and take advantage of opportunities to improve the character and appearance of the area and to establish a 'sense of place'.

- Standard house types should be avoided or, if they are to be used, designs, layouts and external materials should be modified to suit the site and the wider context.

- Design should be sensitive to the appearance and settings of historic buildings, whether they are listed or located in a Conservation Area or not.

29: Contemporary design solution.

- In areas where there are few positive characteristics to build on, a contemporary design solution creating a distinctive new character which creates a strong sense of place that complements local building styles and layouts is encouraged.

- Consider how matters such as locally distinctive plot width and depth, building height and architectural detailing can be reflected through use of contemporary design, materials and construction methods.

- On larger developments, a variety of architectural styles will be encouraged to create visual interest.

30: Design features and detail to add interest.

- Consider the detailed design of features such as doors, windows and porches, taking account of both local vernacular and sustainability issues (i.e. consider window size, design, positioning and orientation).
- Add building height, specific design features or use specifically designed buildings at corners and create well-detailed façades at the end of vistas to enhance the character of a development.
- Roofscapes should respect the development's location and context.
- Materials, tones, textures and colours should be based on the dominant characteristics of traditional buildings in the vicinity, but should also consider sustainability, durability and ease of maintenance.
- Aim to deliver high quality sustainable development using current technologies and aesthetics.

Prompts - Design principles

➲ *Does the scheme feel like a place with a distinctive character?*

➲ *Do buildings exhibit architectural quality?*

➲ *Does the scheme exploit existing buildings, landscape or topography?*

➲ *Is the design specific to the scheme?*

➲ *Do materials and design features reflect or interpret local vernacular?*

➲ *Does the design of buildings contribute to the character of the area?*

➲ *Have sustainability issues been given due consideration?*

Figure 25: Final development layout.

Application requirements

Hierarchy of developments

3.61 The Planning etc. (Scotland) Act 2006 introduced the hierarchy of developments. The hierarchy allows a proportionate approach to be used for dealing with planning applications depending on which of the three categories a development falls within. The procedures for making and handling planning applications vary between the three categories.

3.62 The three categories in the hierarchy of development to which all developments will be allocated are as follows:
- national development;
- major development; and
- local development.

3.63 With regard to housing development, a major development is one where:
(a) the development comprises 50 or more dwellings; or
(b) the area of the site is or exceeds 2 hectares.

3.64 Any residential development which is below these thresholds is classed as a local development.

3.65 Where an application falls within a major category, then pre-application consultation must be undertaken and a design and access statement submitted (see sections below).

Design and access statements

What are they?

3.66 A design statement is a document outlining the design principles and concepts that have been applied to a development. It explains how the design policies of the development plan have been taken into account and demonstrates how the design takes account of its context. It provides an opportunity to show how the design process described in section 3.0 has been undertaken and how the proposed solution has evolved from this.

3.67 An access statement is a document which outlines issues relating to access to the development for the disabled. It explains the approach adopted to access and, in particular, how policies relating to access in the development plan have been taken into account and any specific issues which ensure that access for the disabled will be maintained.

When are they required?

3.68 The Planning etc (Scotland) Act 2006 introduced the requirement for Design and Access Statements to be submitted for all national and major developments. A design statement is also required for 'local developments' (housing developments of up to 49 units) within:
a) the New Lanark World Heritage Site;
b) a conservation area;
c) a historic garden or designed landscape;
d) a National scenic area (none in South Lanarkshire);
e) the site of a scheduled monument ; or
f) the curtilage of a category 'A' listed building.

3.69 If a Design or Access statement is required and is not submitted with the application, then the application will be invalidated until the statement is lodged.

3.70 The Council's guide, 'Design and Access Statements', provides further information on these: www.southlanarkshire.gov.uk

Pre-application consultation

3.71 Applicants for all national and major developments (housing developments of 50 units or more), must undertake public consultation prior to the submission of a planning application. This allows communities to be made aware of and to have an opportunity to comment on proposals before an application is lodged.

Pre-application screening notice

3.72   This is optional and is for instances where the applicant is uncertain whether their proposal is a national or major development. Following submission of a 'Pre-application screening notice', the Council must issue a statement within 21 days advising whether pre-application consultation will be required or not. This is valid for 12 months on the basis that the proposal does not materially change.

Proposal of application notice

3.73   If pre-application consultation is required, then the applicant must submit a 'proposal of application notice' to the Council at least 12 weeks prior to the submission of the planning application. The Council will respond to the notice within 21 days and will advise whether any consultation is required in addition to the statutory minimums.

3.74   Minimum statutory requirements:
- Consult every community council whose area is within or adjoins the proposed development site; and
- Hold at least one public event which must be advertised in the local press at least 7 days in advance.

3.75   The Council has a guidance note, 'Pre-application consultation', which provides more information on these matters. Use the link below to access it: www.southlanarkshire.gov.uk

31: Pre-Application Consultation and Design and Access Statements

Summary of prompts

Appreciating the context

- Can the contextual analysis, design principles and precedents be clearly demonstrated in a design statement?
- How can essential site features be retained and incorporated?
- Can the development respond positively to its design context?
- Have the relevant local and national policies and guidance been considered?

Towards a vision

- What is the vision for the type of 'place' that will be created?
- What sort of place should this become?
- What key words describe the qualities that it is envisaged the development will achieve?
- What type of character will help achieve these qualities?

Creating the urban structure

- How has the development structure evolved from the site's context?
- Are streets defined by a well-structured building layout?
- Have existing movement routes and connections to surrounding areas been considered?
- Does the layout create a connected network of public streets and spaces that are accessible to all?
- Does the proposed density reflect accessibility to local facilities and the character?
- Are new or improved connections created to existing facilities?
- Could the site support non-residential or community uses of appropriate scale in accessible locations?
- How has priority been given to pedestrians and cyclists within the road and street network?
- Is open space a focal point and compatible with its surroundings?

- Have the social benefits of providing an appropriate mix of accommodation or facilities been considered?
- Is there a mix of house types, sizes and tenure?
- Do buildings 'front' public spaces, streets and roads, even where direct access cannot be taken?
- Is there sufficient outdoor amenity space for residents' use?
- Is the extent of rear garden boundaries abutting public areas minimised?
- How does the layout respond to the landscape character of the site?
- Has the greenspace been well designed to create high quality attractive places, where the boundary and landscape qualities are enhanced and where communities can interact and enjoy the open space and nature?

Sustainable housing

Energy efficiency

- Does the development work with the natural features of the site?
- Are buildings orientated and designed to maximise levels of solar gain, daylight and natural ventilation?
- Does the scheme incorporate energy efficient design?
- Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?

Low and zero carbon developments

- Does the scheme incorporate zero or low carbon technologies?

Water management

- *Have you considered the effect of the development on the quality and quantity of run-off from the site?*
- *Have SUDS been incorporated into the design, and has the necessary land take been earmarked for them?*
- *Have you assessed the water features on and near the site and considered how these can be preserved and enhanced as part of the redevelopment?*
- *Does the scheme have appropriate water conservation measures?*
- *Have you assessed the potential flood risk for the site, both now and in the light of predicted climate changes?*

Materials

- *Does the scheme make use of recycled land and/or material?*
- *Are the materials locally sourced to help enhance local distinctiveness?*

Mixed Use

- *Is the development in a location suitable for mixed use where it can help reduce the need to travel, promote community development and increase local diversity and vitality?*

Lifestyle changes

- *Do internal spaces and a layout allow for adaptation, conversion or extension?*
- *Does the scheme promote active travel?*
- *Does the scheme promote waste management and recycling?*

Safe and inclusive developments

- *Do public spaces and pedestrian/cycle routes follow the street network and benefit from natural surveillance?*
- *Does the design of the housing provide defensible space around the dwellings and does this continue around a building corner where appropriate?*
- *Are vulnerable back gardens protected by the design of "back to back" protection or similar arrangements?*

Inclusive design

- *Has ease of movement for wheelchairs and pushchairs been included in the layout?*
- *Does it generate a sense of community?*
- *Is it a place where privacy is balanced with community vigilance?*
- *Are a range of facilities close to hand?*

Movement systems

- *Does the layout make it easy to navigate through the development?*
- *Do the buildings and spaces take priority over roads and car parking so that the roads do not dominate?*
- *Does the development have easy access to public transport?*
- *Is the development well-connected to (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafés?*
- *Has the 'user hierarchy' been applied to the design of pedestrians, cyclists, public transport users and then motor vehicles?*
- *Does the street have a sense of 'place' rather than just an area for vehicles to move through?*
- *Is the parking provision unobtrusive?*

Green space and network

- *Have existing trees and hedgerows been retained wherever practical to provide an organic quality and maturity to the development?*
- *Have opportunities for habitat creation been explored?*
- *Has provision been made for useable open spaces which respond to existing vegetation and important views and are well overlooked?*
- *Does the proposal respond to the topography of the site?*
- *Have views into and out of the site been considered?*
- *Have suitable surfaces and designs been used for roads and footpaths?*
- *Have play areas been included where appropriate?*

➲ *Have sympathetic boundary treatments been provided to integrate the edges of the proposed development?*

➲ *Has consideration been given to the protection of any species on the site?*

➲ *Does the proposed layout create opportunities to link into the wider green network?*

➲ *Does the proposed design respond to local identity ?*

➲ *Does the proposal address sustainable maintenance?*

Design principles

➲ *Does the scheme feel like a place with a distinctive character?*

➲ *Do buildings exhibit architectural quality?*

➲ *Does the scheme exploit existing buildings, landscape or topography?*

➲ *Is the design specific to the scheme?*

➲ *Do materials and design features reflect or interpret local vernacular?*

➲ *Does the design of buildings contribute to the character of the area?*

➲ *Have sustainability issues been given due consideration?*

4.0 Appendix

Design standard notes

4.1 These standards are not intended to produce a 'planning by numbers' approach to designing housing layouts. Even where the standards have been met, it is important to demonstrate that an analysis of the site and its surroundings has been undertaken and that the context has been given due regard, together with the other design principles contained in the Guide.

4.2 On occasion, the Council may insist on more stringent standards than those in this appendix in order to, for example, further mitigate the impact on neighbours or to produce a better quality of development. Where applicants do not achieve the appropriate standard, justification for this should be provided

Bin storage

Houses

4.3 All new houses must have provision for hard surfaced bin storage suitable and sufficient for the storage of bins for general household waste and recyclable waste such as glass and dry recyclate. If bins cannot be taken from the rear, side access for detached and semi-detached houses must be retained to enable the bins to be wheeled to the front of the property. Terraced houses must provide rear access for bin collection either through a rear footpath or a common pend through the terrace.

Flats

4.4 New flatted developments must provide bin storage facilities to the rear in an external bin store, or in an internal store on the ground floor or basement, which is capable of storing bins for general household waste and bins for recyclable waste sufficient to provide enough waste storage for all the households in the property. Bins can be provided either individually for each flat or communally. Bin capacity is calculated on the basis of 120 litres per household per week for general waste and 120 litres per week for dry recyclate and 140 litres per household per four weeks for mixed glass.

Design

4.5 External bin stores should be finished in materials to match the residential development and should be appropriately roofed and gated.

Distances

4.6 The length of a cleansing vehicle is in the region of 10 metres and an estimated turning circle of 15 metres will be required. Vehicles should not have to reverse for more than 12 metres.

Parking

4.7 Parking provision for residential areas depends on the size of dwellings (i.e. number of apartments. An 'apartment' includes any room with the exception of kitchens, bathrooms, hallways and conservatories). The appropriate parking requirement is given for each size of house, with different proportions of 'allocated' and 'unallocated' spaces. Parking provision is shown in Table 1 below:

Parking provision – Table 1

Housing (Detached and Semi-Detached)			
Development type	**Appropriate provision**		**Comment**
Size of dwelling (no. of apartments)	Allocated spaces	Unallocated spaces	* May be permitted in certain circumstances at the discretion of the Roads Authority
1 - 4	2 (1)*	0 (1)*	
5 or more	3 (2)*	0 (1)*	

Housing (Flats or Mid -Terraces)			
Development type	**Appropriate provision**		**Comment**
Size of dwelling (no. of apartments)	Allocated spaces	Unallocated spaces	* May be permitted in certain circumstances at the discretion of the Roads Authority. None of the spaces whether allocated or unallocated will be adopted by the Roads Authority.
1 - 2	0 (1)*	1.5 (1)*	
3 - 4	0 (1)*	2 (1.5) *	
5 or more	0 (2)*	3 (1.5)*	
Redevelopment in Established Town Centres.	1 space per dwelling.		Including refurbishment.
Private Sheltered Housing & Housing Associations.	0.5 spaces per dwelling + 0.3 spaces visitor parking per dwelling + 1 space per warden.		May be reduced in certain circumstances at the discretion of the Roads Authority.

Note: Definition of 'apartment' – any habitable room excluding kitchens, bathrooms, hallways and conservatories.

Window to window distances

4.8 New housing development should not result in privacy or overlooking problems either within the site or to neighbouring properties adjoining the site. To ensure that adequate levels of privacy and amenity for occupiers of new and existing neighbouring properties are maintained, the following guidelines will generally apply as a minimum.

4.9 The minimum distance between windows of directly facing habitable rooms (i.e. living rooms, dining rooms and bedrooms) should be no less than 20m. Upper floor side windows which overlook adjacent houses will be unacceptable unless they relate to bathrooms, stairways or other non-habitable rooms and are subject to a condition requiring the use and retention of obscure glazing.

4.10   While these guideline figures should ensure a reasonable degree of amenity and privacy, there may be instances where they may not be achievable for townscape or street design reasons. For example, in higher density, older, more compact areas, the 20m distance may produce a layout which is out of character with the surrounding area. Due cognisance should always be given to the context and the form of development in the surrounding area.

4.11   Similarly, the guidelines may be relaxed where it is necessary in the interests of creating a well designed street layout with a distinctive sense of place. However, the layout of any new development should always seek to ensure that the privacy of neighbouring properties is not compromised.

Sunlight and daylight

4.12   New residential development must allow for adequate sunlight and daylight to reach adjoining properties in line with the Building Research Establishment (BRE) Standards as set out in their publication entitled "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice", BRE 1991

4.13   Applications will be assessed to ensure that the development does not result in an unacceptable loss of daylight or sunlight to appropriate existing windows. Where it appears that the loss may be significant, the guidance set out in the BRE will be used to measure the impact.

4.14   It will be expected that new development will comply with the provisions of the BRE standards both for the new buildings themselves and for any existing neighbouring buildings upon which the development might have an impact.

Garden provision

4.15   Standard garden sizes cannot be rigidly specified or applied across all residential developments. The sizes to be provided will be dependent on the size and type of dwelling proposed, the size of plot and the general character of the area in which the development is located.

4.16   Residents should be provided with a pleasant, safe living environment that offers reasonable privacy, daylight and a secure, private, outdoor living space. In the case of some residential developments such as flats or sheltered housing, private areas may be communal spaces, but they should still offer similar standards of privacy and security. In considering residential proposals, the Council will therefore have regard not only to the size of garden being provided, but to its usability. This will be assessed in terms of levels, shape, orientation and privacy.

4.17   It will be expected that at least 50% of the rear garden area be reasonably level (varying between no more than 0-10 degrees), and with no part of the garden having a gradient exceeding 25 degrees. Retaining walls should seek to be no higher than 1.5 metres above ground level. Any proposal not complying with these standards will require to provide appropriate justification for not doing so.

4.18   Gardens should ideally not be directly overlooked by other properties or gardens and should have at least some area that is not readily overlooked. Careful layout and design can ensure that privacy is maintained without resorting to over-regimented, monotonous, suburban layouts. Measures to improve privacy such as the careful use of walling or fencing, or the positioning of dwellings, garages and other outbuildings should be considered.

4.19   Gardens should receive some sunlight, be located away from bin stores and be attractive spaces that residents will want to use.

Guidelines

4.20   As a general guide, the following figures may be considered as a starting point for the assessment residential developments - unless the surrounding character of the area or the individual circumstances of the site justify a departure (for example, in areas of high density, where garden sizes are traditionally smaller in the surrounding area; or in a locale where larger sized houses are being provided and garden sizes should be proportionately larger).

4.21   Family sized semi-detached/detached houses – minimum rear garden size of 70m² (excluding garage area), with minimum rear depth of 10m. This allows for a drying area and play/amenity space.

4.22   **Terraced properties** – gardens may be proportionately smaller and with a   minimum rear depth of 8m, but only where minimum window-to window distances of 20m can still be met).

4.23   **Flatted development** – amenity space should be provided to create a setting for the development appropriate to the character of the locality and to accommodate drying/play/sitting out/landscaped areas where appropriate. Developments should aim to provide a minimum of 30m² per flatted unit unless appropriate justification can be given for providing a lesser standard.

4.24   Flatted developments should always aim to respect the following standards in respect of distance from the rear elevation to the rear boundary:

Two storey development   –   10m;

Three storey development –   13m;

Four storey development   –   16m; and

Five storey development   –   19m.

4.25   Only where it can be shown that the amenity or privacy of any existing development to the rear of a site will not be adversely affected, will a relaxation of these standards be considered.

4.26   **Sheltered Housing -** amenity space should be provided to create a setting for the development appropriate to the character of the locality and to accommodate sitting out areas. A minimum provision of 25m² per flatted unit should be provided

4.27   **Front Garden Depth -** for semi-detached, detached and terraced dwellings, a minimum front garden depth of six metres should generally be provided from the front elevation of the dwelling to the heel of the footpath, unless the existing building pattern or building line dictates otherwise. Similarly, it will be appropriate to consider alternative layouts which do not comply with these guidelines in circumstances where a street design with strong sense of place is being created.

Open space provision – Table 2

Development Type	✳ Amenity Open Space	Sport/ Recreational Provision
Small Sites (up to 10 houses)	• No specific requirement, other than planting as detailed below. Some amenity open space desirable. • Supply and plant two trees per dwelling to be planted within the site boundary.	• No new recreational provision within the site, but a financial contribution to the improvement of existing sport/recreational facilities within the local area.
Medium Sites (11 - 50 houses)	• 20m² per dwelling and 2 trees per dwelling as above.	A financial contribution to the improvement of existing sport/recreational facilities within the local area, or, if no appropriate local facility exists, then: • Provision of one play area equivalent in size to 20m² per dwelling. • Level space provision (14m x 6m) accessible from a road to accommodate mobile play equipment. • Or a combination of these options in part or in full as appropriate to the location and as agreed with the Council.
Large Sites (51 - 100 houses)	• 20m² per dwelling and two trees per dwelling as above.	Financial contribution to the improvement of existing sport/ recreational facilities within the local area and: • Provision of one play area equivalent in size to 20m² per dwelling. • Provision of a modern games court (minimum size 22m x 20m). • Provision of a youth space facility. • Or a combination of these options.
Major Sites (101 houses and upwards)	• 20m² per dwelling and structure planting* around site boundaries – minimum of 15-20m width. • No trees within 3m of any dwelling or boundary of dwelling. • Two trees per dwelling as above. * Edge of settlement sites	Financial contribution to the improvement of existing sport/ recreational facilities within the local area and: • Provision of a minimum of one play area equivalent in size to 20m² per dwelling. Where the site is deemed appropriate due to house types, location or topography, additional sites will be required. • Provision of a modern games court (minimum size 20m x 32m). • Provision of a youth facility. • Or a combination of these options in part or in full as appropriate to the location and as agreed with the Council.
Rural Sites (houses)	• 20m² per dwelling and two trees per dwelling as above.	• Due to the varying nature/size of existing rural communities and their needs, each case will be dealt with on its merits, but based on the standards specified above.
Flatted Developments	• 30m² per dwelling unit and two trees per dwelling as above.	• Financial contribution to the improvement of existing sport/ recreational facilities within the local area.
Sheltered Housing Developments	• 25m² per dwelling unit and two trees per dwelling as above.	• Financial contribution to the improvement of existing sport/ recreational facilities within the local area.

✳ Landscaped areas providing visual amenity or separating different buildings or land uses for environmental, visual or safety reasons and used for a variety of informal or social activities such as sunbathing, picnics or kickabouts.

Financial contributions

4.28 Based on an assessment of the existing quality and quantity of existing provision in an area, the Council can advise which of the options for recreational provision is of most benefit to a community. This is particularly important in relation to large new housing sites. The options include:

- Provision taking place on-site (in areas where there is an identified deficiency in green space or recreational facilities); or
- Provision taking place off-site in the general area (where on-site provision is physically impossible or inappropriate); or
- A financial contribution being made to enable required off-site provision in the local area; or
- A financial contribution being made to enable off-site qualitative improvements to open space or facilities in the local area (where there is a surplus of open space or no specific identified deficiency , but where opportunities exist for enhancement or upgrading of existing facilities in the vicinity); or
- Financial contribution to meet the needs for wider open space provision and management.

4.29 The guidelines shown in Table 2 give a general indication of the minimum requirements of provision which the Council will seek in new residential developments.

4.30 It is important that the exact nature of any proposed sport and recreational provision should be the subject of discussion with Planning & Building Standards Services prior to the submission of a formal planning application

Financial contribution

4.31 The value of the financial contribution towards recreational provision, open space provision or the upgrading of existing facilities outwith, but in proximity to the site, would be expected to range from £1500 upwards per dwelling. The final figure however, will depend on the location of the site and other relevant planning circumstances such as the open space or recreational needs of the area and the nature, type and size of development. The appropriate financial contribution should be made prior to the issue of planning consent.

Summary

4.32 It is reiterated that these standards are guidelines only. Rigid adherence to meeting the standards will not automatically result in a good quality development. The main aim, as SPP states, is "creating successful places and achieving quality residential environments…. the siting and design of new housing should take account of its setting, the surrounding landscape, topography, character, appearance, ecologies and the scope for using local materials….to create places with a distinct character and identity, promoting a well integrated mix of land uses including well designed homes of different types and tenures".