

design for living

Bexley's residential design guide



Adopted
21 January 2006



“Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.”

Planning Policy Statement 1:
Delivering Sustainable Development



L o c a l D e v e l o p m e n t F r a m e w o r k
S u p p l e m e n t a r y P l a n n i n g D o c u m e n t

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s t r a t e g i c p l a n n i n g a n d r e g e n e r a t i o n d e p a r t m e n t

Foreword from Councillor Margaret O'Neill

Welcome to Bexley's Residential Design Guide, ***Design for Living***, which looks at all aspects of design for new residential developments. This guide provides practical advice about preparing a design statement as part of a planning application, and on the appearance of buildings, their style and construction materials. The publication also addresses key design principles that affect a resident's day-to-day experience of the places where they will live.

Bexley's population is growing and many new homes are needed over the next 10 – 15 years. I want these new homes to contribute to making Bexley a better place to live and to reflect national government guidance by taking '**...the opportunities available for improving the character and quality of an area.**'


In order to achieve this, new development needs to be sensitive to its locality, not slavishly copying existing styles, but drawing on the local built environment to produce innovative and inspiring contemporary design. Past eras have produced architectural gems and homes that are greatly valued. It is incumbent on us to ensure that today's buildings are the treasured homes of the future.

That means that as well as looking good, they should also work well for the people that live in them and visit them. The homes and the spaces surrounding them need to feel comfortable, safe and easy to get around for the wide range of people who may use them. Outdoor private and communal amenity space is a vital part of people's living environment. In consulting on this document, we were sent a strong message that outdoor space should not be sacrificed in order to achieve higher densities. This final document, therefore, provides additional advice on the provision of communal amenity areas that will meet the aspirations of their residents.

This guide does not set prescriptive standards for development. It simply identifies principles of good design that we are seeking to put into practice. These are not rigid or restrictive – they highlight our aspirations whilst bestowing on architects, designers and developers the freedom to be creative and inventive in the way they apply these principles.

I ask all those involved in designing and providing new housing in the borough to work with us to raise the standard of design so as to create buildings and spaces where people really do want to live.

January 2006



Councillor Margaret O'Neill

Urban Design Champion for Bexley Council

Cabinet Member for Town Centres, Industry and Regeneration

Status of this Document

Design for Living is a Supplementary Planning Document within Bexley's Local Development Framework. It has been prepared to supplement the policies and proposals of the adopted Bexley Unitary Development Plan (UDP) 2004 and the London Plan 2004, which together form the development plan for the area. ***Design for Living*** replaces Design and Development Control Guideline 1 of Bexley's UDP (2004). It is, therefore, a material consideration when the Council considers planning applications.

This document has been prepared in line with the legislative requirements of the Planning and Compulsory Purchase Act 2004 and associated regulations and guidance.

How to use *Design for Living*

Design for Living is grouped into topic areas, starting with broader contextual issues and ranging through to the detail of a housing scheme. Each topic area has an introduction and is filled with examples of high quality design and best practice.

On the right hand side of each double page spread are numbered principles. These can be used as a checklist to ensure that the principles of good design have been considered in the preparation of a development scheme. These principles will be a material planning consideration in the determination of planning applications.

It is important to also review the images and captions under each topic area, as these provide further guidance, examples and ideas of how a principle can be put into practice.

Design statements are covered in full on pages 6 and 7, with lettered consideration points for the three stages in their production. The scope of a design statement will vary according to the nature of a scheme. Early discussions with a planning officer will clarify the scope of a design statement for a specific development.

It is important to realise that not all issues explored in *Design for Living* will be relevant for all residential development. In some cases, the principles identified under different topic areas may conflict with each other. It is the Council's intention to allow flexibility in the design of a scheme and not apply rigid standards unnecessarily.

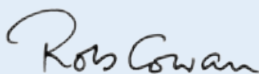
In using this guidance to determine planning applications the Council will, therefore, seek to achieve an overall high quality development. The relative importance of each of the principles will be judged in relation to the merits of each individual scheme.

'Delivering successful communities will require a combination of proactive local leadership, partnership working and innovation. This document sets a clear benchmark. Gone are the off the shelf solutions based on rigid out of date standards and in are guidelines supported by best practice case studies that encourage individuality, creativity and quality assurance. It is a powerful statement of intent to the community that good urban design really matters and I applaud Bexley's officers and members for raising the bar.'



Ludo Campbell-Reid, director of Urban Design London. He also provides expert urban design, architectural and planning advice to community groups, local, regional and central government agencies as well as private sector development companies both in the United Kingdom and internationally.

'This guide provides a wonderfully clear explanation of how developers can help to make Bexley a good place to live, with a distinctive character, resisting the tendency for everywhere increasingly to look much the same as everywhere else. The guide recognises that designing real places is about more than just aesthetics. The secret is to understand the simple principles that make places safe, lively, welcoming, adaptable and easy to get around. Although this is a residential design guide, it reflects the truth that designing housing alone rarely makes successful places. Mixing uses and making connections is the key to making the borough a place that will continue to be a place where people will chose to live and work. This guide should make a big difference in making the council's vision for Bexley a reality.'



Robert Cowan, director of the Urban Design Group. He is also a consultant; a senior research fellow in architecture at De Montfort University; a visiting examiner in planning at the University of Manchester; and editor of *Context*, the journal of the Institute of Historic Building Conservation.

'London is a growing city. We need this growth to be in the right locations and designed in ways that make this a better and more sustainable city. The efforts of progressive local authorities like Bexley will be key to this. I therefore welcome this document and admire its clear strategic analysis and aims. Bexley Council's commitment to excellent design will be key in achieving London's urban renaissance.'



Richard Rogers, Chief Adviser to the Mayor of London on Architecture and Urbanism. He is also Chairman of Richard Rogers Partnership, Chair of the Government's Urban Task Force, and serves as Adviser to the Mayor of Barcelona's Urban Strategies Council.

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Planning Submission Requirements

Applicants should make contact with Bexley at the earliest possible stage to discuss new development proposals and initiate the design process. All applications for new housing development will need to demonstrate that the scheme proposed is robust and sufficiently detailed in terms of analysis and the key design principles outlined in this guide. This will be done through the preparation of a design statement that will be submitted alongside the planning application.

Securing high quality design in new development is at the top of the government's agenda, with Planning Policy Statement 1 (PPS1) stating that 'good design is indivisible from good planning.'

A design statement should demonstrate how the proposed design scheme has taken account of the local context and how it will contribute to the area. The scheme should include clear proposals for the treatment of the landscape and the public realm. The main issues influencing the design should be explained in a clear, structured and visual way. This will help people who are consulted on the development to understand what is trying to be achieved and to appreciate how the design has been applied to the individual context of the site. It helps planning officers assess proposals more quickly and reduces the need for costly and time-consuming redesign.

Preparing a Design Statement

The following checklist outlines the key components that should be covered within a design statement. They are split into three distinct stages that are: analysing the site, developing the design concept, and creating a schematic design.

Analysing the site

The first section of the design statement should be based on a process of observation, research and illustration. It should examine the qualitative and quantitative aspects of the site and its adjoining areas to assess the strengths, weaknesses, opportunities and threats. A well-developed site analysis will assist the proper integration of new development into its context. Fully diagrammed site plans, photos and illustrations should demonstrate a clear understanding of the site and its constraints:

- a The existing and historic use of the site and the land uses;
- b The character and nature of the surrounding built environment and land;
- c The location, condition and status (i.e. listed) of existing buildings and structures within and surrounding the site;
- d The location of habitable rooms and building frontages that face the site;
- e The size, shape, orientation and topography of the site;
- f The planting and landscape features on the site, and in particular any trees with Tree Preservation Orders;
- g The location, including the underground routes, of existing utilities and building services;
- h The accessibility of the site including existing roads, footpaths and cycle ways, public transport routes, routes for emergency services and other service vehicles;
- i The microclimate of the site including a north point, the prevailing wind direction and the shadow paths of existing buildings; and
- j Important view corridors surrounding the site and important views to and from the site.



Developing the concept

The second section of the design statement should address all aspects of the analysis by building on the strengths and opportunities of a site and minimising the weaknesses and threats. It should reflect national, regional and Bexley UDP policies and guidance. Concept plans, diagrams and illustrations should demonstrate the following considerations:

- k** A landscape framework based on site features, landscape character, ecological assessment and spatial analysis;
- l** Tree and shrub layout taking account of all underground utilities;
- m** Connections into the existing movement network and to local facilities from the proposed pedestrian, cycle and vehicular routes;
- n** Emergency and other services movement requirements linked between existing and proposed network;
- o** Safety and security issues based on community safety analysis, the positioning of frontages to provide natural surveillance, and the principles of both Secured by Design and Safer Places;
- p** Conceptual layout indicating design responses to issues such as orientation, sun paths, views, landmarks, public spaces, natural surveillance and infrastructure and utilities. These should draw on the site analysis;
- q** House types and density based on built environment analysis, local housing needs and development plan policies; and
- r** The allocation of private and communal spaces based on amenity and privacy requirements, overlooking and loss of light issues.

Creating a schematic design

The third section of the design statement should be based on full analysis and concepts established at an early stage and should explain the main themes associated with the scheme. It should include but is not limited to plans, diagrams and illustrations in two and three dimensions that demonstrate the following considerations:

- s** The layout of house types, gardens, orientation and boundary treatments;
- t** The flexibility of the layouts to be modified to accommodate the changing needs of the occupant (Lifetime Homes principles);
- u** The design and layout of sustainable urban drainage systems (SUDS);
- v** The treatment of different areas of public realm and the links between them: Home Zones where applicable, car parking areas, play areas, public spaces and wildlife habitats;
- w** The pedestrian, cycle and vehicular movement network, pedestrian crossings, vehicle tracking, hierarchy of routes, emergency and other services strategies; and
- x** The form, scale, massing and materials of buildings, including the size and position of windows and entrances, skyline, and the relationship between adjacent buildings and spaces, both adjoining and across a street.

The information required in a design statement will vary according to the scale of a development scheme. A small infill development will need to show how the proposed housing is responding to the site itself and the surrounding buildings. A large development would need to address all the issues identified above. Early discussions with a Planning Officer will clarify the scope of a design statement.



CONNECTING PLACES

It is important when designing new residential developments that schemes integrate new and existing movement networks. Where residential development falls outside the main road network, pedestrians and cyclists should have priority over vehicles. Roads should be traffic calmed, with a significant level of residential use, but linked to the strategic movement network of the wider area.

Wherever possible these linkages should follow the most direct route, give flexibility in the choice of routes, be well lit, and benefit from natural surveillance so as to promote community safety.

St. James Park, Surbiton, London



Short stretches of segregated pedestrian routes can provide a direct link for those on foot. These should, however, be well lit, overlooked and have a clear view through.



Streets should, wherever practicable, favour pedestrians and cyclists, but provide for vehicles that need to be in the residential area, such as service and emergency vehicles and residents' cars. The streets should be designed to reduce the desire for motorists to use them as a 'rat-run' or through route.

The Home Zone concept, in which roads contribute positively to the quality of the public realm, should be considered. The use of creative parking layouts, the installation of benches, planting, and play and informal amenity areas can encourage people of all ages to use and enjoy the public space in their immediate environment.

Sketches from the Urban Design Compendium



From this...

Consider how best this large site can be connected with nearby main routes and public transport facilities and integrated with the surrounding community.



To this...

This street pattern forms the basis for perimeter blocks, which ensure that buildings contribute positively to the public realm. The new roads are traffic calmed but still allow permeability.

Public Art, Barcelona, Spain



Public art can create a landmark to help people orient themselves.

REFERENCES

Bexley UDP 2004: G5, G17, H13, T3, T4, T11, T12, T13, T14, T15 & T16

London Plan: 3C.16, 3C.17, 4B.1 & 4B.5

Principles

- 1 Reduce traffic speeds along new residential streets to create a pedestrian friendly environment.
- 2 Where possible, plan development that will have good links to existing or proposed public transport facilities and service centres.
- 3 Ensure that the design and layout of roads within a development can accommodate access by emergency vehicles.
- 4 Promote walking and cycling by ensuring adequate space, networks and facilities.
- 5 Create links between new and existing developments that reflect the existing street pattern and network to provide continuity. Cul-de-sacs, if used, should be short and straight and part of the linked layout.
- 6 Ensure all people, including those with disabilities, can easily and comfortably move into and through developments, allowing freedom of choice.
- 7 Provide a local hierarchy of routes and spaces that reflect the character of the development and enable residents and visitors to have flexibility in their choice of movement.
- 8 Avoid the creation of isolated pedestrian routes, which could become unsafe and result in a poor quality environment.
- 9 Actively promote community safety by ensuring that development overlooks streets and pedestrian and cycle routes to encourage 'eyes' on the street. Avoid the use of blank flank walls.
- 10 Ensure residents and visitors can find their way around a residential development easily through the arrangement of buildings, spaces, routes and landmark features.
- 11 Aim to establish both visual and functional relationships between the different parts of a development and between the development and its wider setting.

CREATING MIXED USE

There is considerable scope for mixed use development, where commercial, retail, leisure or other uses can form part of a development alongside housing, preferably including a variety of tenures. It can help to create vibrant and diverse centres, and provides residents with a choice of facilities close at hand and reduces the need for travel. Mixed use development will flourish when certain factors are met, such as: streets that are sufficiently busy; buildings with a flexible form; sufficient density; sensitive planning of the process through time; diversity of ownership; appropriate tenure; and an interface between two types of building or activity.

Market Square, Gloucester Green, Oxford



Opportunities to use the floors above retail and commercial uses for residential development should be explored. A mix of uses will ensure that community safety is increased due to increased surveillance at a wider range of times. Extra consideration should be given to issues of noise insulation and commercial delivery arrangements.

Silvertown, Newham, London



This development provides a good mix of family houses and flats as well as a mix of tenures. A good range of facilities is supported by it, including a children's play area, school, shop and cafe.

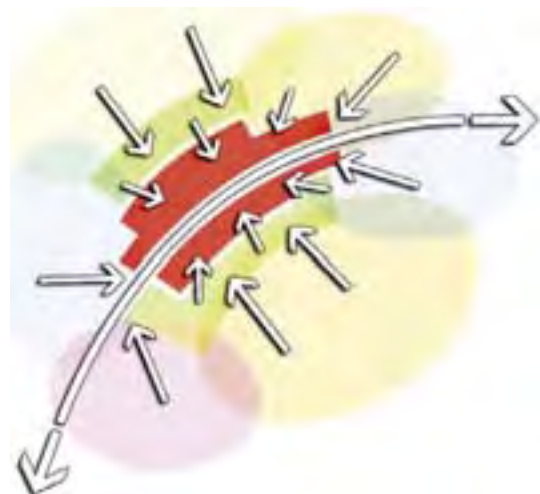
Sketches and text below from the Urban Design Compendium



In designing new places, what role is the centre to have when all the potential 'mixed use elements' are sucked to the edge?



Uses are still being zoned and roads designed as strategic routes at the expense of the creation of more local relationships based on walking and cycling



A more vibrant and sustainable form results from blurring the distinction between uses and designing places that make walking to the local centre, and bus stop or railway station, as comfortable and convenient as possible.

Charter Quay, Kingston-upon-Thames



Fulham Island, London



In town centres a mix of uses can be incorporated in both old and new development.

REFERENCES

Bexley UDP 2004: H13, H14, ENV42, T13 & SHO19

London Plan: 3A.4, 3A.8 & 4B.1

Principles

- 1 Consider using the ground floor of developments for commercial, retail or cultural activity in town and neighbourhood centres.
- 2 Where residential properties are located above other uses, an entrance should be provided on the street to ensure that each dwelling has street access and an 'address'.
- 3 Create a mix of house types, varied in both size and tenure. Include family housing wherever possible, and include affordable housing provision to achieve a mixed and sustainable community.
- 4 Consider the compatibility of uses within a development and how they support one another. Where there are conflicts between uses, ensure ways of reducing them are in place, such as screening, building orientation, noise insulation and delivery times within sociable hours.
- 5 Separate stores for refuse and recycling containers should be provided for the commercial aspects of a development and the residential aspects. No mixing of commercial waste and residential waste is permitted.
- 6 Within large residential developments, consider providing facilities that benefit both residents and non-residents, such as shops, cafes, gyms etc.
- 7 Position retail and commercial uses along main routes to attract passing trade.
- 8 Ensure a mix of units, which will allow people to stay in the development but change the size of their accommodation as their needs require it.
- 9 Design solutions should minimise potential conflicts between incompatible uses, and encourage compatible uses.

ACHIEVING APPROPRIATE DENSITY

In some parts of Bexley, where public transport accessibility is relatively good and within town centres, densities higher than have been the norm may be appropriate. Increased development density can enhance economic viability; support public transport and social amenities; improve the vitality and integration of an area; and aid regeneration.

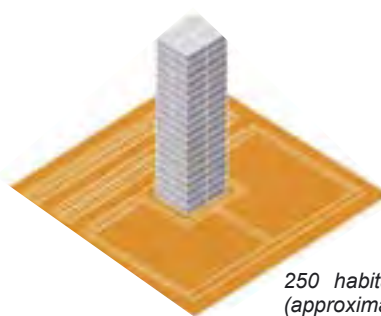
Opportunities will arise within residential areas to increase density and visual interest. This can be achieved by responding sensitively to the scale, form and massing of existing development. With good design, high density development can be achieved without overcrowding, congestion or loss of residential amenity.

The need to achieve appropriate scale and massing is an important design objective that will influence the density that is achievable, especially in specifically designated areas, such as Conservation Areas and Residential Areas of Special Character, where compatible scale and massing is essential.

Ocean Wharf, East London



Parkland Setting



250 habitable rooms per hectare (approximate)

Block X, Chicago, Illinois



Perimeter Block

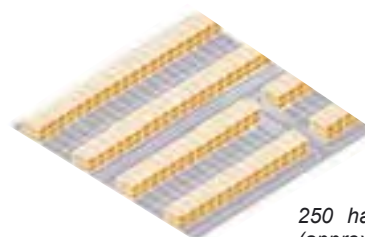


250 habitable rooms per hectare (approximate)

Waters Edge, Shaldon, Devon



Terraced Housing



250 habitable rooms per hectare (approximate)

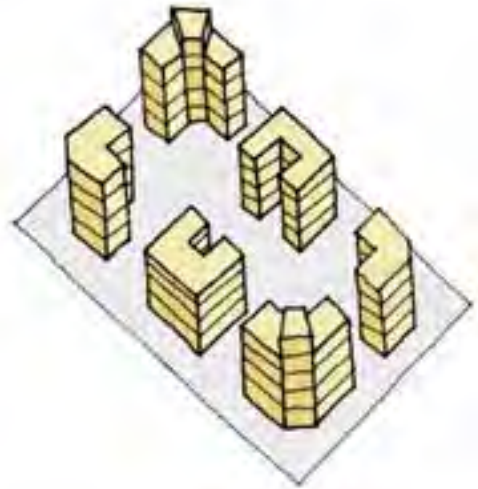
These plans and images show how different forms of development can be built to a density of 235 to 285 habitable rooms per hectare (hr/ha). The

Brewery Square, Clerkenwell, London

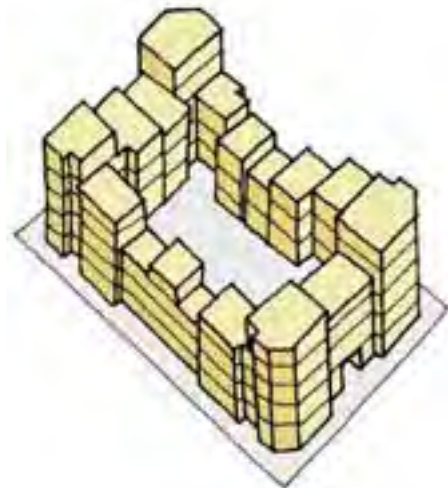


The use of a range of building forms can achieve higher density and a varied streetscape, whilst responding to the existing buildings.

Sketches below from the Urban Design Compendium



Smaller parcel and plot sub divisions facilitate a greater diversity of forms and uses, and a more active street frontage.

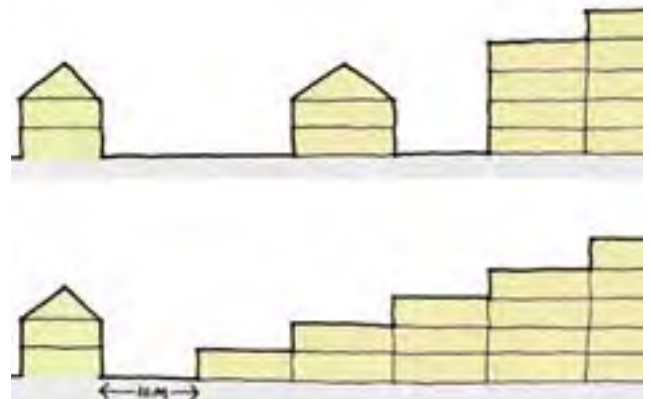


Large land uses within a site can be broken down through the use of smaller plots, varied building heights and a finer urban grain, to reduce the scale and massing of a high density development.

Old Haymarket, Liverpool

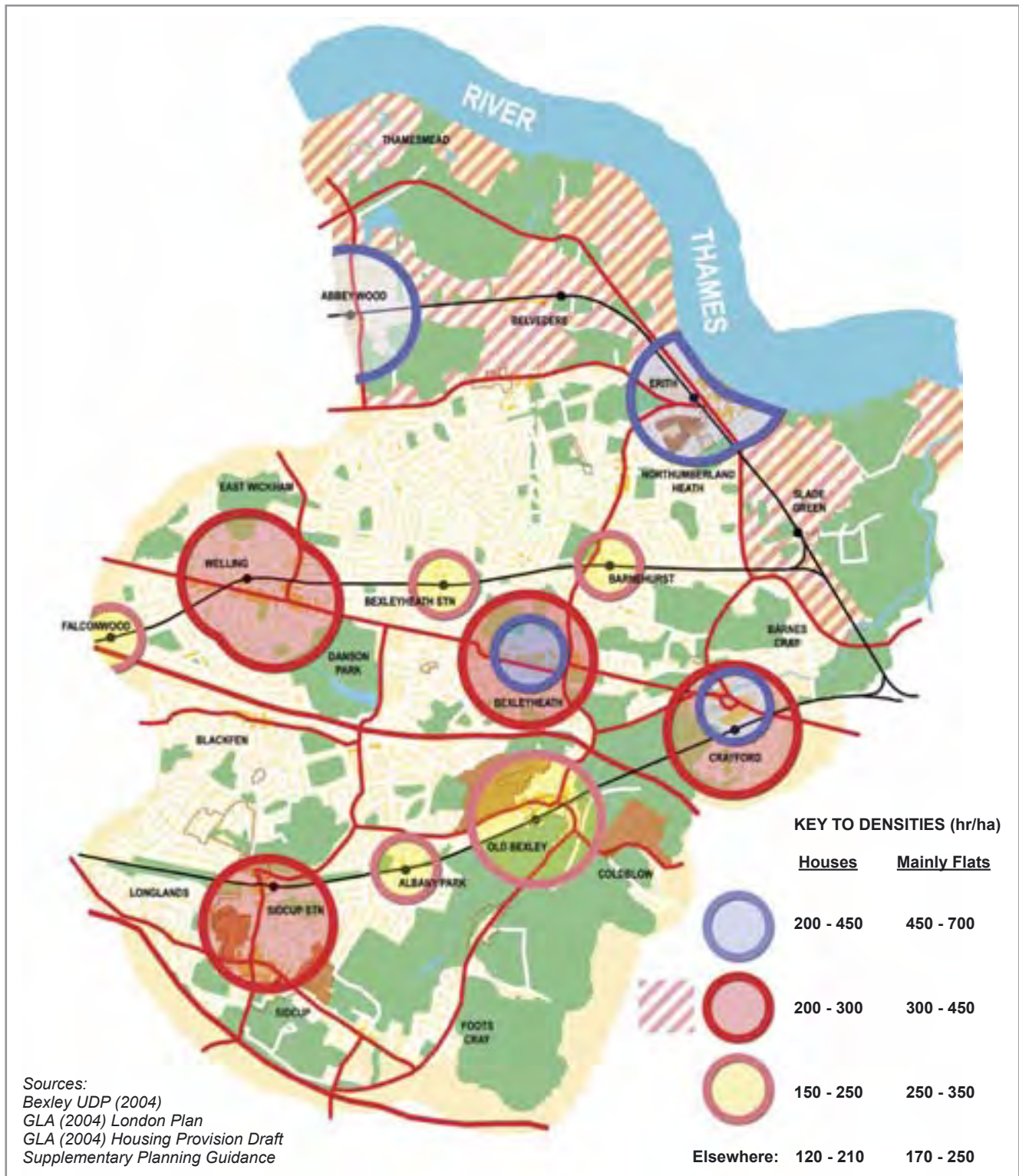


Density can be increased in converted buildings in a sympathetic way through the use of different materials, setbacks and roof lines.



The height of a building can be increased in proportion to its distance from existing buildings to help incorporate new development into the existing built fabric. Building heights, widths and footprints will differ for each development and should protect the amenity, privacy and outlook of existing residents.

ACHIEVING APPROPRIATE DENSITY



Indicative density figures are measured as habitable rooms per hectare (hr/ha) and are based on “net site density” as defined in Annex 3 of PPG3, which includes internal roads and ancillary open spaces such as children’s play areas and parking areas.

Areas shown are 800m from the centre of the circle, apart from the blue circles measured from the centroid of Bexleyheath and Crayford Town Centres, and the pink circles measured from the train stations of Bexleyheath, Barnehurst, Falconwood and Albany Park, which have a 400m radius. These distances are indicative only and walking distances will be measured on a site-by-site basis.

In all cases, density will be considered on the basis of site characteristics, quality of design, and meeting the principles outlined in this document. In Conservation Areas and Residential Areas of Special Character, the achievement of compatible scale and massing may act as a constraint on higher density development.

Cadogan Terrace, London



These two new developments fit in well with the period flats in the terrace beyond. The change in form of the new development distracts attention from the increased height and density, whilst the similar window proportions provide continuity.

Adobe, Harlow, Essex



The visual scale and massing of development can be reduced through the use of a variety of materials and features on building facades, a change in storey height and the articulation of corners that have a relationship with the street and a 'human scale'.

REFERENCES

Bexley UDP 2004: H3, H4, H5, H8, ENV39, ENV46 & T3

London Plan: 4B.1, 4B.3 & Table 4B.1

Principles

- 1 Increase densities in town centres, with good facilities and services, and around stations.
- 2 Respond sensitively to the building height, width and depth of buildings on adjoining plots by varying density across the development site.
- 3 Create a varied streetscape by incorporating a range of building forms and heights that break down the scale of development at street level.
- 4 Intensify land uses within a site without increasing the massing by using small plots and a variety of building forms.
- 5 Ensure that high density development is set within good quality landscaping and amenity space and provides good internal space standards.
- 6 Ensure that there is ready access to safe and attractive open space networks.
- 7 Buildings of five stories or more are likely to be appropriate only at a few highly accessible locations.
- 8 There is a continuing demand for family housing in Bexley. Town houses can be provided at relatively high densities and larger developments should incorporate family size units.
- 9 Within Conservation Areas and Residential Areas of Special Character, the building height, width and depth of new development should be compatible with the area.

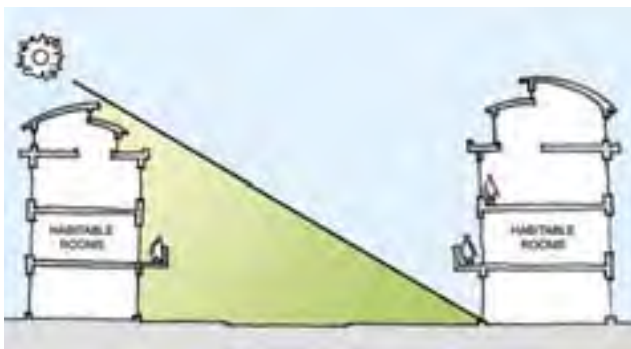
RESPECTING THE ENVIRONMENT

As new housing is built in Bexley, it becomes ever more important that it is designed and constructed in a sustainable way. We must maximise the use of renewable energy, increase energy efficiency and reduce levels of waste and environmental degradation.

New housing should respond to Bexley's natural environment, its diverse topography, distinctive views and large expanses of open space. These are home to a variety of wildlife habitats. New development has the opportunity to retain and improve these by ensuring the best natural features and biodiversity are protected with minimum damage to the natural processes of the site. A central pillar of sustainability policies and guidance is to ensure that landscape is a natural fully functioning system as well as a visual resource.

With growing urbanisation, the increase in hard landscaping, roads, driveways, parking areas and indeed roof areas, has dramatically reduced the capacity for natural, sustainable drainage. This urbanisation, coupled with recent changes in rainfall pattern, means continuing growth in the volume of surface water runoff that we have to handle.

Sustainable Urban Drainage Systems (SUDS) aim to replicate the natural drainage pattern of a site before development and to reduce pollution, flow rates and water volumes – so minimising impact on watercourses. The latest Part H3 of the Building Regulations (for England and Wales) calls for infiltration in preference to discharge to watercourses, while discharge to sewers should only be used as a last resort.



Dwellings should be orientated to minimise over shadowing from adjacent properties. Habitable rooms should be located to maximise natural light into dwellings.

BedZED, Sutton, Surrey



This roof incorporates a permeable surface to reduce surface water run-off and wind ventilation shafts.

Ingress Park, Greenhithe, Kent



Open space and amenity areas can provide a natural form of flood control. There are dozens, if not hundreds, of different Sustainable Urban Drainage Systems (SUDS) applications, ranging from reed-bed treatment systems for polluted water, to settlement ponds for sediment, to simple swales and filter drains. Even small paving projects such as driveways and patios can incorporate SUDS technology, which is designed to drain surface water in a more sustainable fashion than some conventional techniques.

Bishops Mead, Chelmsford, Essex

Site topography can reduce the direct connection between a building entrance and the street. Developments should work with the natural lay of the land and provide innovative solutions to access, such as ramps and the location of entrances that are DDA compliant.



Thoroughfares should form part of an open space network, creating 'green' links between wildlife habitats and public open space and providing an amenity for residents through the use of planting, ecologically sensitive surfacing, street furniture and play provision.

REFERENCES

Bexley UDP 2004: G1, G34, ENV35, ENV39, ENV59, H3, H8, TAL6 & TAL7

London Plan: 4A.7, 4A.8, 4A.9, 4A.11, 4B.6 & 4C.8

Greater London Authority: Sustainable Design and Construction Draft Guidance

Principles

- 1 Ensure an energy efficient design of new homes. Appropriate design, orientation, layout and construction of buildings can avoid energy loss and minimise energy demand through natural lighting, heating and cooling.
- 2 Maximise opportunities for the use of renewable energy, such as solar power, combined heat and power systems and wind turbines.
- 3 Incorporate grey water recycling systems, minimise the use of treated water through use of dual flush toilets and provide opportunities to collect rainwater.
- 4 Surface water run-off should be managed on-site through inclusion of permeable surfaces, storage on site, green roofs, infiltration techniques or water butts.
- 5 Integrate new development into the topography of a site to create an entrance onto the street without stairs or ramps.
- 6 Ensure that key landscape features, including trees, hedges and wetlands, are protected, and that development is best sited to take advantage of and maintain landscape qualities and character.
- 7 Protect existing habitats and wildlife corridors by integrating them into the network of open spaces from the outset of development, and maximise biodiversity through the provision of adequate levels of planting and creation of watercourses within a development.
- 8 Consider the external microclimate surrounding dwellings through provision of canopies and porches for shelter, by minimising over-shadowing and by orientation of buildings to avoid wind tunnels.
- 9 Any nearby building, trees or fences can potentially cast shadow on the southerly face and reduce solar gains. Careful layout can still maximise solar gain within the constraints of higher density developments.
- 10 Care should be taken when planting trees within 30 degrees of the southerly aspect as they can significantly reduce passive solar gain. Deciduous trees can, however, be useful for providing shading from glare and overheating during the summer, whilst the bare branches will allow solar access during the winter.

GOOD DESIGN AND INNOVATION

Building style contributes to the identity of an area. The style adopted should create an imaginative and robust streetscape and space for residents to enjoy. A building form can, at the same time as responding to its local context, allow for individual expression and variety in architectural style.

In the long term, the character of an area can be enhanced through the introduction of good quality contemporary-style buildings and this will be encouraged in Bexley.

Development should reflect best practice guidance set out by CABE (Commission for Architecture and the Built Environment) and the GLA (Greater London Authority) and should consider good contemporary design both nationally and internationally.

Best practice includes following the principles of Building for Life and Lifetime Homes, which are about quality and choice. EcoHomes provides guidance on best practice for environmental sustainability.

In seeking high quality design solutions it is the sensitive relationship of building form, streetscape and landscape that provides the initial setting from which individuality, style and variety can emerge. If these are not in harmony, no amount of expensive design features, surface treatments or the use of high quality materials will camouflage a poorly conceived scheme.

Silvertown, Newham, London



A dramatic contrast in style and scale of buildings can enrich and enliven a place. This is only appropriate in exceptional circumstances, normally in town centres and where design is of outstanding quality.

Scalebor Park, Burley-in-Wharfedale



This development illustrates many of the principles stated in different sections of this design guidance, such as: integral parking; the use of high quality materials responding to the local context; a traffic-calmed environment; and the use of balconies to create amenity and add interest to the streetscene.



From this...

The horizontal emphasis of this building's windows and the lack of facade articulation results in a building that disrupts the character of the street and is inconsistent with the proportions of surrounding buildings.



To this...

Contemporary styles can be sensitively integrated within traditional built context through the use of proportions and details similar to surrounding buildings. Through the use of vertical oriented windows, the proposed building has proportions similar to surrounding buildings.

Murray Grove, Hackney, London

Attention to detail, contemporary architecture, robust materials and integrating development with the public realm can create high quality environments.

Raynhams Court, Saffron, Walden

This infill site in a Conservation Area is well designed with similar materials and details to the surrounding buildings.

Principles

- 1 A positive response to the local context does not always have to be a replication of existing building styles. Contemporary design can enrich a place through contrast of styles.
- 2 Addressing the site context can be done through common building lines, heights and widths, and proportions of windows and doors, not just a common building style. This is particularly important in existing residential areas. In town centres, a more varied approach is acceptable and will be encouraged.
- 3 Consider the re-use of existing buildings, including non-residential, to create innovative contemporary residential accommodation.
- 4 Larger plots can be enlivened with a mix of architectural styles that respond to the context of the site.
- 5 Following the principles of Lifetime Homes, which outlines 16 essential design features, will allow households to adapt the accommodation to their changing needs.
- 6 Aim for at least a 'Very Good' EcoHomes rating. This is the minimum required for affordable housing provision, which is grant-funded.
- 7 Development should strive to achieve the Building for Life standard, which incorporates many of the principles outlined in this guidance.

REFERENCES

Bexley UDP 2004: G7, H3 & ENV39

London Plan: 4B.1 & 4B.2

AMENITY SPACE

The provision of outdoor space for community or individual use is important in achieving a successful and attractive environment and an essential requirement for enjoyment of one's home and enhancement of quality of life. All developments will be expected to provide some form of amenity space accessible to residents.

The type and level of provision will vary depending on the characteristics of the development, the site and its context. However, in no circumstances should outdoor amenity space be considered as an optional extra. It is a core feature of a decent standard of home.

It is important that appropriate demarcation between public and private areas is clearly indicated. This assists in preserving the security of private areas and provides clear responsibility for maintenance.

Lacuna, West Malling, Kent



Homes for Work and Change, Manchester



Private gardens should be large enough to accommodate enough space for seating and play. Where space is limited the indoor area can be designed as an extension of the outdoor space. Communal play areas should supplement this.

Individual dwellings should be provided with a useable private amenity area, which could include front or back gardens, roof gardens or balconies. These should not be overshadowed, directly overlooked, steeply sloping or awkwardly shaped. Private areas should be large enough to provide an amenity and defined by a well designed boundary.



Clear distinctions between public and private amenity areas need to be made through the use of building frontages that relate to the street. The use of windows, doors and balconies on facades and fences, walls, railings and planting on the boundaries, help to define public and private areas. Habitable rooms should be located to overlook public areas whilst minimising overlooking.

Silvertown, Newham, London



The Hollies, Sidcup, Kent



The designs above depict two different types of boundary treatments. Both, however, have approximately the same set-back between the habitable rooms and the pavement. The design above is set in a high-density development, whereas the design below, in a Conservation Area, has a traditional hedge boundary. This has been kept low so as to allow views of the building facade.

REFERENCES

Bexley UDP 2004: G7, H6, H13, TAL6 & TAL7

London Plan: 3A.15

Principles

- 1 Design all outdoor private spaces to be safe and secure, and provide private gardens for family homes.
- 2 Developments for family housing should consider the play needs of children, either through the provision of a play area on site or through contributions to an adjacent facility.
- 3 In flatted development, amenity space should be a minimum of 45% of the plot area (including balconies, decks and roof gardens). Exceptionally, lower levels may be acceptable where alternative means of amenity, such as atriums, have been provided or where there is a range of alternative recreational and leisure pursuits within walking distance.
- 4 Where balconies are the only private outdoor space, they should be wide enough to accommodate seating, have direct access to sunlight and be protected as far as possible from noise, air pollution and overlooking.
- 5 Clearly define the boundary between public and private areas through the use of elements such as railings, hedges, low walls or fences that do not obstruct natural surveillance onto a street. New boundary treatments should be in keeping with existing boundary treatments, forming an important part of the vernacular style of the locality.
- 6 Retain existing walls and hedges wherever possible as they can contribute to the amenity and biodiversity of an area.
- 7 For the majority of housing developments, it will be desirable for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept low. The use of close-boarded or other solid fencing should be avoided along front boundaries.
- 8 Ensure that boundary treatments are well designed and built, so as not to compromise long-term management and maintenance.

Communal Amenity Space

The provision of communal amenity space as an integral part of new residential development should make a valuable contribution towards the quality of the development and the character of the neighbourhood. It provides an ideal opportunity for social interaction between occupants of the development and can help to foster a community spirit. In order to do this it must be consciously located and designed to suit its intended purpose.

Consideration of open space should be included in the earliest stages of the design process and not be left as an 'after thought.' Open space should be enhanced, if possible, by the retention of local features such as mature trees.

Improving the design, maintenance and supervision of amenity spaces - open space, communal space and play space - encourages use by different age groups, increasing activity in these spaces. This results in community surveillance and is a more effective solution to anti-social behaviour than simply increasing security measures.

Provision should include dedicated play spaces - where play is identified as one of the prime functions. They may be formal areas, with play equipment, or informal areas, such as landscaped areas and playing fields, that can be used for a variety of recreational activities, including children's play.

Good quality play provision, developed strategically and managed properly, should become a valuable community asset.

Non-dedicated play spaces - the general public realm: streets, estates and open space - in residential neighbourhoods are probably the most commonly accessible environment for children's play and therefore should be designed with this in mind.

Children have always played in the street where they live more than anywhere else, as it offers opportunities to meet friends while still being close to home. A greater provision of communal open space will therefore give more benefit for children's play than back gardens.

Charter Quay, Kingston-upon-Thames



Amenity areas can be provided in a variety of forms. These can include roof gardens, balconies and communal areas. A large development can also provide public amenity areas which will be of a benefit to the residents as well as the wider public.



Coin Street, London



Communal amenity areas should offer a variety of facilities to residents and should be designed innovatively to minimise conflict between users.

Murergaarden, Copenhagen, Denmark



Rieselfeld, Freiburg, Germany



Vauban, Freiburg, Germany



Play spaces should be imaginatively designed, overlooked by the residential development, but with enough of a buffer between the activity and adjacent dwellings and other occupied buildings. Locate play areas for the young and very young children within the protection of the built community to provide adequate natural surveillance and supervision.

REFERENCES

Bexley UDP 2004: G7, H6, H13, TAL6 & TAL7, D & DC Guideline 10

London Plan: 3A.15

Greater London Authority: Guide to Preparing Play Strategies

Principles

- 1 Integrate communal amenity space into the design of developments from the outset.
- 2 Adequate mechanisms and resources must be put in place to ensure the satisfactory future management of all communal spaces.
- 3 All amenity spaces must be designed with due regard for community safety requirements.
- 4 Provide communal outdoor areas that offer a variety of facilities for residents and can be used in a multi-functional way. These should normally be overlooked by the development.
- 5 Communal amenity areas, including play facilities, seating, bedding and lighting, should take account of the needs of disabled users and of all age groups.
- 6 Small, fragmented strips of land (e.g. over sewer lines, or incidental to parking areas) will not be considered as a contribution to open space requirements.
- 7 Provision should be made for young children to play safely, as well as for older children and teenagers, including kick about areas. Children should be able to walk and cycle freely and safely.
- 8 Play equipment, signage and furniture should be robust and vandal resistant. Play equipment should comply with British Standards. The choice of play equipment should encourage active and creative play.
- 9 If possible, design play space with members of the community who will use it, to foster community ownership.
- 10 Play areas should be sited in open, welcoming locations, overlooked by houses or from well used pedestrian routes, accessible by wide hard-surfaced footpaths, and well-served by services such as litter and dog bins.
- 11 Play areas should be landscaped in such a way that plant growth will not interfere with natural surveillance, but will provide a visual and noise buffer from private amenity areas and habitable rooms within dwellings.

A PRIVATE ENVIRONMENT

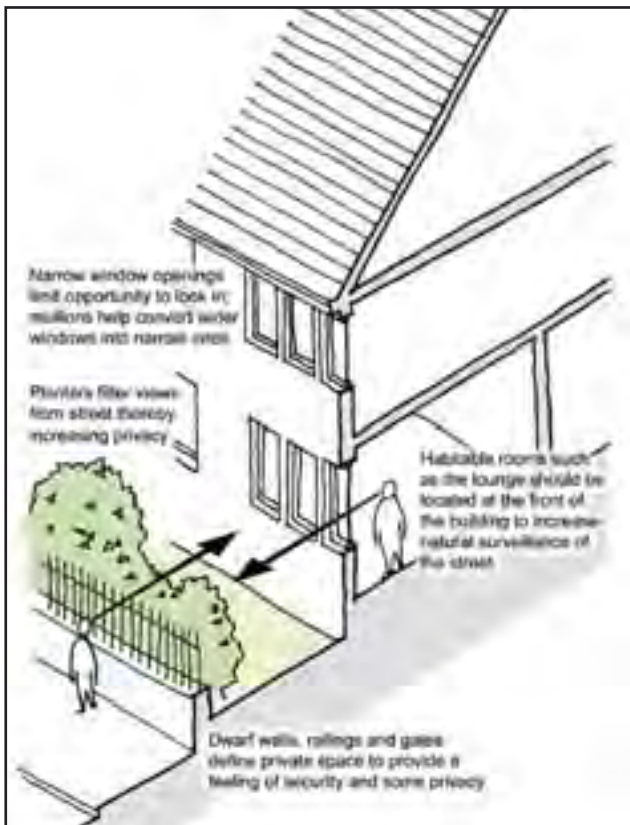
Privacy is important to enable residents to feel comfortable in their own homes. Care needs to be taken to ensure that private areas, both internal and external, are not overlooked and that the form of a development does not compromise the outlook or quality of space provided within dwellings.

Innovative design solutions to achieve a high standard of privacy, amenity and outlook are encouraged.

Newbury Mews, Kentish Town, London

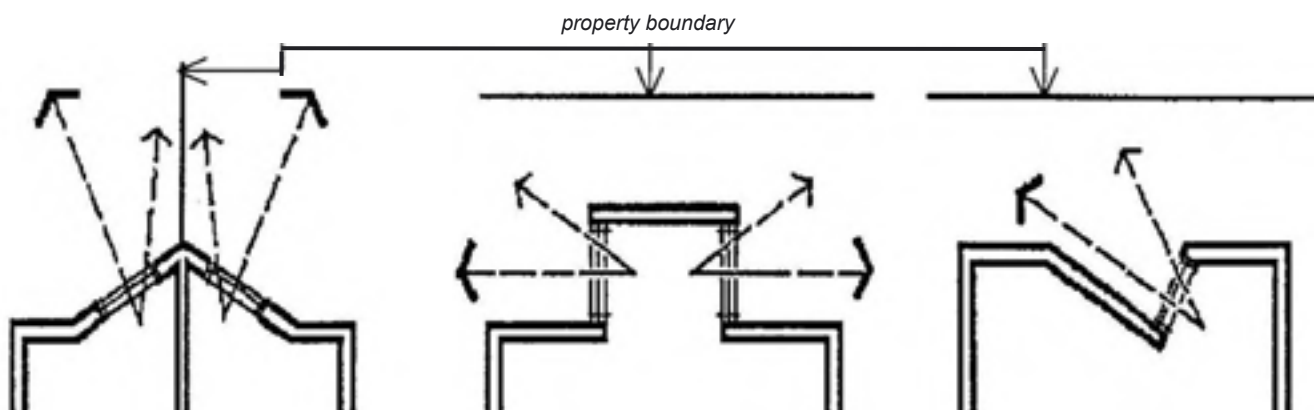


Silvertown, Newham, London



The overlooking of private areas should be minimised through the use of planting, screening, positioning of habitable rooms and orientation of windows and amenity areas such as balconies. Innovative use of varied floor levels, roof lighting and the positioning and shape of windows should be considered.

The use of materials for windows, such as reflective or opaque glass and louvres, can be used innovatively to maximise surveillance whilst minimising overlooking.



Overlooking of adjacent properties or secluded private open space can often be avoided with careful arrangement of windows

Lacuna, West Malling, Kent



The skilful layout of buildings can ensure that windows of habitable rooms create oblique views rather than face each other.

Block X, Chicago, Illinois



Planting, screening and the orientation and position of rooms can be used to maximise privacy from the outside in and create an outlook from the inside out.

REFERENCES

Bexley UDP 2004: H7 & H8

London Plan: 4A.14

Principles

- 1 Explore innovative solutions that maintain privacy whilst creating well lit and well designed spaces. These could include: creating varied floor levels; staggered facing windows; using louvres, opaque glazing or reflective glass; roof lighting; glass brick walls; and high or low level and shaped windows.
- 2 Where the distance between facing habitable windows in new developments is less than 22 metres, demonstrate how privacy has been incorporated into the design proposals for individual dwellings.
- 3 Where new development abuts existing residential development, maintain the existing expected levels of privacy and outlook and ensure that the distance between facing habitable room windows is at least 22 metres and that there are 16 metres from habitable room windows to a flank wall.
- 4 Consider the position and orientation of habitable rooms and the location of their doors and windows to minimise overlooking and maintain privacy.
- 5 On primary traffic routes habitable rooms will need to be designed away from sources of noise and air pollution.
- 6 Orientate habitable rooms to maximise their outlook and view.
- 7 Arrange the internal layouts of dwellings to avoid juxtaposition of noise sensitive rooms, such as bedrooms, with potential noise sources through appropriate stacking and positioning. This applies to adjoining residential uses as well as in mixed use development.
- 8 Use insulation, double or triple glazing to minimise the impact of external sources of noise, or vibration transfer that could occur from traffic or conflicting uses.
- 9 Consider innovative ways of creating privacy in private external areas through the use of planting, canopies, the orientation of spaces and screening.

A SAFE ENVIRONMENT

Streets should feel safe and pleasant to be in. Buildings need to be positioned to overlook streets in order to create a secure environment and achieve natural surveillance.

By providing windows, doors, porches and balconies that front onto the street there is the opportunity for communities to police their own environments.

By encouraging a variety of household types with different daily routines, 'eyes' can be focused on the street and activity generated at different times of the day to create an 'active' frontage.

It is important for housing design schemes to embrace designing-out-crime principles including defensible space, natural surveillance, visibility, lighting and other security measures.

Secured by Design is the minimum standard considered suitable by the police service for safety and security. Local conditions may require additional or alternative measures.

Good design helps prevent crime, and early liaison with the Local Crime Prevention Officer is recommended.

Tower Hamlets, London



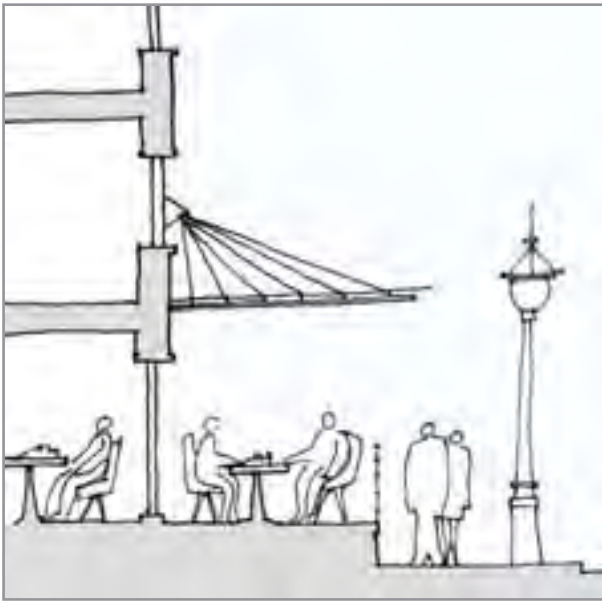
Windows and doors should be positioned frequently to encourage 'eyes' on the street. Balconies, bay windows and porches should be used to articulate facades and promote street activity and social interaction.

Ingress Park, Greenhithe, Kent

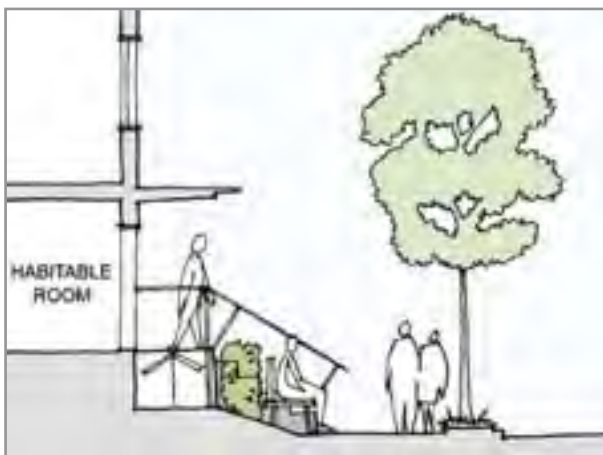


Habitable rooms facing onto the parking and amenity areas can provide natural surveillance through 'eyes on the street.'

Urban Design Compendium



Ground floor uses that 'spill out' into the street should be encouraged to create a varied and active street scene.



An elevated ground floor can provide privacy whilst maintaining a visual connection with the street. Planting and seating can be used to both disguise and enliven ramp access to raised entrances.

Principles

- 1 Design buildings to front onto the street to create a safe and active environment.
- 2 Consider the number of dwellings required and the positioning of windows and doors to create an active front on to the street.
- 3 Avoid building backs such as rear boundary walls, service yards and garage courts facing onto the street that do little to create an active environment.
- 4 Position habitable rooms so that they front on to the street. Privacy may be maintained through the use of raised ground floor uses, screening, orientation of windows and planting.
- 5 Provide access to all individual dwellings from the street to encourage activity, social interaction and safe access to properties.
- 6 Wherever possible, create a mix of dwelling types, uses and sizes to attract different users with varying patterns of activity throughout the day and night. This will help to lengthen the period of natural surveillance.
- 7 Design streets for community safety by following the principles of Secured by Design (www.securedbydesign.com).
- 8 Provide good lighting outside buildings and in car parks and clear, highly visible signage to ensure confidence of use at dusk and night time.
- 9 Follow the guidance of Safer Places, which lists seven attributes of sustainable communities that are particularly relevant to crime prevention.

REFERENCES

Bexley UDP 2004: G7, ENV39 39 & ENV60

London Plan: 4B.1

CAR PARKING AND SERVICING

Access and parking for cars, cycles and service vehicles is an integral part of any development. There are many ways of successfully arranging car parking: on-street, courtyard, integral to the building, in-curtilage of the site, and basement parking.

Providing creative, well-designed and accessible solutions to car parking and servicing within a development is important to its success and quality, and has a direct influence on the street and the local environment. Innovative designs and less conventional solutions that address the needs of residents and bring benefit to a development, such as cycle initiatives and green travel plans, will be encouraged.

By designing the road layout for residents' use - whether on foot, by bicycle or car - and for service vehicles, and not for possible through traffic, it will be possible to deter the use of the road as a 'rat-run.'

Careful consideration should be given for access to waste disposal facilities for residents on upper floors in flatted development. Chutes may be considered, provided that they do not discourage occupants from segregating waste for recycling (i.e. provide as many chutes as are needed to provide for waste, recycling, composting, etc.) and are sensitively integrated into the design of the communal area.

Waste containers should have designated external storage areas that are sensitively located and designed. These storage areas should be in a position that is mutually convenient and easily accessible for both the residents and the waste and recycling collection crews.

Where there are separate storage areas for general refuse and recycling, the recycling store should be the easiest to access (e.g. closest, least restricted access etc.).

Composting is an option for treatment and recycling of garden and other organic waste at the source, or at communal facilities. Home composting areas should be designed into all new housing developments. However, these must be carefully designed as part of the garden in an appropriate location, so as to encourage their use and maintenance.

Ingress Park, Greenhithe, Kent



Storage of waste and recycling bins can be sensitively designed into a development. Housing developers should ensure that requirements for the storage and collection of domestic waste and recyclables are taken into account at the outset in the design and layout of all new housing development.

Brockwell Gate, Tulse Hill



This carefully designed courtyard parking utilises street furniture to minimise the impact of parked cars on the streetscene. Permeable paving can help to prevent localised flooding of this area.

Silvertown, Newham, London



Integral parking can be incorporated behind the building line. This helps to reduce the impact of cars on the street scene.

Elmington Estate, Southwark, London



On street parking can be either parallel or perpendicular to the kerb and should be integrated into the street using planting, street furniture and lighting. Space has been designed at the front of each dwelling to accommodate items such as waste bins and meter boxes.

Silvertown, Newham, London



Parking at ground floor level can be integrated into the building and disguised. Good security, ventilation and detailing to prevent blank walls should all be provided.

REFERENCES

Bexley UDP 2004: G7, G23, ENV39, T17 & Annex 1 to the Traffic & Transport Chapter, and D & DC Guideline 5

London Plan: 3C.22

Principles

- 1 Integrate a mix of car parking layouts into a scheme from the outset that reflect the nature and location of a development.
- 2 Consider the provision of car parking within a development relative to its location, the availability of public transport and the standards set out in the Bexley UDP.
- 3 Incorporate disabled car parking into the development and ensure it is clearly marked and appropriately positioned. Where the scheme is mixed use, consider the needs for disabled parking in all elements of the scheme.
- 4 Design car parking to minimise its negative effect on the quality of the public realm and dominance of the streetscape, particularly in high-density developments. Consider the use of levels, planting, street furniture and lighting to integrate parking into the streetscape and minimise the impact.
- 5 Avoid car-parking courts of more than 15 spaces. Design them as part of the public realm.
- 6 Provide car parking spaces and cycle facilities that are overlooked, safe and secure and accessible.
- 7 Explore innovative solutions to reduce and integrate car parking within a development such as home zones, cycle initiatives and travel plans.
- 8 Where underground car parks are incorporated into developments, include security measures such as CCTV and provide good lighting to create a safe environment. Consider the position of vents, grilles and access points to minimise negative impact on the public realm.
- 9 In mixed-use developments, servicing areas should be screened from residential areas through the use of planting, railings, gates and low-rise walls, so as to minimise the impact of service yard activity on the public realm.
- 10 A screened external area should be provided with sufficient space for storing segregated waste. In blocks of flats, provide communal recycling and composting facilities.
- 11 Internal storage areas should be designed into each unit of a new development to allow occupants to segregate their waste into refuse and recyclables, and store it temporarily, until it can be transferred to external bins.

FEATURES AND DETAILS

The features and details of an individual building or development can enhance or detract from its architectural style. A suitable mix of architectural detailing for roofs, windows and entrances will impact positively on the quality of the public realm and contribute to the architectural strength and interest of a building. Details should be drawn from an existing palette within the context of a development. Both historic and contemporary interpretations of features will be encouraged in Bexley.

Public art is a feature that can enhance the development. It may be incorporated within a building's structure or result in the creation of new architectural spaces, new public spaces, landscaping (hard and soft), fencing, brickwork, glasswork, gates, grilles, windows, lighting treatments, seating, play areas / structures, carved lettering and plaques.

Rockmill Lane, Leamington Spa, Warwickshire



Although the access to this building does not meet DDA compliance, the features and details have been carefully considered and designed into this development.

Charter Quay, Kingston-upon-Thames



Public art can make a big contribution to the building context and the quality of the public realm.

Adobe, Harlow, Essex



The scale, pitch, orientation and material of a roof have a direct impact on the skyline of a neighbourhood and its surroundings. The form of roofs can be used to create a landmark.

Gainsborough Studios, London



Opportunities to enliven functional features such as stairs should be taken.

The Piggeries, Frome



These projecting bay windows add interest to the building forms, whilst respecting the historic context of the area.

REFERENCES

Bexley UDP 2004: G7, ENV39, H3 & TAL22

London Plan: 4B.1 & 4B.7

Principles

- 1 Use architectural details from the local neighbourhood, such as gable ends, porches, pillars, mouldings, coursing, surfacing and other architectural details for use in the design palette. Draw on local traditions of built form, materials and craftsmanship, such as masonry, ironwork or stained glass.
- 2 Building details should provide similar levels of visual interest to a development when viewed from a variety of distances.
- 3 Consider the reinterpretation of historic details in a contemporary way. This will encourage architectural expression, reflecting the existing styles and forms that are unique within an area and enable a development to be 'distinctively local' and locally distinctive.
- 4 Consider the visual impact of roof forms. These can be used as a landmark at focal points and reflect the local context where appropriate.
- 5 Building facades can be enlivened with bays, balconies or porches. 'Juliette' balconies can add interest where deeper balconies are not possible.
- 6 Consider how to use public art to contribute to the quality of the development.

ENTRANCES AND WINDOWS

Frequently positioned entrances and windows in the street scene create interest, activity and vitality and can provide amenity for the residents of a development.

Views into a building provide interest to passers-by and create a welcoming feeling, whilst views out put 'eyes on the street' and contribute to safety.

Ingress Park, Greenhithe, Kent



Ingress Park, Greenhithe, Kent



Windows and entrances can be used to create visual interest and help to break up the mass of building elevations.

Silvertown, Newham, London



Windows and doors should be positioned frequently to provide surveillance over the public realm, maximise potential views and allow adequate light into dwellings.



From this...

A building with no detail looks out of place when the adjacent properties are highly detailed, even if the proportions of the windows and doors are appropriate.



To this...

Infill development should respond to the existing building line and details and proportion of windows along the street to ensure continuity in the streetscape.

Regents Square, Grappenhall, Warrington



The use of windows in a feature, such as this corner turret, creates interest and provides surveillance on to the communal space below.

Casa Batllo, Barcelona, Spain



Windows become art in this facade by Antoni Gaudi.

REFERENCES

Bexley UDP 2004: G5, G7, ENV39, ENV60 & H3

Principles

- 1 Frequently position doors and windows onto the public realm and minimise blank walls.
- 2 Position entrances directly onto the road to create activity on the street.
- 3 Consider how disabled users will enter the building and ensure all entrances are fully accessible. In the non-residential parts of mixed use developments, consider how both the ground floor and upper floors can be made accessible for employees and potential visitors.
- 4 Maximise light levels in dwellings through their orientation whilst respecting the privacy, amenity and outlook of existing buildings.
- 5 Create a threshold between private dwellings and the public realm through the use of entrance features such as porches, canopies, railings etc.
- 6 Consider innovative methods to incorporate cycle facilities, bin storage and recycling points into the design of entrances.

MATERIALS

The choice of materials used on a building has an impact on the character and robustness of a development. Poor quality materials that are hard to maintain will wear badly.

Colour can be used to respond to local context, give buildings their own definition, break down massing or accentuate detail. A warm colour palette can lift the spirit.

The palette used should respect the existing context of an area, respond to neighbouring buildings and strengthen the quality and identity of a neighbourhood. Innovative use of high quality traditional and contemporary materials helps to create an exciting and varied environment.

Beaufort Court, London



British Standards Institute



Chartered Institution of Building Services Engineers
<http://www.cibse.org>

Engineering Council UK
<http://www.engc.org.uk>



Institute of Materials, Minerals and Mining
<http://www.iom3.org>

The Institution of Structural Engineers
<http://www.istructe.org.uk>



CIRIA

Newhams Row, London



Adobe, Harlow, Essex



The maintenance and appearance of materials should be considered at the outset of a development to ensure a long life cycle. These organisations can offer advice on the suitability of materials

The innovative use of high quality materials can create exciting and varied environments.

Cadogan Terrace, London



The Bars, Chester



Materials should respond to their context and should be inspired by surrounding neighbourhoods to maintain the character and identity of an area.

REFERENCES

Bexley UDP 2004: ENV39 & H3

Principles

- 1 Ensure that materials are robust and will withstand their environment and likely abuse with minimal maintenance whilst still providing an attractive appearance.
- 2 Consider the undertaking of a study of materials in local character areas to further understand the context of the development.
- 3 Adhere to specific requirements for materials within Conservation Areas and Residential Areas of Special Character.
- 4 Consider the use of contemporary materials to create a robust and varied environment such as metals, woods and composites.
- 5 Use a selection of colours that respond to the site context and design objectives.
- 6 Ensure that the energy efficiency of materials is considered. (Further guidance in forthcoming Sustainable Design and Construction Supplementary Planning Document.)

GLOSSARY

Accessibility	A term often used interchangeably with inclusive design to describe the extent to which a product or environment is usable by a wide range of people.
Active Edge	The ground floor of a building with windows, or doors that front directly onto the street.
Article 4 Direction	A limitation on permitted development rights imposed by the Council on particular properties to encourage coherent design and protect the historic character of an area.
Bespoke	Design made to order.
Block	A compact mass of buildings surrounded by streets.
Building for Life standard	The national benchmark for well-designed housing in England. It is awarded to house builders and housing associations who demonstrate a commitment to high design standards, good place making and sustainable development.
Building line	The line formed by the front of buildings along a street. The building line can be shown on a plan and may not be straight over a long distance, it could for example be stepped or indented at regular intervals.
Conservation Area	An area identified and designated as being of special architectural or historic interest, where the conservation and enhancement of its present character and appearance is a priority.
Contemporary	Following modern ideas or fashion in style, design or materials.
Context	The setting of a site or area, including factors such as traffic, activities and land uses as well as landscape and existing buildings.
Density	A measurement in either dwellings per hectare (dph) or habitable rooms per hectare (hrh) that offers a means of assessing the intensity of development within an area. In calculating density the net residential site area should be used.
Design Guide	A document providing guidance on how development can be carried out in accordance with the design policies of a local authority or other organisation often with a view to satisfying local needs.
Design Statement	A document relating to a development proposal that explains the main influences and rationale for the design of the scheme.
Desire line	An imaginary line linking facilities or places that is normally the most direct and convenient route for pedestrians to use.
Development	'The carrying out of building, engineering, mining or other operations in, on, over or under land, or making of any material change in the use of any buildings or other land' (Town and Country Planning Act 1990).
Development Brief	A document, prepared by a local planning authority, a developer, or jointly, providing guidance on how a site of significant size or sensitivity should be developed. Site-specific briefs are sometimes called planning briefs, design briefs and development frameworks.
Development Control	One of the statutory functions of the local planning authority by which 'development' is regulated through the granting or refusal of planning permission.
Development Plan	Statutory documents, including a proposals map, which identify proposed development and changes of use in land over ten years or more. In Bexley the development plan is the UDP 2004 (to be replaced by the Local Development Framework) as well as the London Plan (2004).
EcoHomes	Building Research Establishment (BRE) environmental rating for homes. Environmental performance is balanced with the need for a high quality of life and a safe and healthy internal environment.
Elevation	A facade of a building, or the drawing of a facade.
Energy efficiency	The extent to which the use of energy is reduced through the way in which buildings are constructed and positioned on site or through the installation of apparatus to tap renewable sources of power.
Environmental Sustainability	An activity or process that can be carried out without permanent and unacceptable change in the natural environment.

Form	The layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) and landscaping of a development.
Framework	A broad set of guidelines to guide more detailed development proposals and design.
Gateway	Point of entry into an area, not necessarily gated.
Habitable rooms	The main living areas within a residential building, including bedrooms, sitting rooms and dining rooms. Bathrooms and kitchens (smaller than 13 m ²) are excluded.
Height	The height of a building can be expressed in terms of: a maximum number of floors; a maximum height of parapet or ridge; a maximum overall height; any of these maximum heights in combination with a maximum number of floors; a ratio of building height to street or space width; height relative to particular landmarks or background buildings; and height above mean sea level or strategic views.
Heritage	Elements of our past which are regarded as worthy of preservation, commonly applied to historic buildings, artwork, monuments, woodlands and gardens.
Hierarchy	A system ranking one thing above another.
Home Zones	A home zone is a street or group of streets designed primarily to meet the interests of pedestrians and cyclists rather than motorists, opening up the street for social use. The key to creating a home zone is to develop street design that makes drivers feel it is normal to drive slowly and carefully. Features often include traffic calming, shared surfaces, trees and planters, benches and play areas.
Human scale	The use within a development of elements which relate well in size to an individual human being and their assembly in a way which makes people feel comfortable rather than overwhelmed.
Inclusive Design	A way of designing products and environments which are usable and appealing to everyone regardless of age, ability or circumstance.
Juliette balcony	An imitation balcony with guardrails that allows the use of French doors or windows in safety. It is normally used as a decorative feature.
Landmark	A building or structure that stands out from its background by virtue of height, position, size or some other aspect of its design.
Legibility	The ease with which a place can be easily understood, in terms of people being able to find their way around and through it.
Lifetime Homes	16 design features that ensure a new flat or house will be flexible enough to respond to changing household needs.
Local Distinctiveness	The features of a place and its communities that contribute to its scenic character and identity and sense of place. Sounds and smells may contribute to this local character.
Massing	The combined effect of the height, bulk and silhouette of a building or group of buildings.
Microclimate	The particular climate of a small area, that may be influenced by the local architecture, boundary features, greenery and topography.
Mixed uses	A significant variation of uses within a building, a site or a particular area. 'Horizontal' mixed uses are side by side, usually in different buildings. 'Vertical' mixed uses are found on different floors of the same building.
Natural Surveillance	The deterrence of nuisance and wrong-doing by the presence of passers-by or the ability of people to be seen from surrounding windows. Also known as passive surveillance (or supervision).
Natural Environment	A environment which is not the result of human activity or intervention.
New Build	Newly constructed development.
Open Space	That portion of the landscape, especially within an urbanised region, that is open to the sky, essentially free of human structures and development, whilst adding ecological, scenic or recreational value to an urban area.

GLOSSARY

Palette	A range of colours, materials, or detailing.
Pepper-potting	Dispersal of different housing tenures across a neighbourhood or new development.
Permeable pavement	A paved surface that allows the passage of water through voids between paving blocks or slabs.
Permeability	The degree that an area has a variety of pedestrian routes running through it.
Private Outdoor Space	Area of land between buildings which is used for private activity e.g. back garden of a house, terrace, balcony or roof garden.
Public Art	A principle of improving the changing environment through the arts; and, a term given to the practice of involving artists in the conception, development and transformation of a public space.
Public Consultation	An opportunity for members of the public to have their say and influence the outcome of a particular project or proposal.
Public Realm	The space between buildings or visible from public parks that is not in private ownership.
Public Transport	Transport types that are available for most members of public to use e.g. train, bus, tram.

Scale	The impression given by a building when seen in relation to its surroundings, particularly as experienced in relation to the size of a person. Sometimes it is the total dimensions of a building which give it its sense of scale: elsewhere it is the size of the elements and the way they are combined. The concept is a difficult and ambiguous one: often the word is used simply as a synonym for 'size.' See 'Human scale.'
Secured by Design	A philosophy suggesting that the thoughtful design of the built environment can reduce the incidence of criminal and anti-social behaviour, particularly burglary or attacks on individuals in public places.
Sense of Place	The characteristics of a street, public open space, or area of a city that create its distinctive identity and make it memorable.
Strategy	A plan of action or set of cohesive policies.
Street Furniture	Structures in and adjacent to the highway which contribute or detract from the street scene, such as bus shelters, litter bins, equipment cabinets, seating, lighting, railings and traffic signs.
Streetscape	The overall impression conveyed by the design, arrangement and relationship of buildings to other structures, landscaping and open space on a block or neighbourhood.
Supplementary Planning Document	A Supplementary Planning Document (SPD) provides further details to policies and proposals contained in a Development Plan Document (DPD).
Sustainability	A state or process that can be maintained indefinitely, integrating three closely interlinked elements of the environment, the economy and social systems.
Sustainable Development	Development which meets present needs without compromising the ability of future generations to achieve their own needs and aspirations.

Topography	A description or representation of artificial or natural features on or of the ground.
Townscape	The visual appearance of a town or neighbourhood.
Typology	Systematic organisation into types on the basis of shared attributes.
Urban Design	Process of shaping the physical setting for life in cities, towns and villages. It involves the design of buildings, spaces and landscapes that make up the public domain and the establishment of processes that make successful development possible.

Vista	A long narrow view, perhaps culminating at a landmark.
Wheelchair Housing	Specialist provision of homes to meet the requirement of wheelchair users. These requirements exceed the Lifetime Homes Standards.

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Useful Websites - Sources of Further Information:

Bexley Council	www.bexley.gov.uk
Building for Life	
CABE (Commission for Architecture & the Environment)	www.cabe.org.uk
Civic Trust	www.civictrust.org.uk
Design for Homes	www.designforhomes.org
GLA (Greater London Authority)	www.london.gov.uk
Home Builders Federation	www.hbf.co.uk
Lifetime Homes (Joseph Rowntree Foundation)	www.jrf.org.uk
ODPM (Office of the Deputy Prime Minister)	
Secured By Design	www.securedbydesign.com
Urban Design Alliance	www.udal.org.uk
Urban Design Group	www.udg.org.uk
Urban Design London	www.urbandesignlondon.com

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ਫ਼ਾਉਨਿਸ਼ਲ ਪ੍ਰਦਾਨ ਕਰੇ છે તે સેવાઓ વિષે જો તમારે વધારੇ માહિતી જોઈતી હોય તો, મહેરબਾની કરી અમારી દુભાષિયાની સેવાનો **01322 356462** પર સંપર્ક કરો. તમારા ફોનનો જવાબ આ-સરિંગ મશીન દ્વારા આપવામાં આવશે, મહેરબਾની કરી તમારું નામ, ટેલિફોન નંબર, તમારી પસંદની સેવા અને કઈ ભાષામાં દુભાષિયાનો ઉપયોગ કરવા માંગો છો તે બતાવો. ઇ-ટરપ્રિટિશન સર્વિસ (દુભાષિયાની સેવા) તરફથી તમારો બને તેટલી જલ્દી કોઈ સંપર્ક કરશે.

ਫ਼ਾਉਨਿਸ਼ਲ ਸੇ ਸਕਨ ਸਾਰ્ਵਿਸ ਸਿਏ ਥਾਕੇ, ਸੇ ਸਾਪਾਕੇ ਆਪਨਿ ਆਰੋ ਜਾਨਤੇ ਚਾਏਲੇ, ਦਸਾ ਕਰੇ **01322 356462** ਨਮੂਰੇ ਆਮਾਦੇਰ ਇੰਟਰਪ੍ਰਿਟਿੰਗ ਸਾਰ੍ਵਿਸ-ਏ ਸ਼ੇਜਨ ਕਰਨਾ. ਆਪਨਾਰ ਪੁਸ਼ੇਰ ਉੱਤਰ ਏਕਾਟਿ ਆਨਸਰਿੰਗ ਮੇਸ਼ਿਨ ਥੇਕੇ ਪਾਵੇਨ, ਦਸਾ ਕਰੇ ਆਪਨਾਰ ਨਾਮ, ਟੈਲਿਫੋਨ ਨਮੂਰ, ਆਪਨਿ ਸੇ ਸਾਰ੍ਵਿਸ ਸਾਪਾਕੇ ਜਾਨਤੇ ਆਗ੍ਰੇਹੀ ਏਵੰ ਸੇ ਇੰਟਰਪ੍ਰਿਟਿੰਗਰ ਵਾ ਨੋਤਾਬੀਰ ਚਾਸ਼ਾ ਆਪਨਿ ਵਾਥਹਾਰ ਕਰਤੇ ਚਾਮ ਸੇ ਸਾਪਾਕੇ ਬਰਜ਼ਾਬਰ ਦਿਨ। ਇੰਟਰਪ੍ਰਿਟਿੰਗ ਸਾਰ੍ਵਿਸ ਥੇਕੇ ਆਪਨਾਰ ਸਾਥੇ ਆਮਾਦੇਰ ਏਕਯਨ ਅਤਿ ਸਤੁਰ ਸ਼ੋਪਾਸ਼ੋਗ ਕਰਵੇਨ।

ਯਦਿ ਆਪ ਕੌਂਸਿਲ ਦੁਆਰਾ ਪ੍ਰਦਾਨ ਕੀ ਗਈ ਸੇਵਾਵਾਂ ਦੇ ਬਾਰੇ ਸੇ ਅਤਿਰਿਕਤ ਜਾਨਕਾਰੀ ਲੈਣਾ ਪਸੰਦ ਕਰੋਗੇ ਤੋ ਕ੍ਰੋਪਯਾ ਹਮਾਰੀ ਅਨੁਵਾਦ ਕੀ ਸੇਵਾ ਕੋ **01322 356462** ਪਰ ਟੈਲੀਫੋਨ ਕਰੋ। ਆਪਕੋ ਫੋਨ ਕਾ ਉਚਰ ਆਨਸਰਿੰਗ ਮਸ਼ੀਨ ਦੁਆਰਾ ਦਿਯਾ ਜਾਏਗਾ। ਕ੍ਰੋਪਯਾ ਅਪਨਾ ਨਾਮ, ਟੈਲੀਫੋਨ ਨੰਬਰ, ਜਿਨ ਸੇਵਾਵਾਂ ਸੇ ਆਪ ਰੁਚਿ ਰਖਤੇ ਹੈਂ ਓਰ ਵਹ ਭਾਸ਼ਾ ਜੋ ਆਪ ਚਾਹਤੇ ਹੈਂ ਦੁਭਾਸ਼ਿਯਾ ਪ੍ਰਯੋਗ ਕਰੋ, ਵੇ ਚੋਡੁ ਦੋ। ਜਿਤਨੀ ਜਲਦੀ ਸੰਭਵ ਹੁਆ ਕੋਏਂ ਵਯਕਿਤ ਆਪਕੋ ਇੰਟਰਪ੍ਰਿਟੇਸ਼ਨ ਸਰਵਿਸ ਸੇ ਸੰਪਰਕ ਕਰੇਗਾ/ਕਰੇਗੀ।

اگر آپ ہیکے کونسل کی خدمات کے بارے میں مزید معلومات حاصل کرنا پسند کرتے ہیں۔ تو براہ کرم ہمارے ترجمان کی خدمات کے بارے **01322 356462** کو فون کیجیے، جس کا جواب مشین سے ہی دیا جائے گا۔ براہ کرم ہمارے نام پر مکمل فون نمبر ضرور دیجیے گا، ساتھ میں کن خدمات میں آپ دلچسپی رکھتے ہیں، کس زبان میں جواب پسند کریں گے، باقی آئسکرنگ مشین پر چھوڑیں۔ اگر ضرورت ہوئی تو کونسل کا کوئی افسر آپ سے رابطہ قائم کرے گا۔

如果你希望知道更多有關區政府屬下提供的服務，請聯絡我們的翻譯服務部電話是 **01322 356462**。你將會由電話錄音機接聽，請在電話錄音機內留下你的姓名，電話號碼，你所感興趣的服務和你希望用那種語言來翻譯。翻譯服務部將會派人盡快與你聯絡。

Nếu bạn cần biết thêm về các dịch vụ do Hội Đồng cung cấp, xin điện thoại tới Dịch Vụ Thông Dịch số **01322 356462**. Khi gọi đến bạn sẽ nghe thấy tiếng máy tự động trả lời. Bạn hãy để lại tên, số điện thoại của bạn và nói rõ là bạn muốn biết thêm về những dịch vụ gì và muốn thông dịch dùng ngôn ngữ nào. Nhân viên của Dịch Vụ Thông Dịch sẽ liên hệ với bạn vào cơ hội sớm nhất.

Eğer Belediye'nin sağladığı servislerle ilgili daha fazla bilgi edinmek isterseniz, lütfen Tercüme Servisi'ni **01322 356462** numaralı telefondan arayın. Aradığınızda karşınıza tele-sekreter çıkacaktır. Lütfen adınızı, telefon numaranızı, bilgi edinmek istediğiniz servisleri ve ana dilinizi söyleyiniz. Tercümanlık Servisi'nden bir kişi sizle en kısa zamanda temasa geçecektir.

Zadzoń pod numer tel. **01322 356462** po informację dotyczącą serwisu tłumaczy dostarczaną przez Council Twój telefon będzie odebrany przez automatyczną sekretarkę. Prosimy zostawić nazwisko, numer telefonu, języki i usługi z których chcesz korzystać. Urzędnik z serwisu tłumaczy skontaktuje się z Tobą jak tylko to będzie możliwe.

Si desea más información acerca de los servicios que el ayuntamiento ofrece, por favor llame a nuestro Servicio de Interpretación en el **01322 356462**. Su llamada será atendida por un contestador automático; por favor deje su nombre, número de teléfono, el servicio en el cual está interesado y el idioma que desea que el intérprete utilice. Alguien del servicio de interpretación se pondrá en contacto con usted tan pronto como sea posible.

