

Wakefield District RESIDENTIAL DESIGN GUIDE

PART 1: GUIDANCE FOR HOUSEBUILDERS

Supplementary Planning Document

Adopted 31 January 2018



This document has been prepared by Integreat PLUS for the City of Wakefield Metropolitan District Council.

Integreat PLUS

Integreat PLUS is the trading name of the Cultural Industries Quarter Agency (CIQA), a social enterprise which provides regeneration, design and economic development support for communities, local authorities & other social enterprises.

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INFORMATION

The Wakefield District Residential Design Guide Supplementary Planning Document and its Statement of Consultation are available to view and download from the Council's website at: <http://www.wakefield.gov.uk/planning/policy/supplementary-documents>

If you would like to talk to a planning officer working on the Local Development Framework about any aspect of this document please contact the Spatial Policy Group on **(01924) 306417**.

If you would like an extract or summary of this document on cassette, in large type, in Braille or any other format, please call the Spatial Policy Group on **(01924) 306417**.

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لکھائی، بریل یا کسی اور زبان میں اس کا ترجمہ
چاہیے تو ہمیں اس نمبر پر فون کریں:

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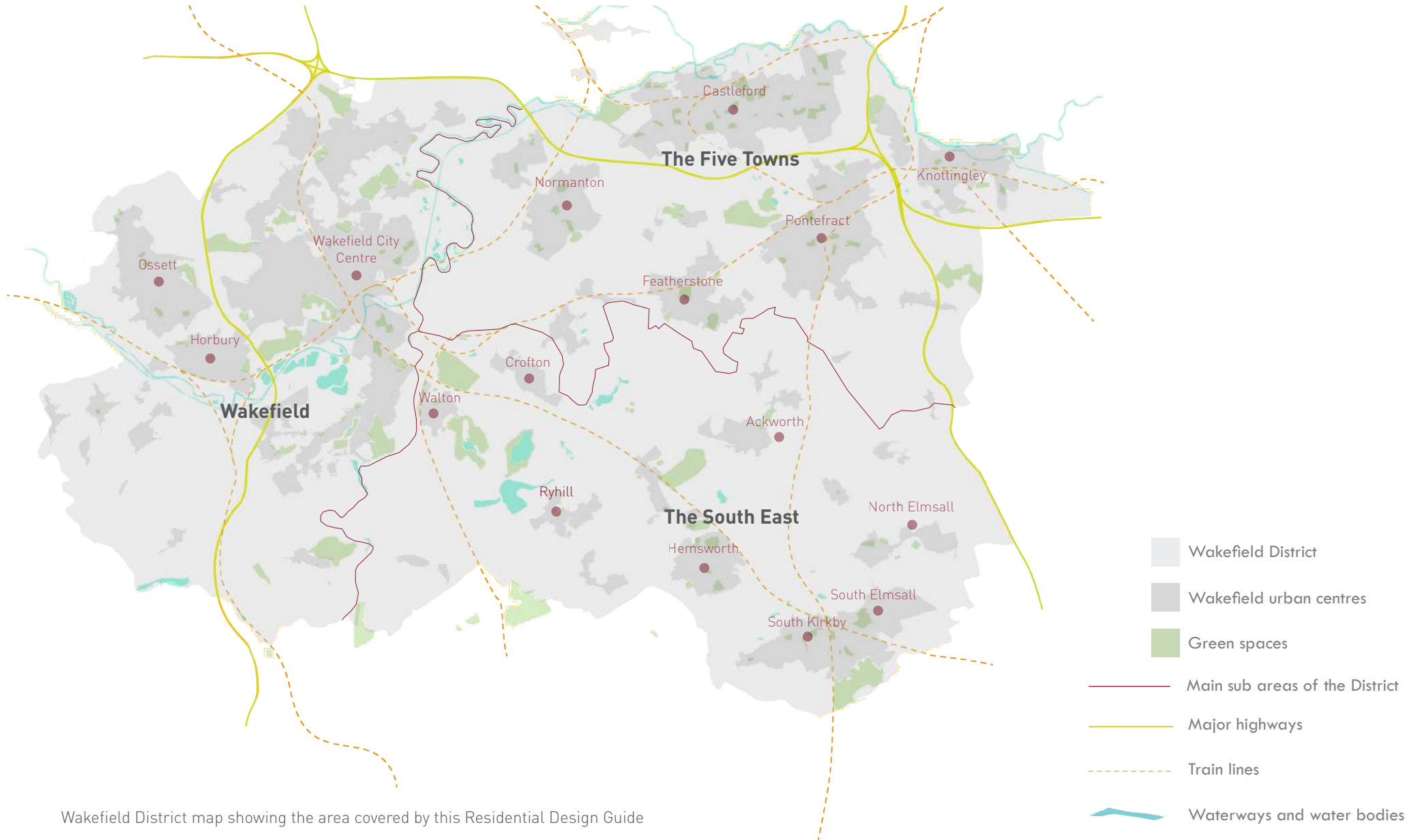
THE APPROACH

The Residential Design Guide (RDG) has been prepared to support developers, their design professionals and agents in preparing proposals for residential development. It is also intended for use by the Council and communities to facilitate and inform design discussions and assist them in the delivery of high quality, sustainable places to live.

This guidance encourages the best in innovation, distinctiveness and creativity for Wakefield's architecture and urban design.

The RDG will be used to help determine planning decisions and will be given weight during application and appeal processes. Please speak to the Planning Service for further information or clarification about the guidance in this document.

This Residential Design Guide aims to enhance quality and value through positive placemaking processes that will lead to the shaping of strong communities in Wakefield District.



Wakefield District map showing the area covered by this Residential Design Guide

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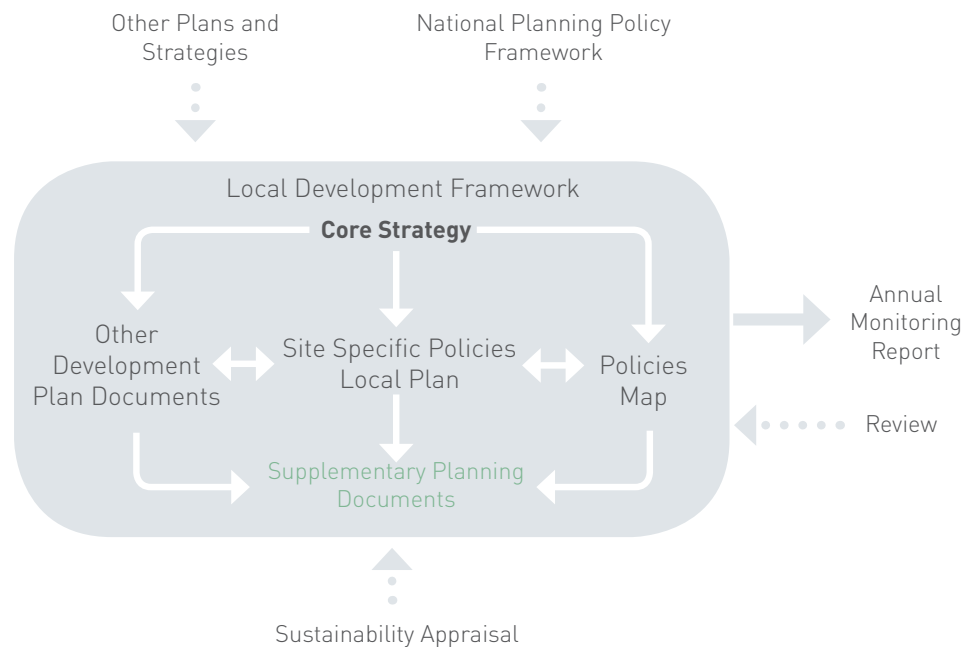
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Status and Policy Context

VII.I This **Supplementary Planning Document (SPD)** is consistent with existing policy at district and national level. The advice given here will be of material consideration in determining planning applications throughout Wakefield District. The Residential Design Guide (RDG) was commissioned in 2015, by Wakefield Council, to replace the 1996 guide. It has been produced as part of the Local Development Framework (LDF) in conjunction with Wakefield City Centre Urban Design Framework (UDF).

VII.II The diagram below shows the relationship between the Residential Design Guide SPD and local and national policy.



VII.III Integreat Plus is a social enterprise based in Sheffield that supports quality placemaking in Yorkshire and the Humber. Integreat Plus has acted as lead consultant in the development of the RDG following a competitive tender process in 2015. Working closely with Wakefield Council, local built environment professionals, and expert consultants, Integreat Plus has striven to create a guide that can foster an ambitious yet viable vision for Wakefield District.

VII.IV This document provides further detail on the policies in the Local Plan concerned with design. These policies are listed on page VIII - Relevant Local Policy. All proposals will need to comply with these details in order to be considered sustainable development unless the requirements laid out on page IX with regard to 'comply or justify' are satisfactorily addressed. Weight will be given to this SPD when making planning decisions.

VII.V It is strongly advised that wider reading on policy context is undertaken in order to ensure a smooth and successful application process.

VII.VI Implementation Plan

The Council has prepared an Implementation Plan which has been published for consultation at the same time as this Revised draft of the RDG. This sets out the actions and approach that the Council will take in the period before and after the RDG is adopted as an SPD to explain the role and function of the document and to build capacity to ensure its successful implementation.

Relevant Local Policy

VIII.I The following policies may be relevant to your proposal and must be complied with or reasons given to justify an alternative approach. It is the applicant's responsibility to ensure that policy requirements have been considered. A list of relevant documents is provided in the appendix.

List of Relevant Core Strategy Policies

- CS3** The Scale and Distribution of Additional Housing
- CS4** Sustainable Transport
- CS6** Housing Mix, Affordability & Quality
- CS10** Design, Safety and Environmental Quality
- CS11** Leisure, Recreation and Open Space
- CS13** Mitigating and Adapting to Climate Change and Efficient Use of Resources
- CS14** Influencing the Demand for Travel

List of Relevant Development Policies

- D5** Ecological Protection of Watercourses and Water Bodies
- D6** Wildlife Habitat Network
- D7** Protection of Trees and Woodland
- D8** Landscape Character
- D9** Design of New Development
- D11** Waterfront Design
- D12** Landscape Design
- D14** Access and Highway Safety
- D15** Safety and Security Through Design
- D17** Development affecting Archaeological Sites
- D18** Development affecting Historic Locations
- D19** Development affecting Buildings of Local Interest
- D20** Pollution Control
- D24** Flood Risk
- D25** Drainage
- D27** Renewable Energy Generation Technology
- D28** Sustainable Construction and Efficient Use of Resources

Relevant Waste Plan Policy

- W7** Waste Facilities within Developments

Relevant Supplementary Planning Document (SPD)

- SDG** WMDC Wakefield Council Street Design Guide, 2012

Comply or Justify

IX.I The RDG comprises of three distinct sections. Section 1 relates directly to Local Plan policies, while Section 2 and Section 3 provide guidance that is **not** additional to Local Plan policies but is considered best practice.

Section 1: Policy and Planning Requirements

IX.II This section sets out further detail as to how Local Plan policies concerned with design should be complied with. The Council will be flexible with regard to this compliance where it can be demonstrated that a proposal represents innovative design. This will need to be fully justified in any relevant planning application as part of the concept of 'comply or justify' set out below.

Comply or Justify

IX.III The additional details on Local Plan policies within this document have been produced based on a principle of 'comply or justify'.

IX.IV In general, all new residential development is expected to comply with the policy detail set out in section 1 of this document. Proposals that comply with the policy details are more likely to move through the planning process quickly and successfully.

IX.V Where a proposal departs from any of the policy details a thorough justification will need to be provided as part of any planning application. Wakefield does not wish to stifle creative, innovative, exemplary designs which often bring richness and variety into a neighbourhood.

IX.VI This approach underpins the Council's aspiration for a range of high quality residential developments by maintaining a degree of flexibility allowing for the very best examples of inspiring contemporary design.

Section 2: Design Guidance

IX.VII This section sets out best practice advice. It is not specifically additional detail to Local Plan policies, but seeks to provide further guidance to help add value and design quality to residential design proposals. Applicants are, however, strongly encouraged to consider this guidance and to incorporate it in proposals in order to achieve high quality and high value development.

Section 3: Design for the 21st Century

IX.VIII This section of the guide provides an introduction to some of the growing housing trends and explains how to keep quality high as the market for housing evolves. As with Section 2 the information here is not specifically additional detail to Local Plan policies, but seeks to provide further guidance to help add value and design quality to residential design proposals. Wakefield Council will strongly support creative and forward looking applications which this section encourages.

The Design Process

X.I This outline of the design process highlights the stages a scheme's designer must navigate in order to obtain a good overall outcome and gain planning approval.





Image 01: Hebble Wharf redevelopment, Wakefield by FaulknerBrowns and CTP St James

1.0 POLICY & PLANNING REQUIREMENTS



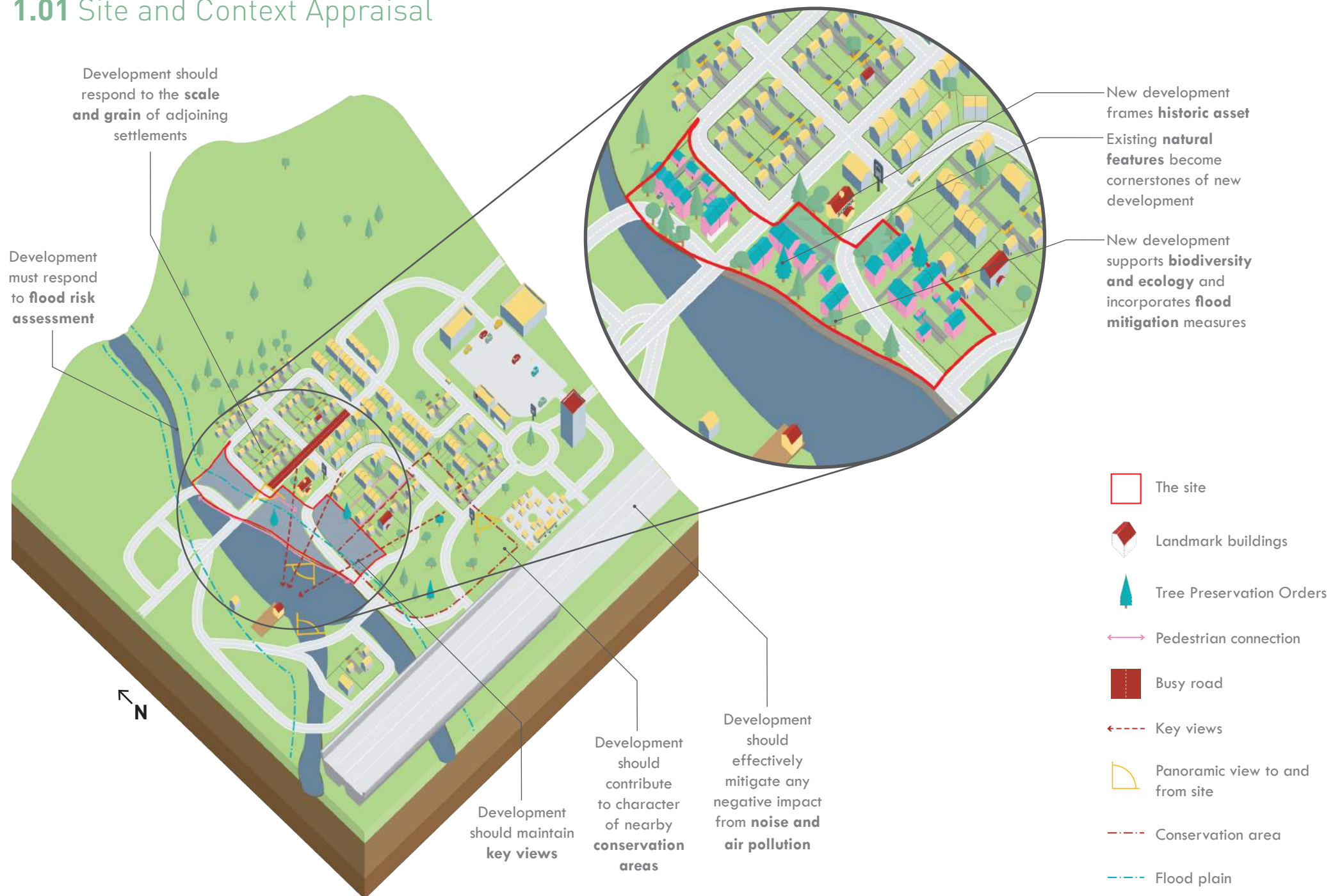
- 1.01 Site and Context Appraisal
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- 1.03 Space Outside the Home
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- 1.05 Street Design and Parking
- 1.06 Development Affecting the Historic Environment
- 1.07 Storage of Waste
- 1.08 Drainage, Flood Risk and Sustainable Drainage Systems (SuDS)
- 1.09 Biodiversity
- 1.10 Land Contamination

Section 1 Policy & Planning Requirements outlines the policy context and planning requirements that may be relevant to your proposal.

The requirements should act as a starting point for your proposal's development and should not replace or stifle innovation. Designers and others are encouraged to look at best practice guidance outlined in **Sections 2 Design Guidance** and **3 Design for the 21st Century** to explore opportunities that could go beyond the scope of this Residential Design Guide.

For clarification on the use of the Residential Design Guide please speak to the Planning Service.

1.01 Site and Context Appraisal



1.01 Site and Context Appraisal (continued)

CS6

CS10

D8

D9

D14

D24

1.01.01 Undertaking a site and context appraisal is the process of assessing the physical, environmental, economic and social characteristics of a place. A thorough appraisal that looks beyond the site boundary and is undertaken at the outset of the design process will enable initial design decisions to be made based on a clearer understanding of the area. Outward looking developments are more likely to make a positive contribution to the area's character.

1.01.02 The site appraisal should be used to inform the density, form and scale of development. In determining an application Wakefield Council will expect to see evidence of how the proposal responds to the site and its context.

Context Appraisal: Important Questions

1.01.04 Wider Setting

How can the proposal relate to the wider area in terms of landscape, topography, views, scale, pattern and character of development? Are there constraints that will influence the scheme?

1.01.05 Designations

Is the area part of the green belt, a conservation area etc.?

1.01.06 Access

What is the nature of the surrounding road network and where are the existing access points? Where are nearby public transport links? Where do they lead to and how regular is the service? Are there Public Rights of Way?

1.01.07 Amenities

Where are the local shops, schools, doctors surgery etc.? Will new amenities be provided as part of the development? Consider if safe walking and cycling routes to schools and other amenities can be incorporated.

1.01.08 Character

What is the character of the built environment and the local landscape?

1.01.09 History

What is the history of the area? Could it play a role in the design process?

1.01.03 Designers are urged to make full use of any attractive features existing on sites. Water features, trees, hedges, etc. should be the cornerstones of a development, around which homes can be designed - rather than being viewed as obstacles to be overcome. Where natural features are lacking, developers are urged to create suitable landmarks, particularly in large developments.

Site Appraisal: Important Questions

1.01.10 Constraints

Are there any constraints such as ground stability, noise pollution, flood risk that might affect the layout and detail design of the scheme? Are designated areas for flood mitigation required? Where should they be located to ensure effectiveness and integration with the overall layout of the scheme?

1.01.11 Site Amenities

Are there any amenities such as historic assets, wildlife habitats, established planting or interesting topography which could start to influence the design of the scheme?

1.01.12 Geography and Orientation

How will the site's topography influence the scheme? What are the gradients of the site? (character, views, layout, drainage, energy etc.) What is the optimum orientation for homes? It is important to avoid north facing rooms especially for living rooms.

1.01.13 Existing Built and Natural Features

What is the value of any existing structures, buildings or walls in terms of their contribution to character and local distinctiveness? What is the value of natural features on the site in terms of their potential contribution to site character and biodiversity (trees, hedges, water features, habitats etc.)?

1.01.14 Ecology

How can the proposed layout, orientation and design incorporate ecological features to ensure they are conserved and enhanced?

1.02 Health and Housing

1.02.01 The National Planning Policy Framework (NPPF) recognises one of the guiding principles of sustainable development is the need to ensure a strong, healthy and just society.

1.02.02 In many cases the link between the quality of the built environment and health is already well understood, however, there are many indirect consequences of poor design, particularly for our mental health, that often get overlooked.

1.02.03 The following health and housing considerations are based on the Health Impact Assessment (HIA), developed by Wakefield Council. The HIA helps to ensure that health and wellbeing is properly considered when preparing, evaluating and determining development proposals.

1.02.04 By following the principles in this section housebuilders and agents can improve the value of their residential developments and help to create vibrant places with strong communities for Wakefield District.

Key health and housing considerations:

1. Housing Quality & Affordability
2. Comfort & Adaptability
3. 'Defensible' Space
4. Use of Energy & Resources
5. Equality, Social Cohesion & Engaged Communities
6. Crime Reduction & Community Safety
7. Active People in Pleasant Environments
8. Transport and Access to Amenities
9. Air Quality, Noise, Land Instability and Contamination

1. Housing Quality & Affordability



Paragraphs 47, 159

Proposals should use sustainable, quality materials for noise insulation and energy efficiency. Homes should be well orientated to maximise natural light and passive solar gain.

2. Comfort & Adaptability



Proposals should provide a variety of housing types and sizes to suit different requirements and should include some wheelchair accessible homes. Homes should enable people with mobility impairments, such as older people, to live independent lives and rooms should be an adequate size for normal day to day activities to be carried out.

3. 'Defensible' Space



Proposals should create spaces in front of homes such as gardens or shared courtyards and should avoid front doors opening directly onto the street. Ensure the front of the development faces towards the street to establish and reinforce territory and ownership. Porches, window boxes, focal lighting or a different ground treatment help to mark the transition from public to private space in higher density developments.

1.02 Health and Housing (continued)

4. Use of Energy & Resources

CS10 **D27** **D28** **NPPF** Paragraphs 7, 17, 96, 97

Proposals should ensure that locally recycled and renewable materials are used wherever possible, including in the construction process. Every home should be energy efficient and well insulated and where possible renewable energy sources should be used for all or part of a development's energy needs. Sustainable drainage systems should be created to minimise the risk of flooding which should include measures to sustain or enhance biodiversity.

5. Equality, Social Cohesion & Engaged Communities

NPPF Paragraphs 50, 57, 61

A new development should usually be made up of a variety of housing types and tenures to encourage mixed communities. Proposals should create formal and informal meeting places and should encourage people to walk to local facilities, rather than travel by car, to encourage interaction. Retaining facilities gives new residents the best chance of forming important local relationships.

6. Crime Reduction & Community Safety

CS10 **D15** **NPPF** Paragraphs 58, 69

Proposals should involve local communities in the planning and design of developments to identify actual and perceived safety issues for different groups. Opportunities for natural surveillance of the street and the public realm should be created and effective lighting used to limit opportunities for antisocial behaviour.

7. Active People in Pleasant Environments

CS11 **D9** **NPPF** Paragraphs 73, 74

Proposals should provide adequate recreational facilities appropriate to the needs of local communities in addition to adequately sized gardens or private outdoor space. Green open space should be accessible to everyone.

8. Transport and Access to Amenities

CS4 **CS14** **D14** **SDG** **NPPF** Paragraphs 24, 35, 69

Proposals should reduce the need to travel by car and should implement traffic calming measures where appropriate. New developments should always provide cycle and walking facilities (e.g. cycle parking, cycle lanes, advanced stop boxes, pedestrian and cycle crossings). Proposals should locate development close to local services where possible and ensure residents have convenient transport links to all essential public services. Proposals should be designed for emerging vehicle technologies such as electric charging points.

9. Air Quality, Noise, Land Instability and Contamination

CS4 **CS10** **D20** **D22** **NPPF** Paragraphs 35, 109, 120, 121, 122, 123, 124, 143, 144

Early in the design process an assessment should be undertaken of air pollution, noise, and land instability contamination to identify the impact on or from the proposed development and any mitigation needed. Where possible housing should be developed in an appropriate location away from existing sources of pollution. The incorporation of street trees, electric vehicle (EV) charging points and the use of travel plans to reduce vehicle emissions should all be considered to help reduce levels of NO₂ and particulates. Mitigation measures should not lead to other adverse consequences.

1.03 Space Outside the Home

CS10

Basic Standards

1.03.01 Basic Standards should be applied where details of elevations, room layout and screening are not known. These standards apply to normal two storey homes. In the case of three or more storeys, or where changes in level occur, increased standards may be appropriate.

1.03.02 These standards are useful yardsticks and are designed to mitigate the negative impact of poorly considered development. However, strict adherence to these standards is likely to limit design variety, unnecessarily restrict density and may not lead to a scheme reflecting local character. Where these standards are not met the Council will expect to see a thorough justification as part of the application.

1.03.03 Garden sizes should be a minimum of 75 sq.m. For homes with three or more bedrooms the Council may require larger gardens to be provided. For narrow plots these sizes may be reduced.

1.03.04 The Council would prefer applicants to submit planning applications based on thoroughly developed designs where possible (see opposite page).

Basic Standard	Distance (metres)	Reason
Front or Back to Front or Back	21*	Protection of residential amenity and to enable 'permitted development' extensions at the rear
Side to Boundary	1	Maintenance
Side to Side	2	Maintenance
- with driveway	4	Functional distance to achieve vehicular access to the rear and provision for maintenance
- where two driveways are adjacent	6	Distance required to achieve vehicular access to the rear of both homes
Front or Back to Side	12	At the front - for protection of amenity, access and maintenance. At the rear - to achieve minimum private garden depth plus maintenance strip.
Back to Boundary	10.5	Protection of residential amenity

* There may be instances where this standard may be reduced, subject to site specifics

** Diagram illustrative of Basic Standards only. Site layout also should consider active frontages to the highway.

Diagram to demonstrate Basic Standards**

Key to Basic Standards Diagram

F - Front
B - Back
S - Side



1.03 Space Outside the Home (continued)

Aspect Related Standards

1.03.05 In the majority of cases the Council will expect, as a minimum, a layout plan clearly showing the location of main, secondary and side aspect windows. Mass housing developments should also include a table of square meterage of all proposed housing types, defined according to numbers of bedrooms and bed spaces. Further drawings showing internal layouts, street views, sections and elevations are encouraged. It is strongly advised this more thorough approach is taken. In addition to enabling more interesting housing layouts this could have the added advantage of highlighting where increased densities may be preferable.

1.03.06 The Council will assess the external distances based on the standards below. These apply to normal two storey homes. In the case of three or more storeys, or changes in level, increased standards may be appropriate.

1.03.07 In higher density locations aspect related standards should be adapted to respond to site specific matters of overlooking, overshadowing and loss of garden areas.

1.03.08 In assessing layouts based on aspect related design it will be necessary to consider the removal of 'permitted development' rights by use of conditions attached to the planning permission, in order that the minimum distances do not become infringed at a later date through extensions.

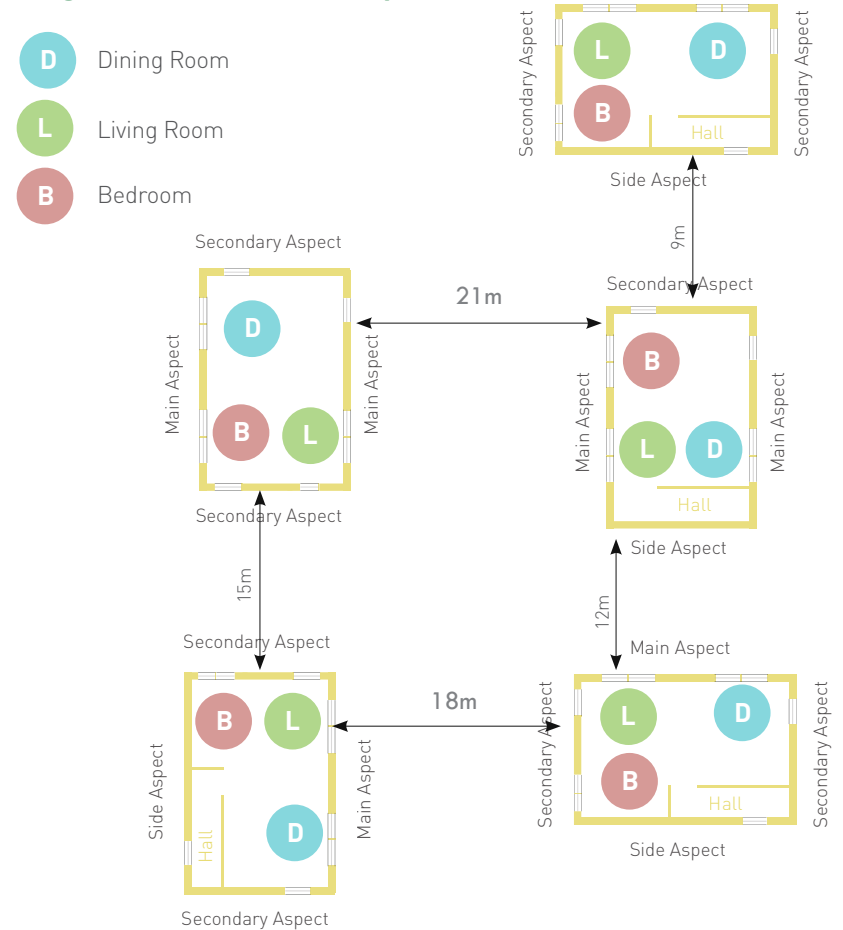
Aspect Related Standard	Distance (metres)	Reason
Main to Main Aspect	21*	Protection of residential amenity
Main to Secondary Aspect	18	Protection of residential amenity
Secondary to Secondary Aspect	15	Protection of residential amenity
Main to Side Aspect	12	Aspect Protection of residential amenity and Maintenance
Secondary to Side Aspect	9	Aspect Protection of residential amenity and Maintenance
Side to Boundary	1	Maintenance

* There may be instances where this standard may be reduced, subject to site specifics

1.03.09 It is recommended as best practice information supplied to buyers includes:

- Overall square meterage of home
- Square meterage of storage (for both internal and external storage)
- Plan drawings of house types showing furniture arrangements using standard size furniture.

Diagram to demonstrate Aspect Related Standards



Main Aspect: Main windows to living and dining rooms

Secondary Aspect: Windows to bedrooms and secondary windows to living/ dining rooms

Side Aspect: Windows to non-habitable rooms (e.g. halls, kitchens, utility rooms) and blank walls

Through lounges/ dining areas: Both windows in the lounge and dining areas will be classed as main windows if they are positioned diametrically opposite each other.

Dining Kitchens: The window lighting the dining area will be classed as the main window

Kitchens: Distances from side aspects which include kitchen windows should be greater than those normally required for a side aspect

1.04 Public Open Spaces

CS11

D9

Leisure, Recreation & Open Space Local Plan Section 3

1.04.01 The requirements for providing open space in new housing developments are set out below.

Site Area	Contribution/ Open Space Required	Comments
0.5 - 2 hectares	Developer contribution required in lieu of on-site provision of open space.	This is a commuted sum for improvement/ maintenance of open space.
Over 2 hectares	Developer contribution in lieu of on-site provision of open space or 10% of the area of the development to be open space.	A combination of commuted sum and open space can be agreed.

1.04.02 This section should be read in conjunction with the Leisure, Recreation and Open Space Local Plan (paragraphs 3.14 – 3.23). It should be noted that depending on the scale and location of the development provision can be made within the site, off site, or a combination of both.

1.04.03 The siting and layout of this open space is a key aspect of ensuring new residential areas are well designed. When considering open space provision on residential developments the following site specific considerations should be addressed:

- 1.04.04** On sites over 2 hectares where development includes family housing of two or more bedrooms the developer will be required to provide on-site space suitable for children's play. Informal kickabout, equipped play and/or multi-use games areas may be required depending on existing provision and quality of facilities within the development's neighbourhood area.

- 1.04.05** Features within the site should be exploited to the full in setting out open space. For example planted areas or balancing ponds, whilst not part of the useable recreational area, could be integrated by providing a footpath and/ or seating alongside.
- 1.04.06** Consideration should be given to creating green infrastructure networks by linking recreational open space and amenity areas both within and off site. In large developments an exercise circuit where residents can walk/ cycle would be beneficial for health and informal recreation. Wherever possible this should be off-road or otherwise segregated from areas used by motor vehicles.
- 1.04.07** Open space is best provided in one location, combining both space for informal recreation and children's play areas. This enables children to have a range of play experiences in one location, enables appropriate landscaping to be incorporated and ensures scope for adapting the open space as needs change over time.
- 1.04.08** Siting of kickabout and equipped play areas in relation to housing requires very careful consideration to avoid excessive disturbance. A reasonable distance from homes should be maintained but play areas should be in open view to enable community surveillance.
- 1.04.09** Isolated areas of open space should be avoided, particularly where they will be obscured from public view or will be surrounded by rear gardens. Such areas tend to attract anti-social behaviour and can become a source of nuisance to nearby residents. For these reasons, the Council recommends that play areas are provided within larger areas of open space.
- 1.04.10** In addition to children's play the needs of adults and older people should be considered. Features such as communal gardens or 'pocket parks', allotments and outdoor gym areas could be provided for residents.

1.05 Street Design and Parking

SDG

D14

- **1.04.11** Open space should be integrated with the footpath network and located so as to be in open view from main pedestrian routes within the development. This enables a degree of informal supervision from passers-by. On larger sites, the location of open space alongside other community facilities can be beneficial.
- **1.04.12** Equipped play areas and multi-use games areas should be fenced to prevent nuisance from dogs. Areas where dogs are welcome, are to be kept on leads or excluded should be considered together with appropriate signs as necessary.
- **1.04.13** Seating may be appropriate, depending on the type of development and its situation. In park and play areas some provision will usually be desirable. Litter bins should be provided alongside seating.
- **1.04.14** The landscaping of open space should be considered integrally with the landscaping proposals for the development as a whole. Landscaping and planting should encourage biodiversity wherever possible. Shrub types and the siting of trees should be chosen with care to ensure that when planting has become established, it will not obscure a clear view of any recreational areas from adjoining homes, footpaths and estate roads.

1.05.01 Wakefield Council's Street Design Guide (SDG) sets out the requirements for street design and parking and should be consulted for all new housing developments in Wakefield District. The SDG endorses the principles outlined in the Manual for Streets and places emphasis on placemaking rather than purely the level of traffic carried. The SDG emphasises that well designed streets should prioritise pedestrians and cyclists.

1.05.02 The SDG indicates a 3 bedroom house requires a minimum of 2 car parking spaces and a 4+ bedroom house requires a minimum of 3 car parking spaces. In most circumstances this should be supplemented by visitor spaces at the rate of 1 per 4 homes. Developers may be permitted a reduced or increased provision where it is demonstrated car ownership is likely to be lower or higher than the Wakefield average. In all instances lay-bys, garages, and/or spaces must be provided to the Council's satisfaction before the respective homes which they serve are occupied.

1.05.03 Proposals are expected to have porous materials for any areas of hard surface between the back edge of the footway and the front edge of the house to avoid surface water run-off unless it can be demonstrated that the drainage solution for the whole site incorporates measures to deal with run off from non-porous materials in these areas.

1.05.04 It will be necessary for the Residential Design Guide and the Street Design Guide to be read in conjunction. The SDG outlines requirements an applicant must comply with, or otherwise fully justify, in order to be considered acceptable. Topics covered include:

- Street Types
- Speed Restraint
- Street Materials and Construction
- Home Zones

1.06 Development Affecting the Historic Environment

D17

D18

D19

NPPF

1.06.01 Development affecting Scheduled Ancient Monuments and other unique archaeological assets, Historic Parks and Gardens, Historic Landscapes, Sites of Historic Battles, Conservation Areas, Listed Buildings and Buildings of Local Interest (and the settings of these assets) are considered to constitute the historic environment

Heritage and Listed Buildings

1.06.02 Development should have no adverse impact on any features of special architectural interest or historic interest and the character, appearance and setting of Listed Buildings and Buildings of Local Interest.

1.06.03 Buildings of Local Interest, although not statutorily listed, are of local significance and must therefore be protected and treated specially in the case of alterations or extensions.

1.06.04 Development or alterations which affect the special interest of a listed building require Listed Building Consent.

1.06.05 If a proposal will alter a listed building or affect its setting please contact Wakefield Council's Conservation Team for advice specific to your proposal or complete a pre-application advice request form which can be found on Wakefield Council's website.

1.06.06 Wakefield Council supports developments which smoothly integrate the old and the new and add value to the city's heritage.

Development Affecting Archaeological Remains

1.06.07 Development may potentially impact on significant below-ground archaeological remains. The Council may require an archaeological desk-based assessment or/and a field evaluation report to accompany the planning application to establish whether, and the extent to which, significant archaeological remains are affected by development proposals.

Development in Conservation Areas

1.06.08 The objective of conservation area designation and related policy is to preserve and enhance the special interest of a place. The intention is not to stifle change, but to provide for the positive management of these unique areas. The Council has special regard to the preservation and enhancement of conservation areas.

1.06.09 The demolition of buildings and works to trees require consent and the Council will exercise strict control over the siting and design of new development.

1.06.10 In some instances a residential layout based on basic or aspect related standards may not produce an aesthetically acceptable development. In these cases the Council will adopt a more flexible approach dependant on whether privacy, natural light, building orientation and primary and secondary aspects can be successfully resolved through careful design.

1.06.11 Traditional paving materials, where they still exist, contribute to the character of a conservation area. Therefore, in the provision of new streets within these areas traditional materials should be used.

Permitted Development in Conservation Areas

1.06.12 Permitted development rights are more restricted in conservation areas and the Council may declare an Article 4 Direction to further restrict permitted development rights in order to avoid harmful alterations which may detract from the character and appearance of a conservation area¹.

Notes:

1. Article 4 Directions restrict the scope of permitted development rights and can be used for a particular area or site or to control particular types or development (or alterations) which may otherwise have been permitted development. Article 4 Directions are often used to control works which by their incremental nature could harm the character or appearance of a conservation area such as boundary walls, chimneys, fenestration materials and detailing. For more information please consult the Planning (Listed Buildings and Conservation Areas) Act 1990 available on the Government website.

1.07 Storage of Waste

W7

1.07.01 Wakefield Council's Waste Development Plan Document deals with all planning matters associated with waste management in the District. Policy W7 states a waste management plan must be provided with all planning applications for significant development. As part of the plan it may be appropriate to consider some, or all, of the following:

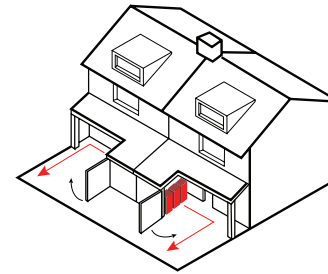
1.07.02 Design: Consider how the design and materials of bin stores integrates with the architectural treatment of the home. Consider what residents and visitors will see as they approach the home and the appearance of the development on collection days. Bins should not have a negative impact on the surrounding environment but should remain easy to collect.

1.07.03 Space Requirements: Each home must have enough space for three 240 litre wheelie bins (for refuse, recycling and garden waste). Adequate space must be available for bins to be wheeled to collection points easily.

1.07.04 Placement: Bin stores should be to the side or rear of houses or off the street in a protected enclosure screening them visually from the street.

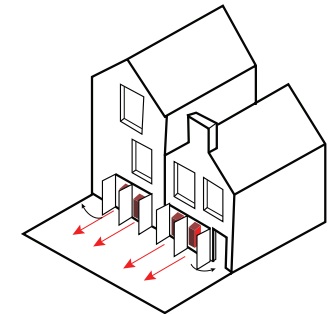
1.07.05 Terrace housing: Designate an enclosed section of a porch or boundary structure for bins. Shared rear access paths to mid terraces are discouraged unless access meets secure by design standards and is for bin storage.

1.07.06 Flexibility: There may be a need to accommodate changes to waste technology or the extent of recycling in the future. Try to design storage that can accommodate additional bins.



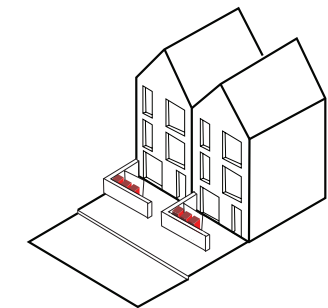
Storage integrated into porch

Bins are stored adjacent to front doors, integrated into a wide porch.



Storage behind garage-type doors

Bins are concealed from the street by screens that respond to the architecture of the home.



Storage in front of homes

Bins are kept in screened purpose-built stores in front of homes along the property boundary.

1.08 Drainage, Flood Risk and Sustainable Drainage Systems (SuDS)

D24

D25

NPPF

Paragraphs 100, 103

Drainage and Flood Risk

1.08.01 In considering drainage and flood risk on any new development the applicant should be aware of the Council's Local Flood Risk Management Strategy and its policies and guidance relating to flood risk, which is available on the Council's website.

1.08.02 The susceptibility of land to flooding is a material consideration in determining planning applications. Applicants must consider flood risk from all sources, consider the existing drainage and flood risk and establish a viable means of drainage before any decision on proposed layout is made.

1.08.03 Early engagement with the appropriate drainage regulators (e.g. The Environment Agency, the Council as Lead Local Flood Authority and Highways Authority, Yorkshire Water and Internal Drainage Boards) to identify flood risk and establish run-off requirements is advised. If possible applicants should seek to reduce the existing run off.

1.08.04 All development must mitigate its own additional flood risk impact to national standards so as not to increase the existing flood risk to areas outside the development.

1.08.05 Proposals must be based on national standards and guidance from the appropriate drainage regulators to ensure there is no increased flood impact both outside of and within the development. It may be appropriate to consult a drainage specialist to ensure that the proposed drainage solution meets national standards.

1.08.06 Applicants must provide a flood risk assessment appropriate to the scale of the flood risk and extent of the development.

Sustainable Drainage Systems (SuDS) and Blue Infrastructure

1.08.07 SuDS are a requirement of the National Planning Policy Framework. On major developments of 10 homes or more, or equivalent non-residential or mixed use development, the government expects developers to ensure sustainable drainage systems for management of run-off are put in place unless demonstrated to be inappropriate.

1.08.08 On minor developments national policy also expects new development to give priority to the use of SuDS. Applicants will need to consider the viability of any SuDS proposals as part of their drainage assessment of the site.

1.08.09 Drainage systems such as swales and attenuation ponds, alongside more hard landscaped features such as drainage channels can form attractive streetscapes. These SuDS solutions should be considered early in the design process and consideration given to their location within a development.

1.08.10 The applicant will need to provide a whole life maintenance/management plan of the drainage system for the lifetime of the development. This plan will need to be approved by the Planning Authority or relevant body.

1.08.11 The use of retention ponds and swales can be designed to incorporate natural features and biodiversity. RSPB guidance for the management of SuDs for biodiversity may be useful.

1.08.12 Applicants should refer to up to date guidance available on Wakefield Council's website. Ciria and Susdrain also have a range of resources available online for those involved in delivering sustainable drainage. Guidance on the safe design of SuDs can be found in the Ciria SuDS Manual.

1.09 Biodiversity

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D6

D7

D9

CS10

NPPF

Paragraph 9

1.09.01 Proposals should demonstrate how the design of the site addresses any biodiversity or ecological assets that are present.

1.09.02 Development should protect and enhance the district's biological diversity and safeguard natural habitats. Such habitats include woodland (including ancient woodland and veteran trees), hedgerows, wetlands, semi-natural/ natural grassland or river corridors.

1.09.03 An appropriate tree survey must be submitted with the planning application should the proposed development affect trees or woodland.

1.09.04 A Preliminary Ecological Assessment of habitats and protected/notable species should be submitted with the planning application together with any additional relevant protected species surveys and assessments.

1.10 Land Contamination

D22

CS10

1.10.01 An increasing number of new dwellings are being constructed on previously developed sites, i.e. on brownfield land, and developers need to be aware that such sites are more prone to contamination.

1.10.02 Land which is contaminated can render potential development sites incapable of beneficial use unless hazards capable of causing harm to human health or the wider environment are suitably assessed and adequately dealt with. Land may be contaminated by a wide range of substances and materials in the form of solids, liquids or gases and each site will require specific investigation dependent on its former and proposed uses.

1.10.03 Applicants should provide sufficient details on land contamination [e.g. Technical Reports] where there is either a sensitive end use [e.g. residential] and/ or where there was a particularly high risk former industrial use [e.g. engineering works, petrol filling station, gas works etc.]

1.10.04 Applicants should appoint appropriately qualified and competent individuals to prepare land contamination technical reports which should be in accordance with the relevant British Standards, good practice and current authoritative guidance.

1.10.05 Applicants are advised to seek advice from the Land Quality Officer during the pre-application planning stage for sites where you think there may be significant land contamination. Further guidance on the development of contaminated land can be found on the Councils Land Quality website page

1.10.06 Ultimately residents should be able enjoy their gardens and homes without their health and wellbeing being impacted by land contamination.



Image 02: Ripley Court Sheltered Housing, Normanton by Wakefield District Housing (WDH)

2.0 DESIGN GUIDANCE



Design Guidance Checklist

Identifying Local Character and Design Concept

[Sections 2.01 - 2.04]

Inviting Neighbourhoods

[Sections 2.05 - 2.10]

Streets for People

[Sections 2.11 - 2.13]

Design of the Home and Garden

[Sections 2.14 - 2.18]

Sustainable Design

[Sections 2.19 - 2.22]

Additional Planning Considerations

[Sections 2.23 - 2.28]

New housing should create opportunities to bring people together - **Section 2 General Guidance** provides general principles for neighbourhood placemaking which can help a development to become a popular new address.

Designing the environment to encourage walking and cycling, and making streets easy to cross and pleasant to walk along, foster communities in the spaces surrounding the home. Gardens and planting in the public realm provide shade and offer a changing setting for homes as the seasons pass. Trees help absorb pollutants from cars, adding to the sense of freshness around a property and within a neighbourhood.





These aspects of neighbourhood design can collectively have a huge impact on quality of life and the social value of a scheme.

Design Guidance Checklist







This checklist is an overview of the design guidance in this section. It aims to remind scheme designers of the key issues that the Council would like to see considered to help deliver quality residential proposals.

Referring to the checklist alone is discouraged unless the reader is familiar with the guidance in the main body of the document.




Identifying Local Character and Design Concept

-  **2.01 Density, Form and Scale** Develop a varied yet rational massing strategy that sensibly responds to local context
-  **2.02 Views** Maintain important views to enhance wayfinding
-  **2.03 Local Context - Details, Materials, Colours** Identify building patterns and consider how the design could respond to local character
-  **2.04 Identifying Natural Features** Support the existing natural environment of the site






Inviting Neighbourhoods

-  **2.05 Creating an Identity** Create a unique identity, informed by early research into the site and its surroundings
-  **2.06 Public Open Spaces** Provide long-lasting open public spaces to be enjoyed by all
-  **2.07 Home Zones** Slow traffic in residential areas to create friendly and safe streets
-  **2.08 Location and Connections** Ensure connections with adjoining residential areas are successful
-  **2.09 Enclosure, Place Hierarchy and Wayfinding** Consider how the built form can create hierarchy and legibility
-  **2.10 Housing Mix** Be creative with façades and house types

Streets for People

-  **2.11 Prioritising People through Design** Develop a scheme that prioritises the human experience
-  **2.12 Street Materials** Use a variety of contrasting and long-lasting street materials
-  **2.13 Off-Plot Parking for Visitors** Maintain a sensible and varied strategy for parking in order to avoid the visual dominance of cars

Design of the Home and Garden

-  **2.14 From Street to Front Door** Create frontages to look attractive and support friendly neighbourhoods
-  **2.15 Private Outdoor Space and Rear Gardens** Provide private outdoor space for day to day activities, whatever the density of the development
-  **2.16 On-Plot Parking and Garages** Incorporate soft landscape elements to reduce the visual impact of parked cars
-  **2.17 Accessible Housing and Lifetime Homes** Create spacious homes with features that make life more convenient for everyone
-  **2.18 Ventilation, Noise and Air Quality** Develop satisfactory strategies for improving ventilation, noise reduction, and air quality where appropriate

Design Guidance Checklist (continued)

Sustainable Design

- 2.19 Future Proof Design and Renewable Technologies** Improve resilience to climate change through a 'fabric first' approach Make innovative use of technology to reduce energy and water consumption
- 2.20 Active or Sustainable Travel** Incorporate pleasant and safe pedestrian and cycle routes into the design of the wider street.
- 2.21 Biodiversity** Support existing wildlife populations and encourage, through design, the creation of new habitats
- 2.22 Successful Soft Landscape Components** Recognise the value of trees and vegetation and design green spaces to be long-lasting

Additional Planning Considerations

- 2.23 Design for Urban Centres** Take into account the specific needs of urban city living when designing for Wakefield District's urban centres
- 2.24 Homes in Multiple Occupancy (HMOs)** Protect local residential amenity and ensure the safety and comfort of future inhabitants
- 2.25 Design for Historic Locations** Reflect on the distinct character of the site and its surroundings and consider the most appropriate response
- 2.26 Developments Facing Open Countryside** Design development to support and benefit from the adjoining natural environment
- 2.27 Backland Development** Consider the character of the surroundings and the privacy, amenity and convenience of future residents
- 2.28 Waterfront Design** Ensure residential development benefits from and respects its waterfront location

Identifying Local Character and Design Concept

Designers of new housing developments should spend time in the local area to understand its distinctive qualities at an early stage in the design process. Good design draws upon local characteristics, either as a direct reference or as a thoughtful response to it. This should be evidenced as part of the planning application.

Identifying Local Character and Design Concept Overview:

2.01 Density, Form and Scale

Proposals should make a positive contribution to their context by making use of the surrounding built and natural environment to inform the layout and massing of the scheme.

2.02 Views

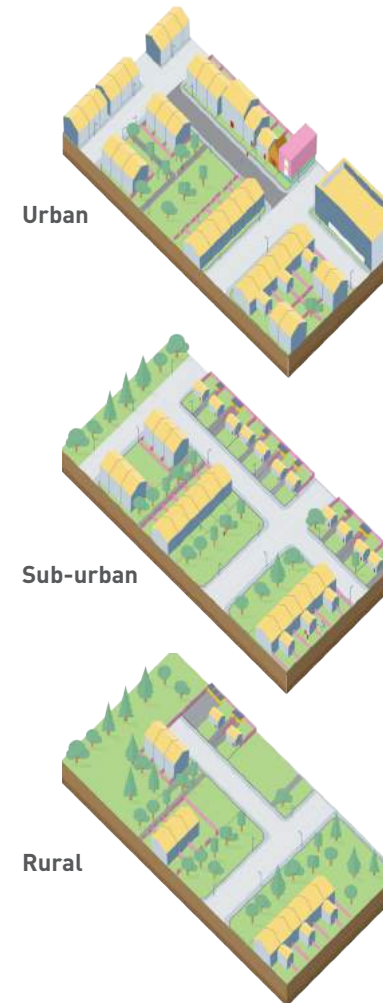
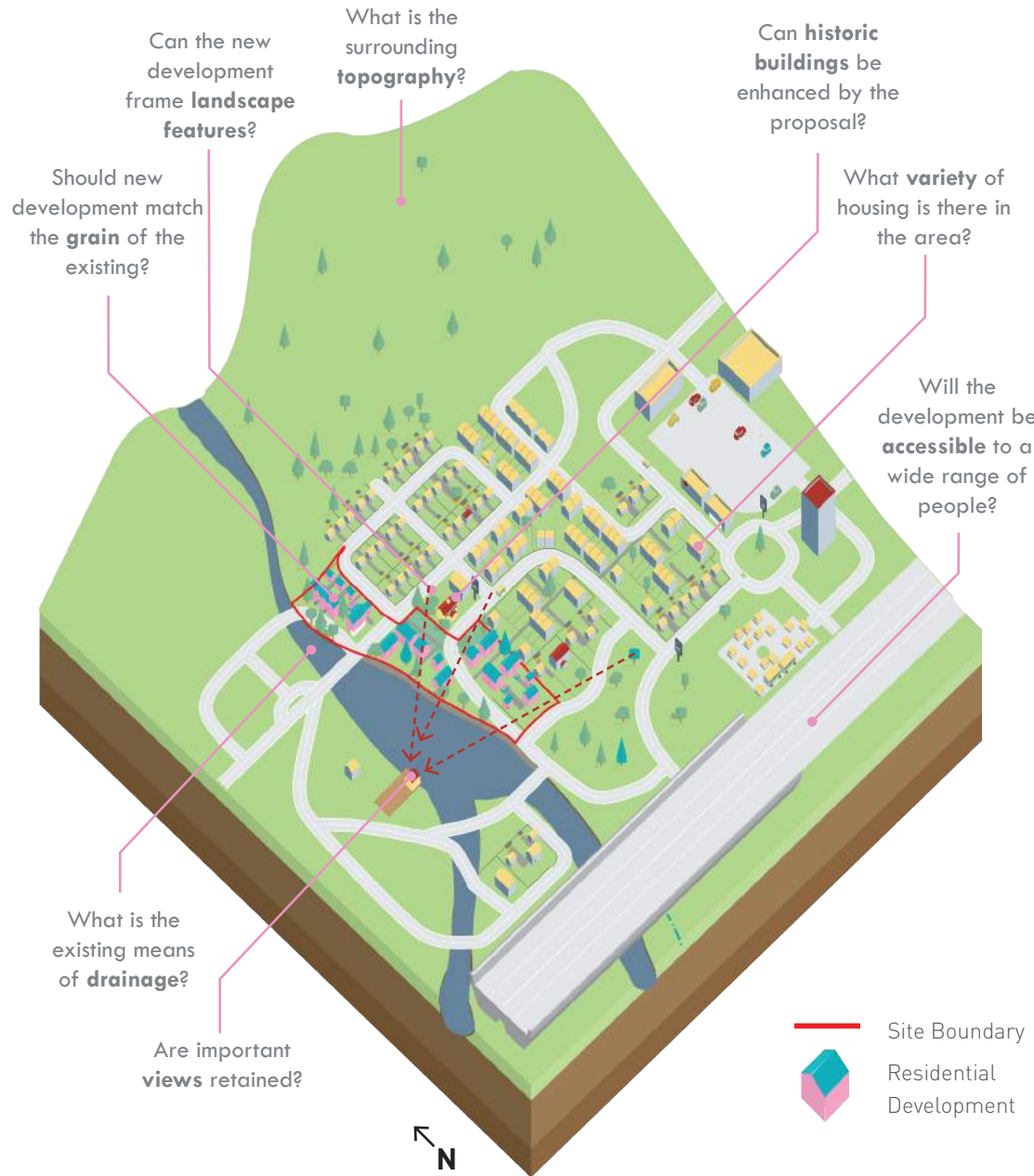
Views are an important component of place. They help to define character and increase legibility by providing visual connections to landmarks and surrounding areas.

2.03 Local Context - Details, Materials, Colours

New development should respect local characteristics such as building forms, materials, traditions and street patterns, and use these characteristics to inform the design.

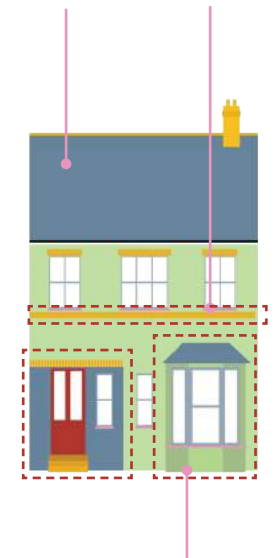
2.04 Identifying Natural Features

Existing natural features such as watercourses, wetlands, trees and hedgerows are likely to be assets that should inform the layout of the development. Identify flood risk areas and assess increased flood risk from rainfall and water courses that may result from the proposal.



What is the prevailing number of **storeys**?

What **details** are repeated in surrounding buildings?



Do homes have porches/dormer windows/bay windows?

2.01 Density, Form and Scale

CS6

CS10

D9

We advise that you:

- ✓ Respond to the prevailing characteristics of an area in terms of street patterns, density, layout, built form, materials and details.
- ✓ Consider varying the pattern of house types and designs to create visual interest, support character areas within the development and define central points within larger schemes.
- ✓ Reduce densities towards settlement edges and along rural edges to create a gradual transition between town and countryside.
- ✓ Create interesting and varied streets and spaces through the juxtaposition of heights, densities and widths.
- ✓ Use areas of higher densities to support the viability of local services and facilities.
- ✓ Arrange buildings to define the edges of a space, provide continuity and create a strong sense of enclosure (see 2.09 Enclosure, Place Hierarchy and Wayfinding).
- ✓ Reduce densities towards areas of lesser activity and along green corridors, towards settlement edges and where development borders the countryside.
- ✓ Design infill development in suburban neighbourhoods to follow the scale of existing development.
- ✓ Consider how means of drainage can and should affect layout.

We advise that you avoid:

- ✗ Uniform densities across the development site which do not respect or enhance the character of the locality.



What are the most appropriate **densities** for each development zone?

How do different densities **support** existing surroundings?

What would be the most appropriate way to **zone** the area in response to its **topography**?

Can the zones differ to providing a variety of **character areas**?

What is the surrounding topography and **special characteristics** of the area? (i.e. water bodies, landscape and local plant species etc.)

Does the site **flood** and can it be **drained**?

2.02 Views

We advise that you:

- ✓ Identify key views from the development site to be maintained to help create an identity for the development and aid wayfinding for visitors.
- ✓ Undertake a Visual Impact Assessment to understand how the development will look from surrounding areas.
- ✓ Consider whether existing views are intimate or extensive and how the form of new development might contribute to this sense of place.
- ✓ Consider creating new views to give identity to the scheme and help visitors to navigate.

GOOD PRACTICE EXAMPLE | Views



Image 03

Bishop's Walk, Ely: Hopkins Homes and Lathams Architects

The Bishop's Walk development of 75 new homes in Ely sits in a historically sensitive location between Ely Cathedral and the Great Ouse River, and therefore it was key to respond to the historic nature of the site.

The layout of the development restores the historic grain to create a new development that is rooted to its context. The building plots, roads, ridge lines and planting all work to reinforce the west-east orientation of the city.

The view from the site to Ely Cathedral has been consciously maintained, and is framed by the new homes.

Through drawing on the heritage nature of the site and using it to drive the design the resulting scheme has its own distinct character.

2.03 Local Context - Details, Materials, Colours

2.03.01 Reference to local vernacular provides a way of interpreting local distinctiveness in a way that is creative and appropriate to the development. It is good practice to identify distinctive characteristics within the area such as building details, particular materials, or building forms, that the development can draw inspiration from. If there are no positive local characteristics evident in the immediate area, then examples can usually be found in the wider neighbourhood.

2.03.02 The Council does not wish to stifle good design and it may be acceptable for a proposal to create a new visual language where the design quality is exceptional.

We advise that you:

- ✓ Spend time in a place to identify its defining characteristics at a detail scale as well as an urban design scale. Use the findings to drive forward the design, paying particular care to elevations and frontages.
- ✓ Build upon local distinctiveness through the use of locally prevalent or relevant materials, architectural details and building traditions, such as boundary walls.
- ✓ Where appropriate create innovative or exceptional new designs which may successfully break from local traditions.
- ✓ Use historic street patterns where appropriate to form the basis for proposed street patterns to help strengthen the identity of a new scheme.
- ✓ Consult the West Yorkshire Historic Environment Record and particularly the Historic Landscape Characterisation (HLC) data held by the West Yorkshire Archaeology Advisory Service.

We advise that you avoid:

- ✗ Pastiche reinterpretations of historic styles.
- ✗ Mono-pitched and flat roofs which conflict with the predominant roof form of the area.

2.03.03 Identifying and reinterpreting building details will ensure that new development has a visual and contextual relationship to the past whilst also looking to the future. Existing door surrounds, window openings, soldier courses and roof pitches are elements that can be drawn upon. The photographs below are a selection of building details from Wakefield District.

2.03.04 For more information about responding to local character please refer to the Appendix.



porches



eaves and verges



doors and surrounds



materials and colours



brick detailing



window details

2.04 Identifying Natural Features

GOOD PRACTICE EXAMPLE | Local Context - Details, Materials, Colours



Shirecliffe, Sheffield: North Sheffield Regeneration Team - Sheffield City Council, Stephenson Bell Architects.

This development 79 units spread across 16 different pockets within a 1940s housing estate of Shirecliffe in Sheffield uses a limited palette of materials that reference but re-imagine the existing context. The grey of the neighbourhood roofs is referenced in the brick of the upper storey, whilst the white render of some neighbouring properties is expressed in the white brick below. The rigour of the elevational detailing is intended to help give the impression that the different sites are all part the one neighbourhood.

We advise that you:

- ✓ Assess the species of plants and trees on site to understand their value and properties prior to designing the layout of the development.
- ✓ Use existing natural features on the site to the scheme's advantage and to inform the layout of the development - retaining trees, hedgerows and water features can help to create a characterful development and maintain wildlife habitats.
- ✓ Seek to retain elements which are most critical to the existing aesthetic quality such as edgings, trees and other vertical elements.
- ✓ Identify flood risk areas, and design the site layout to minimise risk of damage in event of flooding. Where possible, remove these areas from the development and retain for public open space and biodiversity enhancement.
- ✓ Consider whether focal points can be created where there are existing natural features.
- ✓ Consider whether the topography of the site allows for higher rise development in some areas.

Inviting Neighbourhoods

A well designed scheme creates a place with a locally inspired or otherwise distinctive sense of character. Street layouts should respond to the site and context appraisal.

Inviting Neighbourhoods Overview:

2.05 Creating an Identity

A new home or housing scheme should be designed to have a local or distinctive quality.

2.06 Public Open Spaces

A variety of high quality, accessible, usable and attractive public spaces should be provided and maintained.

2.07 Home Zones

'Home Zones' are residential streets and spaces designed for socialising as well as accommodating slow moving motorists. It may be possible to integrate home zone principles into parts of your proposal.

2.08 Location and Connections

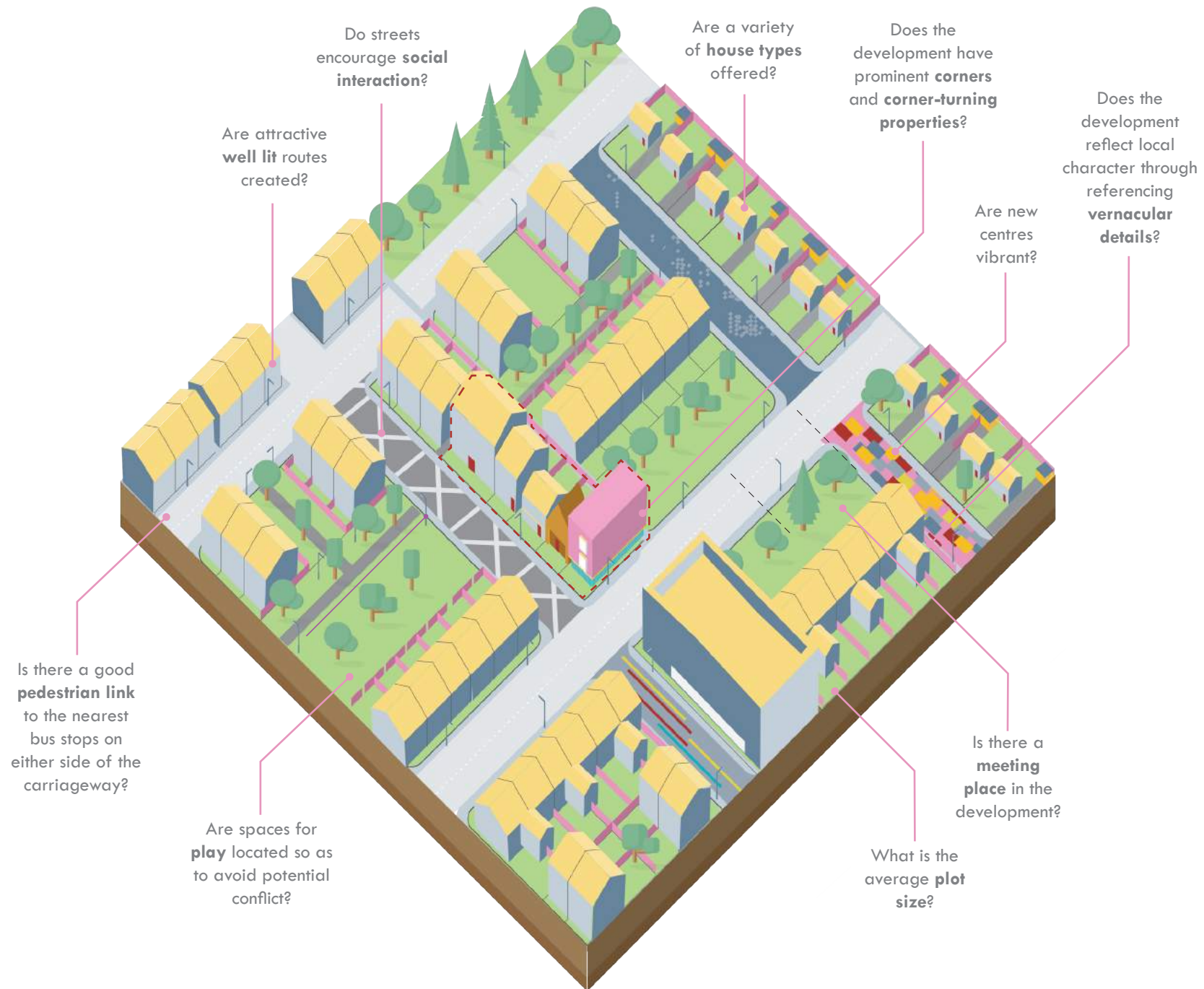
The edges of a development should be outward-looking to visually and physically connect the scheme to its surroundings.

2.09 Enclosure, Place Hierarchy and Wayfinding

Proposals should provide a hierarchy of buildings and spaces to emphasise key locations and contribute to the character and legibility of the townscape.

2.10 Housing Mix

'Identikit' housing or generic styles should be avoided. For larger schemes a variety of house types (i.e. the use of different materials, textures and colours) and varied densities should be used to help create more distinctive places.



2.05 Creating an Identity

CS10

D9

NPPF

Paragraph 64

2.05.01 A development's identity should usually be influenced by findings from the site and context appraisal.

2.05.02 Outstanding contemporary design breaking from local vernacular may be acceptable, especially outside of conservation areas, historic areas etc.

We advise that you:

- ✓ Create variety through providing different house types and styles within a co-ordinated range of designs. Variety should be used to give character to different streets rather than be dispersed at random.
- ✓ Explore what could be done to start to give a place a locally inspired identity if the area lacks a distinctive character (BfL).
- ✓ Look at the surrounding area for particular characteristics that could be used to create a scheme that sits well in its wider context and reinforces the local identity.
- ✓ Ensure on large greenfield sites that any standard house types used help to create local character which respects the particular characteristics of adjacent urban areas
- ✓ Consider using SuDS and water features to create distinctive places.

We advise that you avoid:

- ✗ Using standard house types across a site which do not respect or enhance the character of the locality.
- ✗ Using the lack of local character to justify a nondescript development (BfL).

GOOD PRACTICE EXAMPLE | Creating Identity



Image 05

Derwenthorpe, York: Joseph Rowntree Housing Trust, David Wilson Homes and Studio Partington

Located at the eastern edge of York this development works hard to create its own bold identity. Large steeply pitched roofs with changing rooflines, painted brickwork, striking dormer windows and contemporary balconies combine to create a distinctive sense of place. The use of natural surfaces and paving materials with a warm spectrum of colours contribute to the overall high quality feel of the development.

2.06 Public Open Spaces

CS11

D9

We advise that you:

- ✓ Create a clearly defined focal point to the development which can act as a neighbourhood centre.
- ✓ Provide varied, usable and attractive public open spaces to avoid them becoming wasted.
- ✓ Use outdoor furniture to encourage adaptable and flexible uses.
- ✓ Create play facilities for children which are well overlooked but not too close to homes to lessen potential disturbance. Ask local communities whether they would prefer new play facilities for children, or for existing facilities to be upgraded.
- ✓ Use natural materials for high quality hard landscaped spaces.
- ✓ Retain and work with mature trees and hedgerows where possible.
- ✓ Consider sun paths and shadowing to work out where the most popular areas for socialising in sunny weather will be.
- ✓ Use a landscape architect to help ensure public spaces age well and can be easily looked after. A landscape architect can also specify planting to look good throughout the year and can be easily maintained. An ecologist can advise on enhancing bio-diversity.
- ✓ Consider engaging a suitably qualified artist as a member of the design team to help give identity and character to public spaces.
- ✓ Create well lit spaces, with public seating and areas of hard landscape elements along desire lines.

We advise that you avoid:

- ✗ Informal or left over areas offering no public or private use or value and do little or nothing to support biodiversity (BfL).

2.06.01 For Wakefield Council's requirements on designing Public Open Space please see section 1.04 Public Open Spaces.

2.06.02 High quality, welcoming and accessible public spaces can bring people of different ages and backgrounds together. Public space can help to reinforce tolerance, promote social inclusion, create long term successful communities and avoid transient communities often associated with deprived neighbourhoods.

2.06.03 As laid out in the Development Plan (Leisure, Recreation and Open Space paragraph 7.8) areas of flood mitigation should not be considered as open public space.

GOOD PRACTICE EXAMPLE | Public Open Spaces



Image 06

Doorstep Green, Manchester: Lesley Fallais, Triangle Architects & Ashton Regeneration Team.

The focal point of this home zone is a 'pocket park' designed as a collaboration between local people, a visual artist and an architecture practice. The resulting public space is a playful, useable and welcoming environment that has something to offer to all age groups.

2.07 Home Zones

SDG

2.07.01 For information about designing home zones please see section 4 of the Street Design Guide. Home zones prioritise pedestrians, cyclists and public transport connections to encourage healthy and sustainable modes of travel.

We advise that you:

- ✓ Consult the Highways Authority and the Local Planning Authority at an early stage to scope opportunities for slowing traffic in creative ways.
- ✓ Explore creative ways to make motorists drive more slowly instead of through excessive use of signage.
- ✓ Look at case studies of housing developments that have created successful 'shared surfaces' or 'home zones' and look to use these principles to create streets that can function as social or play spaces.
- ✓ Use natural materials, or a visually contrasting combination of man made and natural materials, to delineate space for cars, pedestrians and crossing points. Contrasting visual cues at kerbs and crossing points aid navigation for people with visual impairments.
- ✓ Consider how hard and soft elements can be used to make drivers approach their street and home more cautiously and responsibly.

We advise that you avoid:

- ✗ Prioritising motorists over pedestrians and residents.
- ✗ Unnecessary steps and level changes (particularly along pavements) that make them difficult to navigate with wheelchairs and pushchairs.
- ✗ Unnecessary clutter and street furniture that blocks pavements.

GOOD PRACTICE EXAMPLE | Home Zones



Image 07

Completed Home Zone - Wakefield Street Design Guide

This example of a completed Home Zone demonstrates key elements of Home Zone design. It is clear to the motorist that they are guests in a pedestrian environment due to the considered use contrasting of materials and dropped kerbs. The curved road surface and areas of planting help to slow traffic without the need for excessive signage, whilst also breaking up and delineating areas such as parking zones.

2.08 Location and Connections

CS3

CS14

NPPF

Paragraph 61

We advise that you:

- ✓ Create new developments designed to integrate with any existing communities they adjoin. New developments adjoining existing residential areas should be designed to look and feel like they are part of that existing community.
- ✓ Identify routes to local amenities and ensure that these are well sign-posted, safe and pleasant for local residents.
- ✓ Only provide routes leading to somewhere people want to go to avoid creating routes that provide potential offenders with ready and unnoticed access to commit crime.
- ✓ Knit the development into the surrounding area as much as possible through the layout of roads and footpaths.
- ✓ Ensure cycling and walking are incorporated into the wider street design and whole road network wherever possible. These could act as local wildlife habitat corridors to further green infrastructure objectives .
- ✓ Ensure that residents can use public transport to access local centres and the City Centre.
- ✓ Speak to developers of surrounding schemes where possible to create continuity between proposals.

We advise that you avoid:

- ✗ Inward looking developments.
- ✗ Creating a development where residents are overly reliant on cars.
- ✗ Lack of consideration for how future development could integrate with the proposal.

GOOD PRACTICE EXAMPLE | Location and Connections



Images 08 & 09

Norfolk Park Green Homes, Sheffield: Matthew Lloyd Architects, Sheffield City Council, Transform South Yorkshire and the Environment Trust

This development consists of 47 properties of mixed tenure in Sheffield. The scheme won the Building for Life Award 2009.

The scheme is well connected physically and visually to the City Centre. The site topography and location allows buildings to front onto the roads and public spaces and to gain dramatic views across the city and the surrounding countryside.

2.09 Enclosure, Place Hierarchy and Wayfinding

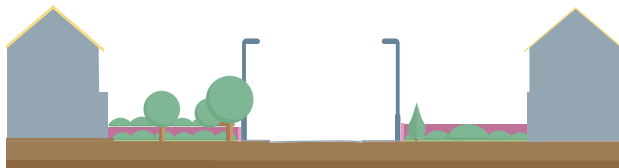
D9

SDG

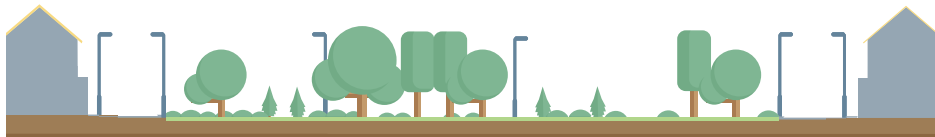
Enclosure

2.09.01 The level of enclosure of streets and spaces is defined by their width and the relative height of buildings at their edges. Enclosure influences the character and neighbourliness of a place and scheme designers should purposefully use a variety of street widths and levels of enclosure to create hierarchy and character in a scheme.

2.09.02 The depth of the front garden is often a response to the scale of the street – the smaller the volume of traffic, the closer the home can be to it.



Residential Street: Wakefield, Westfield Grove Narrow streets with tall buildings create tightly enclosed spaces that have an intimate character. Larger streets generally require larger buildings to enclose them, otherwise they can appear lacking in character.



Residential Green: Wakefield, St John's Square Focal spaces, such as greens and town squares are often accompanied by buildings of higher status, that help to reinforce the significance of the place.

We advise that you:

- ✓ Create a hierarchy of streets and places defined by widths, planting, views, street materiality etc. Building for Life recommends a tree lined avenue through a development which can be effective at helping people find their way around.
- ✓ Provide views through the development to existing or new landmarks to help people understand where they are in relation to other places.
- ✓ Create routes between places that are clear and direct.
- ✓ Create character areas for larger developments. Building for Life recommends 'marker features', such as corner buildings and public spaces combined with smaller scale details such as colour, variety and materials to enhance legibility.
- ✓ Create routes that are attractive, well lit, safe and easy to navigate.

We advise that you avoid:

- ✗ Exceeding recommended street width to building height ratios. In general more enclosed spaces create more interesting and pleasant environments.

2.10 Housing Mix

CS6

GOOD PRACTICE EXAMPLE | Enclosure, Place Hierarchy and Wayfinding



Case Study: Little Kelham, Sheffield by CAL Architects and CITU

This scheme is a good example of where shorter separation distances have been deemed acceptable in order to create a modern and vibrant scheme close to the City Centre. The 9 metre frontage and 4 storey homes create an intimate and well enclosed street scene that feels friendly and prioritises pedestrians.

The design team worked closely with the Council from an early stage and were able to demonstrate that their layouts did not significantly reduce privacy or residential amenity for residents.

2.10.01 Providing a broad mix of tenures and types of home makes a development accessible to the widest range of people, and is key to supporting a sustainable neighbourhood.

We advise that you:

- ✓ Vary the density, size, built form and appearance or style of development to help create different character areas within larger developments.
- ✓ Vary property tenures throughout the scheme to avoid groupings that can end up being divisive.
- ✓ Demonstrate how the proposed housing mix is justified with regard to planning policy, the local context and viability (BfL).
- ✓ Acknowledge the need to provide a mix of different sizes and types of homes for older people.

We advise that you avoid:

- ✗ Using a set housing density across a site without considering the nature of the site and surrounding settlements.
- ✗ Developments only catering for one market segment, unless the development is very small.
- ✗ Shared access routes to the rear of terrace housing.

Streets for People

Streets, shared spaces and parking areas must be designed to meet the needs of motorists but not at the expense of other users e.g. pedestrians, cyclists and playing children. Applicants are advised to take account of the flexibility afforded by the Wakefield Street Design Guide and use this to create friendly streets that meet a range of needs.

Streets for People Overview:

2.11 Prioritising People through Street Design

Prioritising people in the design of streets is related to:

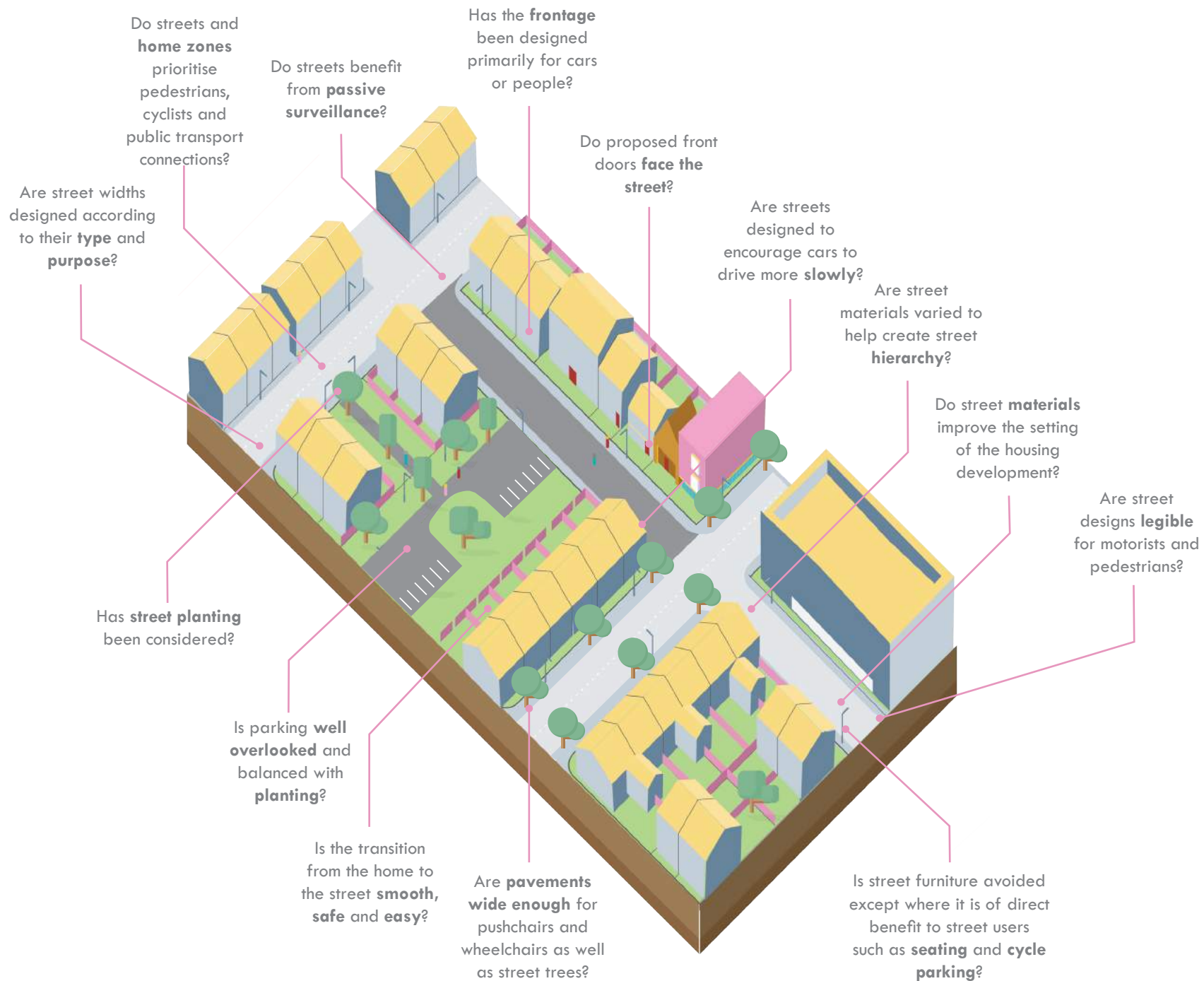
- Speed restraint
- Green infrastructure and street trees
- Carriageway widths
- Active frontages & Street lighting

2.12 Street Materials

Street designers are encouraged to incorporate materials that are visually attractive, require minimum maintenance, and are in keeping with the specific local character of the area.

2.13 Off-Plot Parking for Visitors

Usually, a variety of parking treatments and solutions (both within and outside the boundary) will create more capacity and avoid over-dominance of parking in any particular area.



2.11 Prioritising People through Street Design

D9

CS10

CS14

SDG

2.11.01 Good residential design is not just about what happens inside the home, it is also about how opportunities for social interaction in the surrounding streets and spaces are created. The more contact neighbours have, the greater is the potential for residents to meet and boost the ‘social health’ of the wider area.

Designing for Speed Restraint

2.11.02 For detailed guidance and requirements on designing for speed restraint please see section 5 of the Street Design Guide. Trees, bollards, level changes, street widths and contrasting street materiality are some elements which could be combined to slow traffic.

GOOD PRACTICE EXAMPLE | Prioritising People through Street Design



Image 11

Lime Tree Square, Street: Feilden Clegg Bradley Studios and C&J Clark Properties

By considering the balance between cars and people the architects achieve a sustainable design. The development carefully addresses soft and hard landscape design, materials and street layout that result in a neighbourhood that residents can enjoy.

Carriageway Widths

2.11.03 For street type requirements please see section 4 of the Street Design Guide. Streets should be designed around pedestrian and small vehicle movements, rather than the rare need for two pantechon lorries to be able to pass each other. A width of 4.1m provides two-way flow for the majority of residential traffic. The choice to use widths below 4.1m will depend largely upon the frequency and ease with which cyclists and cars may need to pass each other. It should not be necessary for all street widths within neighbourhoods to be 5.5m.

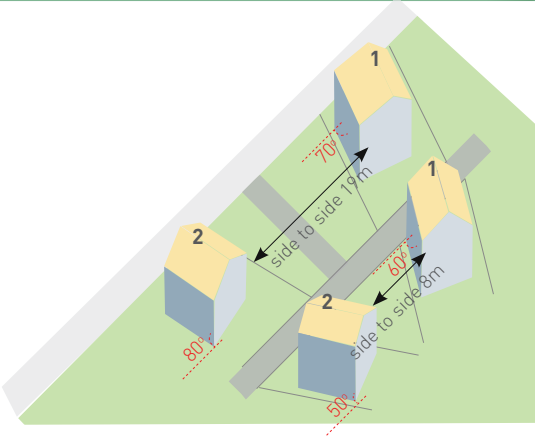
Optional Angle principle

2.11.04 There may be scope to reduce distances between homes where the angle of direct sight is not direct, i.e. not 90 degrees. For clarification please see table and diagram below. These distance relate to the Space Outside the Home Basic Standards in section 1 of this document.

Minimum distances (m) between dwellings when in an angle	Angle of direct sight line at dwelling 2	Angle of direct sight line at dwelling 1							
		90°	80°	70°	60°	50°	40°	30°	20°
	90°	21	21	20	19	18	16	12	8
	80°	21	20	19	18	16	12	8	
	70°	20	19	18	16	12	8		
	60°	19	18	16	12	8			
	50°	18	16	12	8				
	40°	16	12	8					
	30°	12	8						
	20°	8							

Key to Angle Principle Diagram

- 1 - Dwelling 1
- 2 - Dwelling 2



2.11 Prioritising People through Street Design (continued)

Green Infrastructure and Street Trees

2.11.05 Green infrastructure refers to the network of natural and managed green spaces together with the linkages that form a wider network of footpaths, cycle paths and bridleways. Green Infrastructure can benefit health and wellbeing, create changing and enjoyable landscapes and improve air quality. It is imperative the future maintenance of trees and green spaces is well considered and designed to stand the test of time.



Wakefield

The strip of planting on either side of the pavement creates a pleasant route for pedestrians and helps to break a potentially monotonous streetscape.

We advise that you:

- ✓ Use trees along the street corridor to aid legibility of spatial geometry of carriageway edges and to help create more intimate streets.
- ✓ Use tree lined streets and grass verges in key locations to help reduce the impact of traffic and parking on the pedestrian.
- ✓ Design multi- functional streets with areas of green and blue infrastructure.

Active Frontages

2.11.06 Well designed homes use active ground floors to animate streets. The presence of 'active windows' to habitable rooms overlooking a street or public space increases natural surveillance.

2.11.07 How a building is lit can help to provide a clear sense of the different elements of the building and add to the quality of the streetscene. Particular consideration should be given to the ground floor focal lighting which can be used to emphasise entrances and porches, making them feel safe and inviting.

We advise that you:

- ✓ Design homes to face the street and 'turn corners' - all elevations facing the street should have windows rather than blank walls and front doors should face the street.
- ✓ Increase opportunities for natural surveillance.
- ✓ Maximise the transparency of the ground floor by allowing light from within the home to spill out, connecting the inside and the outside of the home.

We advise that you avoid:

- ✗ Homes offering a blank elevation to the street.
- ✗ Designing the frontage primarily around car parking facilities.

2.12 Street Materials

SDG

2.12.01 Quality design and construction of pavements and streets is vital to the character of an area as they provide the context within which buildings are seen. Damaged or inappropriate paving can have an adverse effect on the entire streetscape.

2.12.02 For detailed guidance and requirements on street materials and construction please see section 20 of the Street Design Guide. The SDG gives a range of acceptable materials for carriageways and shared surfaces. A range of materials may be suitable providing they meet requirements of quality, durability, maintainability, and sustainability. Alternative natural and man-made materials to be considered are:



Concrete



Clay



Tegula



Granite setts



Tarmac



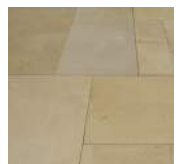
Flexipave



Porphyry setts



Clay

'Facemix'
Concrete
pavingClay tiles with
graniteYork Stone
pavingSandstone
paving

2.12.03 Cost: The price difference between good quality artificial stone and natural stone is largely mitigated by the lower maintenance requirements and life span of natural materials.

2.12.04 Strength and Longevity: Granite is very hard and nonabsorbent, so does not pick up stains. If laid properly granite is low maintenance and will withstand very heavy loads. Stone generally improves rather than deteriorates with age. Concrete is also strong, but is prone to staining, difficult to clean and can deteriorate in appearance very quickly.

2.12.05 Maintenance: Whatever the finish of the street, if it is necessary to dig up and reinstate the surface effort should be made to replace 'like for like' so patches are less visible and do not cause streets to become unattractive over time. Although stone setts and slabs can be spoilt by tarmac patches, if well-instated, they can be temporarily removed for maintenance and 'invisible mended'.

2.12.06 Colour: Natural materials do not fade which is a particular problem with many artificial products.



Before: Tarmac from front door to carriageway creates a dark expanse that is unattractive and impossible for residents to personalise.



After: Demarcating space around houses with materials that complement the colours used in the building materials creates a much softer setting.

Wakefield

2.12 Street Materials (continued)

Tarmac: Using Contrast and Softening

2.12.07 Using the same colour tarmac for driveways, footways and highways has the effect of 'joining together' the floorscape from house to house across the street, making the street feel wider than it is and out of scale with pedestrians. Alternative materials are encouraged for pavements and driveways to help break up the streetscape.

2.12.08 Occasional strips of granite or stone cobbles can provide an inexpensive and contrasting relief to tarmac, help delineate pavements for pedestrians and discourage people from parking on them.



Wakefield

Aggregate rolled into the tarmac, in combination with strips of a contrasting edging create a pleasant and human scale environment for pedestrians. In this example the highway is complemented by a contrasting and hard-wearing edging that delineates on-street parking.

2.12.09 Putting black tarmac next to brick, stone, clay or slate often dominates their subtlety. To allow these materials to have maximum benefit to the street scene it is advisable to use aggregate rolled into tarmac to soften its appearance.

We advise that you:

- ✓ Work with the Council to investigate what alternative materials can be used in place of standard highways surface materials and traffic furniture (BfL).
- ✓ Use materials which compliment the homes and surroundings.
- ✓ Use materials which weather well.
- ✓ Avoid the over-use of tarmac. Break up tarmac highways with occasional strips of granite or stone cobbles.
- ✓ Create environments supporting use by people with visual impairments. Consider how a space that is shared with vehicles and cyclists can be safe if approaching traffic cannot be seen.

We advise that you avoid:

- ✗ The excessive use of tarmac on roads, parking and pavements.
- ✗ Over reliance on in-front-of-plot parking which can create wide streets dominated by cars, unless there is sufficient space to use strong and extensive planting to compensate the lack of built enclosure (BfL).

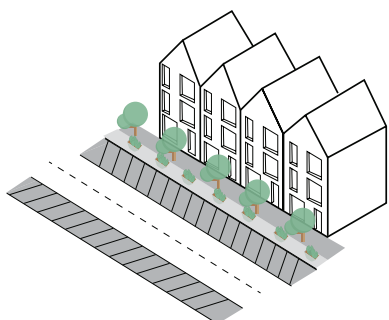
2.13 Off-Plot Parking for Visitors

D9

SDG

2.13.01 Designers are encouraged to show on their layout drawings the intended use and dimensions of all off street and on street parking spaces including any special provision required by a scheme. Please note the advice given in paragraph 11.22 of the Street Design Guide which states that on street parking for residents should be designed out wherever feasible. **For detailed guidance and requirements on communal parking areas and on-street parking please see section 11 of the Street Design Guide.**

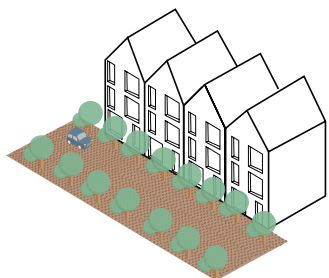
2.13.02 Possible parking solutions:



On-street bay parking primarily for visitors



On-street parallel parking primarily for visitors



Shared surfaces with allocated parking and planting for residents and visitors



Parking Courts for residents and visitors

GOOD PRACTICE EXAMPLE | Off-Plot Parking for Visitors



Images 12 & 13

Locking Parklands, Weston Super Mare: Stride Treglown and St Modwen

This scheme of 'Level 4' Code for Sustainable Homes in Western Super Mare uses contrasting coloured block work to delineate on street parking bays. This not only assists in efficiency of use, but will withstand weathering better and therefore result in lower maintenance costs. The development also uses planting areas and trees to separate parking bays, so creating a varied and well balanced street scape.

2.13 Off-Plot Parking for Visitors (continued)

We advise that you:

- ✓ Use a mixture of parking strategies to create the best possible public realm and allow front gardens to be used for planting rather than parking.
- ✓ Use realistic calculations for resident and visitor parking demand, taking into account the location, availability and frequency of public transport together with local car ownership trends (BfL).
- ✓ Use contrasting ground materials, metal plates or block markers to mark out and number spaces rather than relying on painted white lines.
- ✓ Create parking spaces close to people's homes, if possible residents should be able to see their own cars from their home.
- ✓ Provide a generous amount of secure and convenient cycle parking.
- ✓ Look into measures to reduce car ownership and parking especially within urban areas and the City Centre.
- ✓ Balance on-street parking with trees and vegetation

We advise that you avoid:

- ✗ Large rear parking courts - Building for Life recommends no more than 5 homes share a parking court. When parking courts are designed they should be well overlooked to prevent crime.

Design of the Home and Garden

The design of a home and garden is critical, not only for the convenience of residents but also because when ill-thought through they can undermine otherwise high quality design. The plot layout should respond to the site and context appraisal.

Design of the Home and Garden Overview:

2.14 From Street to Front Door

The way a building meets and fronts onto the street has a direct impact on the street as a whole. The front of a home should contribute to an enjoyable sense of place for residents and pedestrians.

2.15 Private Outdoor Space and Rear Gardens

Whatever the size or type of home, private outdoor space should be provided for each home to allow for sitting outside, playing and drying clothes. Bin storage requirements are a key considerations.

2.16 On-Plot Parking and Garages

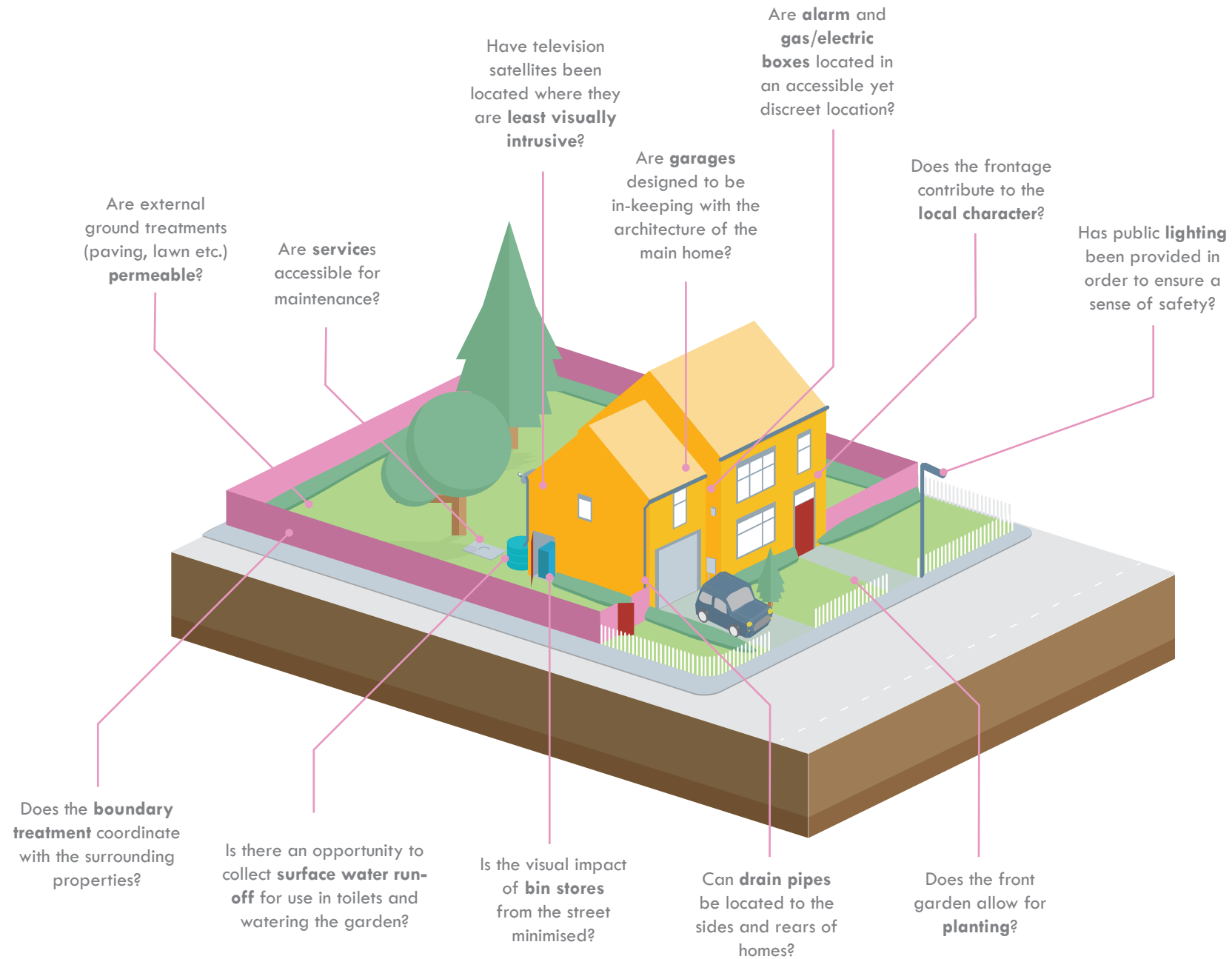
Parking within the curtilage helps prevent cars from dominating the streetscene. However, in order for building frontages to be attractive, landscape components need to be considered and applied harmoniously.

2.17 Accessible Housing and Lifetime Homes

Housing design should be mindful of creating accessible spaces that are not only beneficial to people with disabilities but also for people with young children, the elderly, or for residents easily completing day to day activities such as carrying heavy shopping.

2.18 Ventilation, Noise and Air Quality

Development should only be located where residents are safeguarded from unnecessary health risks or discomfort. Development will only be permitted where air quality is good based on national guidelines and where the noise environment will not affect how people wish to use and enjoy their home. Any mitigation to achieve these standards should be sustainable.



2.14 From Street to Front Door

D9

D15

2.14.01 Residential development should offer the opportunity to bring neighbours together whilst respecting privacy. One example of how this could be achieved is through pairing neighbouring front doors together.

2.14.02 Defensible space is important as it creates a buffer between the private frontage and the public street and can also give a sense of ownership to residents. This separation distance is critical: a shallow threshold helps to retain the physical and visual connection between public and private, but if too shallow residents may feel less protected and are likely to have fewer opportunities to personalise their home with planting or furniture.

GOOD PRACTICE EXAMPLE | From Street to Front Door



Image 14

Shinwell Estate, Upton: Yorkshire Housing and Acanthus WSM Architects

These 49 eco-homes each have a small private front garden which is reinforced as defensible space with open fencing and brick walls. Front doors and windows face the street to create active frontages that overlook parked cars.

The transition between public realm (the street) and private space (inside the home) is marked by a series of distinctions including a boundary fence, a change in paving and the covered entrance.

We advise that you:

- ✓ Design and create defensible space for all properties, regardless of tenure (including affordable housing).
- ✓ Provide the opportunity for people to take ownership of their defensible space through flexible design i.e. include planters and/or soft surfaces appropriate for planting.
- ✓ Create layers of defensible space appropriate for the type of development layout. Demarcate the boundaries between these layers to improve legibility of the scheme for visitors.
- ✓ Design the depth of frontage based on its rural, sub-urban or urban setting, with deeper front gardens to homes in rural settings. Homes fronting directly onto the street should usually be avoided, but where they are necessary, the boundary between public and private should be reinforced through planting boxes, lighting or a change in level.
- ✓ Create front gardens and planting opportunities which improve the setting of new homes. Native and sustainable species of local provenance should be planted to the front of properties in most situations.
- ✓ Choose boundary treatments which reinforce the existing character of the area.
- ✓ Seek advice from the Police Architectural Liaison Officer during the pre-application planning stage.
- ✓ Locate vents, flues and drainage pipes away from the front of the building where possible. Specify extract vent cowls and flues that match the colour of the external wall as closely as possible.

2.15 Private Outdoor Space and Rear Gardens

2.15.01 Outdoor space which can be enjoyed by residents in the comfort of their private property is a major contributor to the well-being of its users.

We advise that you:

- ✓ Vary the garden depth depending on the rural, sub-urban or urban context of the site. Some external private space will always be required.
- ✓ Provide a private outdoor seating area that is not overlooked by neighbouring properties.
- ✓ Provide gardens that receive good levels of sunlight to enable residents to grow their own fruits and vegetables.
- ✓ Restrict public access, including secluded footpaths and alleyways, to the rear of buildings. Public access to the rear should be designed out where appropriate.

We advise that you avoid:

- ✗ Using standard garden depths across different parts of the district irrespective of the local grain and character of that area.
- ✗ Access to the rear of homes with very little or no surveillance onto these rear access routes.

GOOD PRACTICE EXAMPLE | Private Outdoor Space and Rear Gardens



Image 15 © Pegasus Group & Honwood Homes

Spinney Hill, Oakham: Jeakins Weir for Honwood Homes

Spinney Hill is a development of 102 homes on the edge of the market town of Oakham, Rutland. Garden sizes across the site vary significantly depending on the size of the house and also respond to the site context and existing mature trees and hedgerows.

The homes have been orientated to minimise the overlooking of gardens and public rear access has been largely designed out. In addition to each house having its own private rear garden, communal allotments and a community orchard are also provided.

2.16 On-Plot Parking and Garages

SDG

2.16.01 For parking and on-plot drainage requirements please see sections 11, 16 and Appendix A of the Street Design Guide. For detailed guidance on garage and driveways requirements please see section 11 of the Street Design Guide. Where possible, a combination of parking solutions should be used together to minimise the impact of parking on the street scene. Where possible parking spaces should directly relate to the property they serve.

We advise that you:

- ✓ Locate off road parking so as not to detract from the general street scene.
- ✓ Locate garages to the side or rear of homes, set back from the main home.
- ✓ Design garages and parking spaces large enough to fit a modern family sized car with room on either side to open doors comfortably (BfL).
- ✓ Design garages that are in-keeping with the architecture of the house and that do not, through over-complicated design, detract attention from the main house.

We advise that you avoid:

- ✗ Front gardens designated solely for parking. Building for Life recommends where parking is located at the front of the property, at least an equal amount of frontage is allocated to an enclosed, landscaped front garden.

GOOD PRACTICE EXAMPLE | On-Plot Parking and Garages



Images 16 (above) & 17

Manor Kingsway, Derby: Stride Treglown and Kier Partnership Homes

This development in Derby is successful in designing in parking in such a way that does not detract from the public realm.

Kier worked closely with the Local Council to develop a scheme where all parking is on-plot (upper image). This creates pleasant car-free areas in other parts of the development (lower image).

Varied use of ground treatments and colours help to differentiate spaces for motorists and spaces for pedestrians. This reduces the need for road markings and signage that can age quickly, require maintenance and can cause streets to seem cluttered.

2.17 Accessible Housing and Lifetime Homes

D9

Access

2.17.01 Approved Document M of the Building Regulations should be consulted for the development of these types of housing. Requirements M4(2) and M4(3) are not currently in force in Wakefield, however the Council encourages compliance and will be considering the introduction of these regulations through a Local Plan review commencing in 2017.

Lifetime Homes

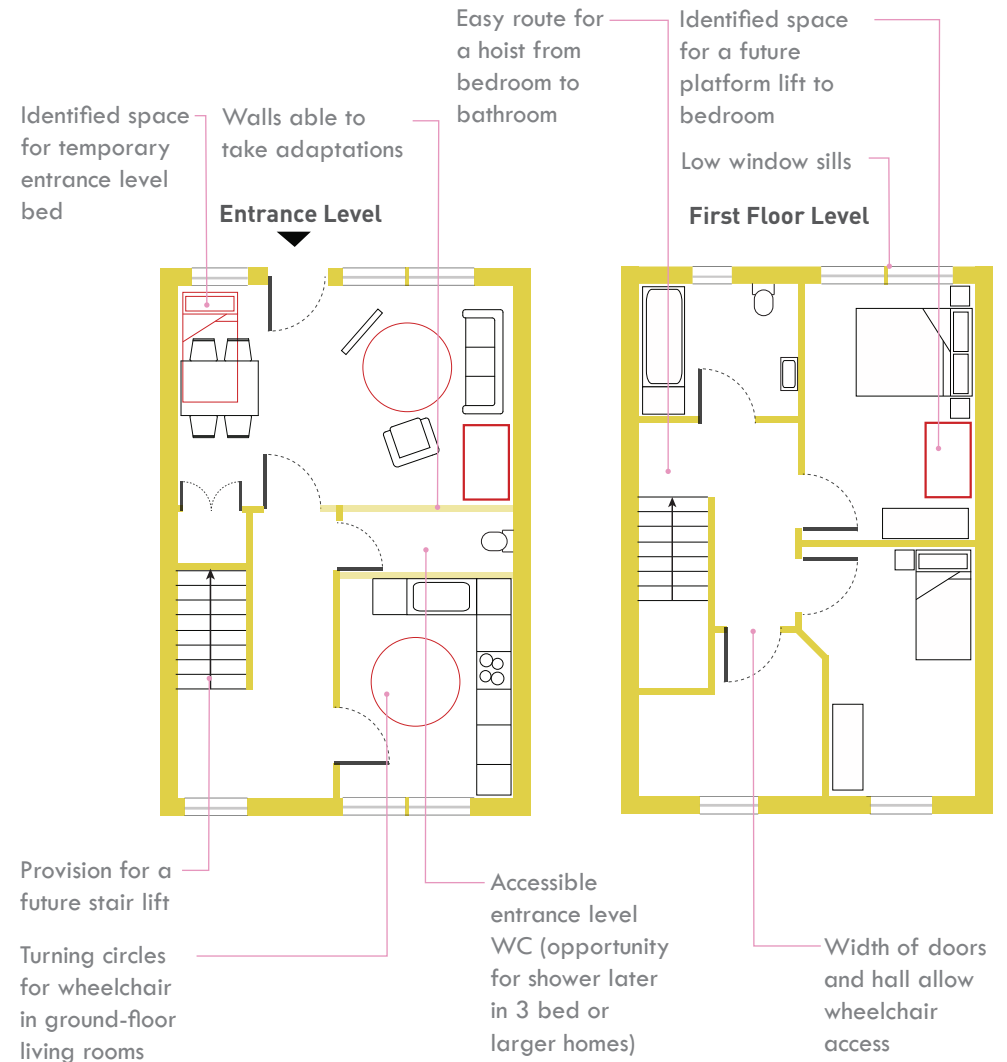
2.17.02 Lifetime Homes are ordinary homes incorporating 16 Design Criteria which can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life. These principles are a useful benchmark for the design of any home whether in relation to specific needs for accessibility or not.

2.17.03 Wakefield Council supports the Lifetime Homes standard in new developments. **It is recommended that the 'Lifetime Homes Criteria' are taken into account for new developments of any scale.**

The 16 Design Criteria are organised under the following headings:

- | | |
|--------------------------------------|---|
| 1. Parking | 9. Potential for entrance level bed-space |
| 2. Approach to dwelling from parking | 10. Entrance level WC and shower drainage |
| 3. Approach to all entrances | 11. WC and bathroom walls |
| 4. Entrances | 12. Stair lift/ through chair lift |
| 5. Communal stairs and lifts | 13. Tracking hoist route |
| 6. Internal doorways and hallways | 14. Bathroom layout |
| 7. Circulation Space | 15. Window specification |
| 8. Entrance level living space | 16. Location of service controls |

Lifetime Homes: Example layout



2.18 Ventilation, Air Quality and Noise

D20

Ventilation

2.18.01 See Approved Document F (ADF) of Building Regulations for specific requirements for Ventilation. However, the ADF does not provide a means to provide thermal comfort.

2.18.02 Ventilation moves outdoor air into a building or a room, and distributes the air within the building or room to provide healthy air for breathing.

Passive/ Natural Ventilation

2.18.03 Openable Windows: The most cheap, easy and effective way to bring fresh air into a home is through openable windows. As a general rule all windows (or a section of every window) should be able to open unless there are good reasons for doing otherwise, such as there being one or more other openable windows in the room.

2.18.04 Cross Ventilation: This is where there are windows on opposite sides of a room, allowing a clear path for natural air flow across that room.

2.18.05 Stack Ventilation: Where a house or apartment building has a double or full height space with an opening at high level stack ventilation can be used to move warm, stale air out of the building, due to warm air rising.

2.18.06 Trickle Ventilation: Trickle ventilation is required as part of the ADF. It is not appropriate to be used to mitigate against noise or poor air quality as it does not provide adequate thermal comfort or indoor air quality.

Mechanical Ventilation

2.18.07 Mechanical extraction ventilation may be required in kitchens, bathrooms and utility rooms if required extraction rates cannot be met through passive means.

2.18.08 Whole building ventilation may be required to bring fresh air into a room where air quality or external noise would have a significant adverse effect on residents who choose to open their windows. This is does not include background ventilation, such as trickle vents.

2.18.09 Heat recovery systems use the warmth from stale outgoing air to warm the air that is being drawn into the building.

We advise that you:

- ✓ Think about the different kinds of natural and mechanical ventilation to enhance the day to day lives of residents at an early stage.
- ✓ Maximise natural ventilation opportunities where possible.
- ✓ Place windows in opposite walls for natural cross ventilation where possible.

We advise that you avoid:

- ✗ Windows or ventilation to habitable rooms that face significant noise or pollution sources
- ✗ Noisy mechanical ventilation that disturbs the tranquillity of habitable rooms.

2.18 Ventilation, Air Quality and Noise (continued)

Air Quality

2.18.10 Despite air quality improvements in Wakefield air pollution is still recognised as a risk to health.

2.18.11 Where air pollutants are higher than national pollutant health based objectives the Council has designated Air Quality Management Areas (AQMA) to give that area special status. In an AQMA consideration must be given to air quality when new developments are proposed which might create more traffic or introduce new receptors. Within an AQMA an air quality assessment will be required as part of the development proposal. In addition, proposals for new development will be required to contribute to air quality improvement measures.

2.18.12 Wakefield Council Air Quality and Emissions Technical Planning Guidance and Construction Dust Management Guidance must be used as part of the planning application process. Please contact the Environmental Health Department or refer to the Council's website for further information.

We advise that you:

- ✓ Design the proposal to encourage residents to use public transport, cycling or walking to reduce emissions from cars.
- ✓ Provide electric car charging points.
- ✓ Provide street trees and vegetation which can help absorb pollution and refine the air quality.

Noise

2.18.13 See Approved Document E of Building Regulations for specific requirements for Resistance to Sound. Wakefield Council encourages good acoustic separation by ensuring party walls achieve Building Regulations requirements plus 5dB noise reduction.

2.18.14 A home should be a place of retreat and quiet where residents can relax and enjoy sleep without enduring excess external noise.

2.18.15 Development on sites affected by major sources of noise etc should locate homes away from these sources. Sites will generally not be acceptable for residential development where noise and pollution cannot be effectively mitigated.

We advise that you:

- ✓ Locate homes away from major sources of noise and pollution such as busy roads, railways and industrial estates.
- ✓ Locate external amenities such as parks and public spaces away from sources of noise such as main roads - use landscaped 'buffer' zones to minimise the sight and sound of busy roads.
- ✓ Use mounding or acoustic fencing to protect external spaces from noise where opportunities to locate external spaces further from the source of noise is not possible.
- ✓ Use vegetation and soft landscaping to visually screen noise sources.
- ✓ Orientate buildings to protect habitable rooms and gardens from noise sources.

Sustainable Design

“Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (...)” NPPF Para. 65

Sustainable Design Overview:

2.19 Future Proof Design and Renewable Technologies

Residential design has a central role to play in achieving national goals relating to sustainability and reducing the rate of climate change. Renewable technologies should be used wherever possible to generate electricity and reduce the amount of resources a home uses.

2.20 Active or Sustainable Travel

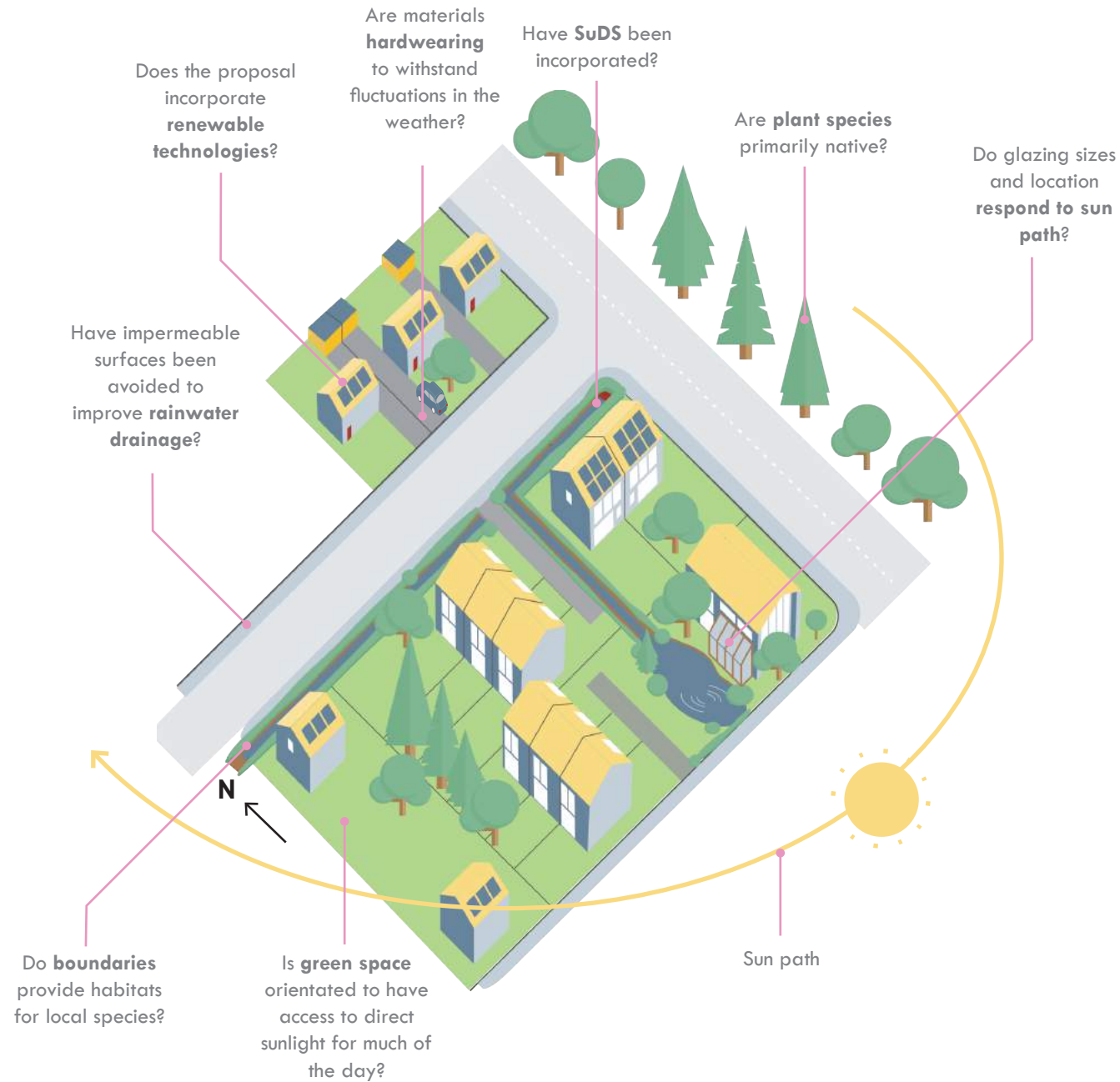
New developments should promote active or sustainable travel and reduce the need to travel by car wherever possible.

2.21 Biodiversity

Existing wildlife habitats should be maintained and enhanced by the proposal. New habitats and wildlife corridors should be designed using locally native species.

2.22 Successful Soft Landscapes

Planting details must be carefully designed to ensure they are successful in the long term.



2.19 Future Proof Design and Renewable Technologies

D27

D28

CS10

CS13

NPPF

Paragraph 65

The changing climate

2.19.01 Weather in recent years has been far more unpredictable than during previous generations. It is therefore imperative the potential effects of climate change are anticipated and mitigated against.

2.19.02 See Approved Documents G2 and L of Building Regulations for requirements for energy and water efficiency.

GOOD PRACTICE EXAMPLE | Future Proof Design and Renewable Technology



Image 18

Parkdale, Wakefield: WDH & Keepmoat Homes

Park Dale is a housing development built to Level 6 of the Code for Sustainable Homes (CSH). CSH Level 6 requires all homes to be zero net carbon on energy and CO₂ emissions. All homes have mechanical ventilation with heat recovery, solar photovoltaics, high levels of internal air tightness and grey water recycling, high-tech insulation and triple glazing. Homes draw heat from the development's 'Eco Centre' – a district biomass heating network powered by renewable wood pellets produced in Yorkshire. The site also includes a Learning Centre where residents and the wider community can learn about climate change.

Fabric First

2.19.03 Fabric First is an approach to design which maximises the efficiency of the components and materials that make up the fabric of the building. Fabric First can be considered alongside the use of renewable technologies.

Aspects of a Fabric First Approach

2.19.04 Orientation: Aim to provide East/ West orientations where the sun path corresponds with daily activities. New homes should avoid creating north-facing habitable rooms and over-use of north facing glazing which is likely to make a home cold in the winter.

2.19.05 Daylight: A balance needs to be struck between maximizing day-lighting, minimizing heat loss and excluding excessive solar heat gain. A general rule of thumb states that light can usually penetrate into a room to a depth of twice the window's height. For example for a window with glazing of 1 metre in height, a room will be reasonably well day-lit up to two metres away from the window.

2.19.06 Solar Shading: Deciduous planting and other solar shading on the south can reduce overheating in the summer months. The type of planting, its full grown height and its precise position must be well understood.

2.19.07 Passive Ventilation: Optimise natural ventilation through having openable windows. Air-tightness of window surrounds, door surrounds and roofing should be maximised.

2.19.08 Insulation: Use super-high insulation and high-spec glazing.

2.19.09 Thermal Mass: Thermal mass describes the property of heavy materials like brick to even out temperature swings in a space by absorbing heat through the day and releasing it during the night.

2.19.10 Retention and re-use of buildings: Reuse and adaptation contributes to sustainability through reducing the use of new materials and the environmental impacts connected to their production, and through protecting the embodied energy of the existing material.

2.19 Future Proof Design and Renewable Technologies (continued)

Renewable Technologies

2.19.11 Residential design has a large role to play in achieving national goals. In addition to advising a fabric first approach, Wakefield Council requires on-site or decentralised renewable technologies for new developments above a certain size. **Please refer to Development Policies D27 & D28 for requirements for renewable technologies.**

Description of Common Renewable Technologies

2.19.12 Solar Photovoltaics (PV Panels): These electricity systems capture the sun's energy using photovoltaic cells. They do not need direct sunlight to work and can still generate some electricity on a cloudy day.

2.19.13 Solar Hot Water Heating: The conversion of sunlight into renewable energy for water heating using a solar thermal collector. There are two types of collector: flat plate collectors and evacuated tubes.

2.19.14 Mechanical Ventilation with Heat Recovery: Aim to reduce waste by extracting stale warm air and passing it through a heat exchanger that pre-heats the cool incoming air.

2.19.15 Heat Pumps: Ground source heat pumps (GSHPs) use pipes which are buried in the garden to extract heat from the ground. This heat can be used to warm air heating systems and hot water in a home. Air source heat pumps are easier to fit than ground source heat pumps however, they tend to be less efficient.

2.19.16 District Heat Networks (larger developments): A system for distributing heat generated in a central location through a residential development for internal space or water heating. District heat networks can achieve higher efficiencies and lower pollution than localised boilers.

2.19.17 Wind Power: Wind turbines require planning permission so early consultation with Wakefield Council is advised. The impact on the local ecology and key views should be assessed and ideally the wind resource for an intended location should be monitored for at least a year before installing a turbine.

2.19.18 Green Roofs and Walls: Green roofs and walls offer solar and thermal protection, improve rainwater drainage and provide opportunities for increased biodiversity.

2.19.19 Rainwater Harvesting: The collection, storage and distribution of recycled rainwater. Rainwater harvesting systems can save up to 50% of water consumption within the average home.

We advise that you:

- ✓ Accommodate shifts in ways of living and changes of lifestyle.
- ✓ Facilitate adaption of the home to meet the needs of an aging population.
- ✓ Reduce the need for energy through energy efficient features such as improved insulation and glazing.
- ✓ Reduce the need for energy through design features providing passive heating, natural lighting and natural ventilation.
- ✓ Design residential development to be resilient to weather extremes such as flooding.
- ✓ Consider the long-term energy production and cost of any on-site technologies. Embed the appropriate technologies into a well designed building fabric.
- ✓ Provide details of how any on-site energy production will be operated, maintained and potentially adapted over the life of the development.
- ✓ Take advantage of the latest technologies to improve building quality and the amenity of existing residents during construction (for example off-site or modular systems); comfort and sustainability.
- ✓ Provide for broadband and home-working.

2.20 Active or Sustainable Travel

D14

CS4

CS14

SDG

NPPF

Paragraphs 24, 35, 69

2.20.01 New developments should provide, where appropriate, cycle and walking facilities including cycle parking, cycle lanes, advanced stop boxes, pedestrian and cycle crossings.

2.20.02 Cycling and walking routes should usually be incorporated into the wider street design and whole road network wherever possible. Additional pedestrian and cycle-only routes may be appropriate, for example through parks.

2.20.03 New development should provide safe and pleasant pedestrian routes to public transport links.

We advise that you:

- ✓ Ensure streets are designed for pedestrians and cyclists as well as cars.
- ✓ Consider how people will access amenities and urban centres if they do not have a car.
- ✓ Ensure cycle parking facilities are safe to use and secure.
- ✓ Ensure street furniture and parked cars will not obstruct cycle lanes.

GOOD PRACTICE EXAMPLE | Active or Sustainable Travel



Images 19 & 20

Golden Mede, Waddesdon: C.F. Møller & The Rothschild Foundation

This proposal for 75 new homes in the village of Waddesdon in Buckinghamshire has put cycling and walking at the heart of the development. Pedestrian and cycle paths link the houses with the wider village context and provide car free routes throughout the development. Through traffic is restricted in order to keep motorised vehicles to a minimum and promote active and sustainable travel.

2.21 Biodiversity

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D9

CS10

NPPF

Paragraph 9

2.21.01 Wakefield Council is dedicated to preserving its unique biodiversity and ecological assets.

2.21.02 Developments are encouraged to provide net gains for biodiversity, which could include but is not limited to habitat creation schemes (such as wildflower meadows or wetlands), favourable conservation management for onsite habitats or structural enhancements for protected species (bat or bird boxes, swift bricks and fences with pre-cut holes for hedgehogs).

2.21.03 An appropriate preliminary ecological survey should be undertaken where appropriate in order to assess the biodiversity impacts and opportunities associated with development sites.

2.21.04 It is advisable to review the relevant development policies as well as national planning policy regarding ecology to ensure compliance. Consult the West Yorkshire Ecology Service, the Local Ecological Records Centre early in the design process for information on protected sites and notable species.

We advise that you:

- ✓ Avoid damaging areas of natural value (whether designated or not) and seek opportunities to enhance biodiversity within new developments.
- ✓ Establish linkages between habitats to create functional ecological networks.
- ✓ Understand the indirect impacts that development may have on habitats (such as increased recreational impacts and pollution).

GOOD PRACTICE EXAMPLE | Biodiversity



Images 21 & 22

The Avenue, Saffron Walden: Hill/Pollard Thomas Edwards

This development of 76 new homes was built in a very sensitive landscape context. The scheme retained a long avenue of mature lime trees around which the housing was designed. New native hedgerows and local varieties of fruit trees were planted to increase the overall biodiversity of the site.

2.22 Successful Soft Landscapes

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D9

D12

CS10

2.22.1 Trees and vegetation are vital components for liveable, healthy places and provide many health, environmental and economic benefits particularly when considered at an early stage of the design process. Please contact the tree officer at Wakefield Council for further advice regarding a specific proposal.

2.22.2 There are many well documented benefits of vegetation and trees including:

2.22.3 Health and social benefits:

- Improved air quality through reduction in CO₂, airborne particles and contaminants that contribute to respiratory illness;
- Creation of quality green spaces enhance residents' health and wellbeing;
- Protection from UV light;
- Visually pleasing streets and public spaces.

2.22.4 Environmental benefits:

- Creating ecosystems that support biodiversity;
- Reduced surface water run-off to mitigate against flooding;
- Creating wind breaks.

2.22.5 Economic benefits:

- Reduced heating and cooling costs through shading and insulating properties of trees and vegetation;
- Increased property values.

2.22.6 Developments are encouraged to be kept away from areas of woodland, hedgerows, or any areas which will result in the loss of trees. An appropriate tree survey must be submitted with the planning application should the proposed development affect trees or woodland.

Principles for successful planting

2.22.7 Planting adds character Landscape design should be an overall driving aspiration, considered as a central part of the design from the earliest stage. A keen understanding of contextual issues will help ensure planting is appropriate for the setting and end users.

2.22.8 Location is key Planting should be designed according to the prevailing site conditions - taking advantage of suitable micro-climates (existing and proposed). The right plant should be specified for particular locations with proper regard to eventual size and height so that it does not block important views such as traffic lights or lights at crossing points.

2.22.9 Sustainable detailing A tree needs a minimum of 5 cubic metres of arbo-soil (or similar) within a rootcell system to avoid compaction (access to air is very important). Linking planting areas together (below ground) through a continuous trench or island of soil reduces required volumes by 20%. Tree pits must be free draining.

2.22.10 Integrating hard and soft landscape components Long term issues must be considered at the design stage. Tree root barrier systems can be used very effectively for planting near underground services and/or to prevent damage to adjacent hard surfaces.

2.22.11 Creating a perception of safety This can be achieved by carefully planning the location and species of planting in order to create open spaces between private and public areas, as opposed to areas creating hiding and/or anti-social actions.

2.22.12 Retention of valuable elements Ensuring the scheme is not restricted by unsustainable tree cover for the long term (20-30years) is crucial. Typically 95% of all roots, and virtually all the large structural roots, are in the upper 60cm of the soil, so even minor works around existing trees can be detrimental.

Specific guidance on planting

	Works to existing trees	Container Grown Trees & Shrubs	Root Balled Trees & Shrubs	Bare Root Trees & Shrubs	Perennials	Bulbs	Grass Seeding	Grass Turfing	Wildflower Seeding
Jan	—	○	○	○	○	—	—	○	—
Feb	—	○	○	○	○	—	—	○	—
Mar	■	—	—	—	—	—	●	—	—
Apr	■	—	—	—	—	—	—	—	—
May	■	■	—	—	■	—	■	—	—
Jun	■	■	—	—	■	—	■	—	—
Jul	■	■	—	—	■	—	■	—	—
Aug	—	■	—	—	■	—	■	—	—
Sep	—	■	—	—	■	—	—	—	—
Oct	—	—	—	—	—	—	—	—	—
Nov	—	—	—	—	—	○	—	●	—
Dec	—	—	—	—	—	—	—	●	—

Key:

- Not appropriate
- Appropriate with conditions
- Appropriate
- Bird nesting season
- Watering essential
- Not in frozen ground
- Ground temperature must be over 10 degrees C

Tables and guidance from Camlin Lonsdale Landscape Architects

Specific guidance on earthworks

Ornamental Shrubs & Herbaceous	Native Shrubs	Grassed Areas	Wildflower Areas
450mm Topsoil 450mm Subsoil	300mm Topsoil 300mm Subsoil	150mm Topsoil 150mm Subsoil	300mm Subsoil

GOOD PRACTICE EXAMPLE | Successful Soft Landscapes



Image 23

Elvetham Heath, Fleet, Hampshire:

This 63ha of residential development, consisting of 1868 housing units plus ancillary services (including a school, village centre, large retail outlet, park and ride and sports pitches), used a series of swales/linear ponds to create an attractive and sustainable landscape with incorporated sustainable drainage. This included a fenced off village pond that provided focus and amenity for the community.

Additional Planning Considerations

Additional Planning Considerations Overview:

2.23 Design for Urban Centres

Urban centres require higher density and higher rise development than other parts of the district. Flats, maisonettes and apartments have specific design requirements that are covered in these pages.

2.24 Homes in Multiple Occupancy (HMOs)

HMOs require careful design and planning particularly in relation to amenity, overcrowding, security and impact on local streets and communities.

2.25 Design for Historic Locations

Development decisions need to be based on an informed understanding of the past so that significance and character are conserved and any new housing enhances its context.

2.26 Developments Facing Open Countryside

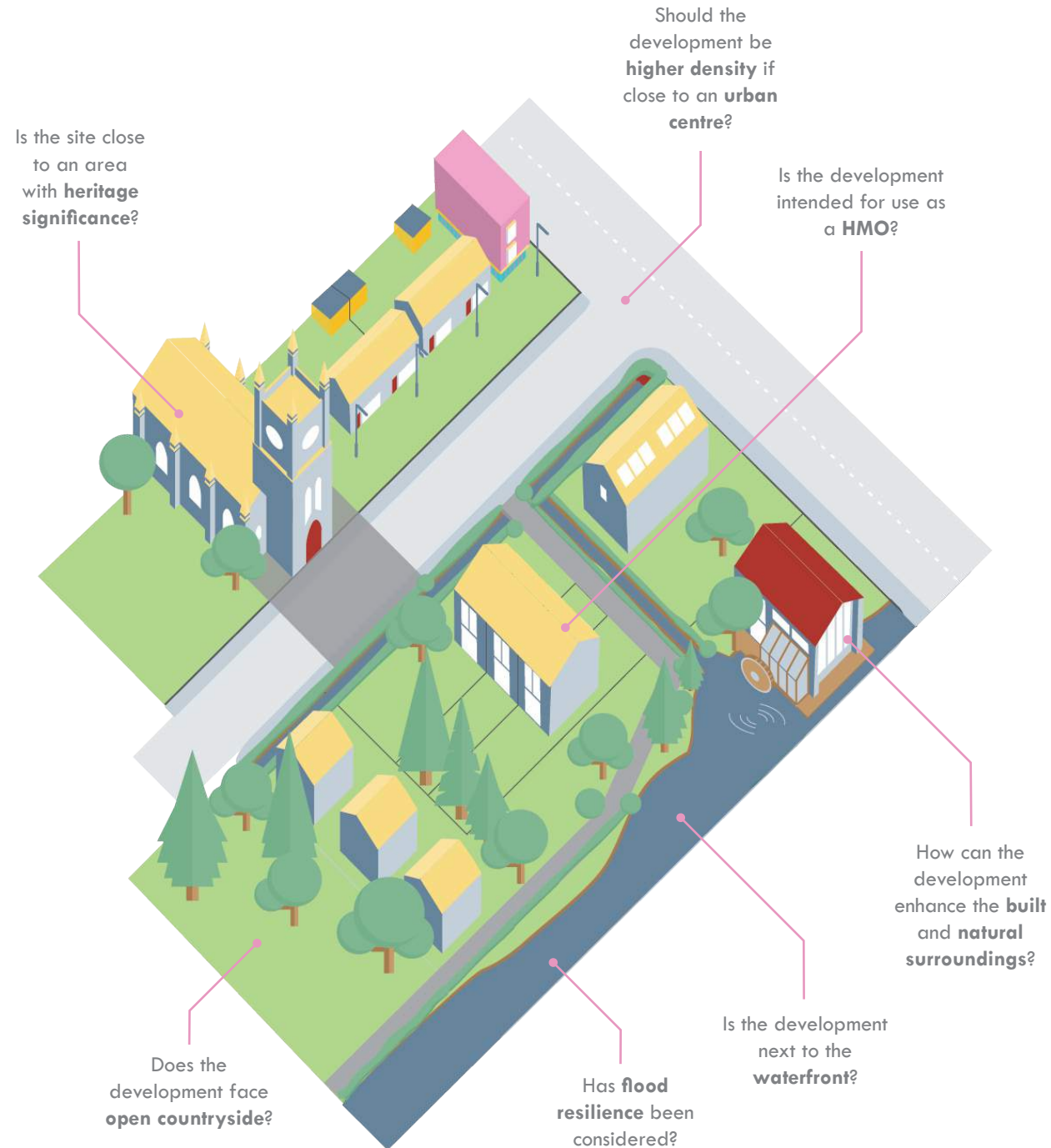
Proposals must be designed to protect, as well as benefit from, any adjoining open countryside.

2.27 Backland Development

Developments not fronting onto the street must be considered in terms of access, privacy and character.

2.28 Waterfront Design

Proposals should recognise the value of water bodies and work to achieve public access to waterfronts where possible.



2.23 Design for Urban Centres

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2.23.01 Substantial residential development will occur in Wakefield's urban centres in the coming years. Wakefield Council expects homes designed for city and town centre locations to be different from those designed for suburban locations. This section will help to guide residential design in locations where a higher density approach is required.

2.23.02 This additional guidance for urban situations should be read in conjunction with the guidance contained in previous pages. It draws upon Building for Life (BfL) principles.

2.23.03 If your proposed development is for one of the City Centre CWAAP sites please refer to the Urban Design Framework (UDF) for further guidance.

We advise that you:

- ✓ Think about way-finding and hierarchy of routes to ensure the scheme is not disorientating for visitors and passers-by.
- ✓ Design entrances which are easy to find and have a clear address visible from the public highway. Entrances should be well architecturally defined and appropriately scaled.
- ✓ Consider the human scale and the use of planting, texture and seating that make a development pleasant for pedestrians.
- ✓ Provide active edges to all sides of the development and avoid 'dead' elevations. The development should engage passers-by and create visual links between inside and outside.
- ✓ Consider using shops, cafes and communal social spaces at the ground floor level as they create a strong visual and physical link with the street.
- ✓ Consider flexible leasing strategies that can support independent start-ups. These can add value and character to a development.
- ✓ Support cycling by providing adequate and secure cycle storage.
- ✓ Consider shared spaces or home zones where they can be safe and function well.
- ✓ Use innovative materials.

We advise that you avoid:

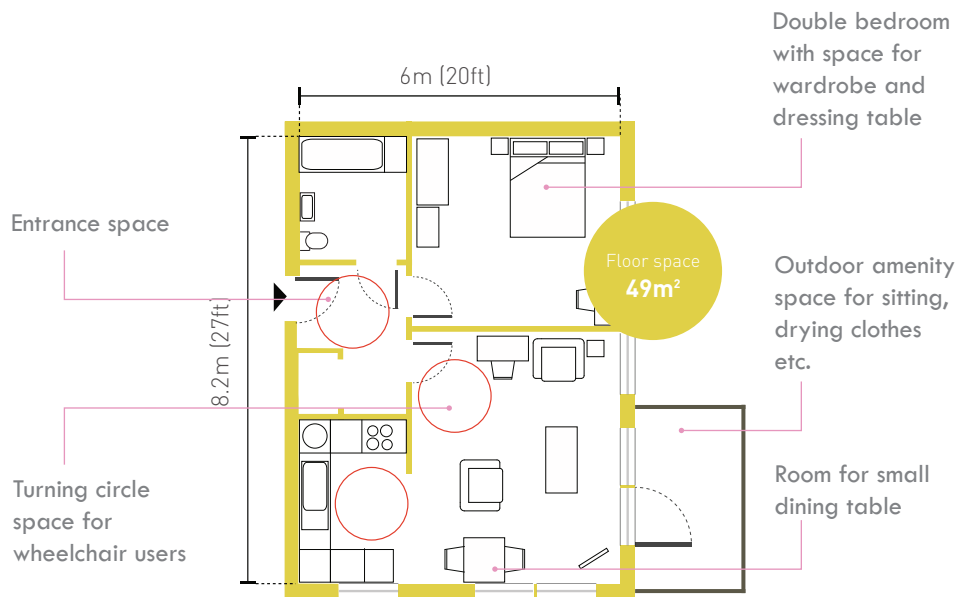
- ✗ Low density development and standard typologies not responding to the needs of the site.
- ✗ Car parking that impacts significantly on pedestrians and cyclists or that is visually obtrusive.

2.23 Design for Urban Centres (continued)

Higher Density Development

2.23.04 Higher densities of at least 40 dwellings per hectare will be expected in the urban areas of Wakefield, Castleford and Pontefract, with a minimum of 50 dwellings per hectare in Wakefield City Centre and Castleford and Pontefract Town Centres. Higher densities can be achieved by developing apartments, however, these will only be appropriate within urban areas and local service centres.

2.23.05 It is recommended single person homes are a minimum of 49m² to allow adequate room sizes and circulation spaces.



Indicative floor layout for a single person dwelling (RIBA: The Case for Space)

GOOD PRACTICE EXAMPLE | Design for Urban Centres



Image 24

The Malings, Newcastle: Ash Sakula Architects, Carillion, Igloo and Gentoo Construction

76 new homes are created as part of this mixed use redevelopment of a former industrial area of Newcastle.

Each home has its own front door and either a small garden or a large terrace, the design of which draws upon characteristics of the traditional 'Tyneside' flats. Active frontages are created by frequent and well placed front doors and windows that create a strong and positive interrelationship between passers-by and residents.

A new public realm links to the surrounding street pattern to a new riverside walk.

The design involved consultation with local stakeholders prior to the design of the flats.

2.23 Design for Urban Centres (continued)

SDG

Outdoor Space in Urban Centres

2.23.06 In the interest of quality of life and health, provision should be made for private outdoor space for sitting out and passive recreation. Outdoor space should be large enough for two or more people to sit and there should be opportunity for planting on balconies and terraces.

2.23.07 The landscape design of the scheme will be particularly important, and the Council will expect open green space such as communal gardens or courtyards to be provided where possible, with a viable maintenance strategy. Ideally these should not be shared with car parking.

2.23.08 Specific guidance on trees and landscaping for residential developments within the City Centre can be found in Wakefield Council's Street Design Guide.

2.23.09 People living in urban centres should have easy and quick access to green space. The location of surrounding parks and other public green space should be understood in relation to new homes. The pedestrian links to these spaces should be integral to the proposed design.

Housing for Older People in Urban Centres

2.23.10 Historically city living has not been considered the most appropriate location for over 50s housing or retirement homes. However, as over 50s are more active than ever before, the desire for active and social lifestyles during retirement, alongside the convenience of amenities and services in urban centres, high quality City Centre living should be considered appropriate for new housing designed specifically for older people.

Parking in Urban Centres

2.23.11 When assessing the amount of parking required for an urban scheme a thorough assessment of existing public transport infrastructure should be made.

2.23.12 One or two bedroom flats in urban locations will be dealt with on an individual basis depending on the form of development and its location.

2.23.13 Wakefield Council's Street Design Guide encourages residential developments limiting the ownership of cars in 'Central Areas and Controlled Parking Zones' locations. However, even in car free developments it is likely some provision for visitor and disabled parking will be required.

2.23.14 In developments with communal entrances, there is a need to ensure delivery vehicles and taxis can wait in a safe, obvious and well lit location close to the entrance. An adequately sized bay should be provided to enable these activities to take place without blocking or dominating the street.

Infill and redevelopment sites

2.23.15 Most developments in urban areas are on small infill and redevelopment sites, usually bounded on at least one side by an existing highway. Designers are recommended to have early discussions with Wakefield Council to examine their proposals in relation to the required planning, highways and structural design criteria appropriate to their site.

2.23 Design for Urban Centres (continued)

SDG

Bin and Recycling Storage in Urban Centres

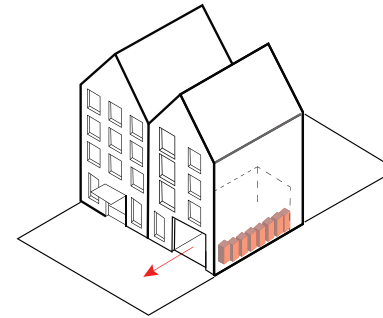
2.23.16 This information should be read alongside section 1.07 Storage of Waste.

2.23.17 Bin storage areas should be well integrated architecturally in enclosed or otherwise well screened areas. The distance residents are required to walk from their front door to the bin store should be minimised. Bin stores should also be designed and located to enable easy refuse collection.

2.23.18 Chutes, communal collection points and mini-recycling hubs should be considered. Larger scale projects may also consider the use of integrated Combined Heat and Power (CHP) systems or anaerobic digestion if practical and can be maintained for the life of the building.

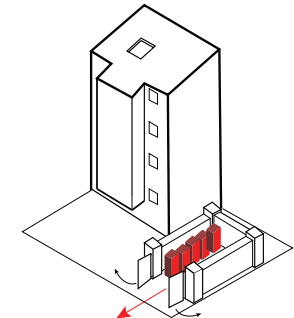
2.23.19 Bin storage within garages is unlikely to be acceptable due to security concerns.

2.23.20 Potential bin storage solutions in urban centres:



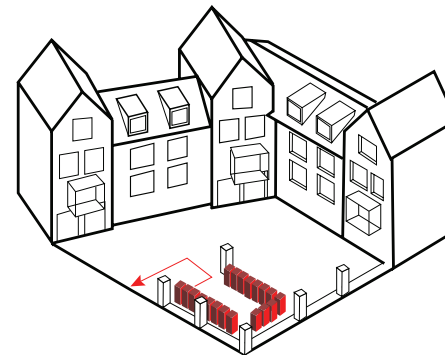
Storage within apartment buildings

Best suited to smaller apartment buildings, bin storage is provided within the common parts but close to access. A second escape route from the bin store may be required.



Storage within shared grounds

A communal solution located close to the street boundary.



Communal storage within shared grounds

A larger communal store which requires screening or hard / soft landscape elements and which should be located near the street boundary.

2.24 Houses in Multiple Occupancy (HMOs)

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NPPF

2.24.01 Careful planning and management of HMOs is required to ensure residents are well provided for and the local area is not detrimentally affected by a high concentration of HMOs in a neighbourhood.

2.24.02 The Housing Act 2004 defines a HMO as a house where:

- At least 3 tenants live there, forming more than 1 household; and
- The toilet, bathroom or kitchen facilities are shared with other tenants.

2.24.03 A 'household' consists of either a single person or members of the same family who live together.

2.24.04 HMOs include shared houses, student accommodation and bedsits. The Housing Act 2004 provides a detailed definition of HMOs and sets out standards of management for this type of property.

2.24.05 Many houses in multiple occupation will require works relating to the number and location of bathroom and kitchen facilities as well as fire detection and means of escape. Some will require licensing under Part 2 of the Housing Act 2004. Please contact the Housing Standards Team if you require further information.

2.24.06 All new build proposals for HMO's require planning permission. With regard to conversions from other uses planning permission is also required unless the proposal is to convert a home (defined as a C3 dwelling house in the use classes order) to a HMO which will be occupied by three to six unrelated people. This scale of development is classed as permitted development and there is no need for planning permission. If seven or more unrelated tenants will be accommodated planning permission is required. Permitted development rights are subject to change at any time by the Government so you should always check with the Council if your proposal will require planning permission or not.

We advise that you:

- ✓ Refer to Part 2 of the Residential Design Guide if you intend to extend a property or carry out external work to convert a home to an HMO.
- ✓ Provide shared internal space for residents to socialise.
- ✓ Plan room layouts carefully to mitigate potential disturbance between rooms and use sound insulation to mitigate potential disturbance between rooms and neighbouring properties.
- ✓ Choose kitchen, WC and bathroom wall, floor and ceiling surfaces which are smooth, impervious and capable of being easily cleaned.
- ✓ Provide at least one bathroom or shower room, one toilet and one wash hand basin for every 5 occupants. The doors to bathrooms, shower rooms and WCs shall give privacy and should be lockable from the inside.
- ✓ Ensure each private room is accessible directly from the common areas.
- ✓ Provide an external layout which meets the safety requirements of residents, including people with mobility needs.
- ✓ Provide garden space to meet the needs of the residents.
- ✓ Make suitable and sufficient provision for refuse storage and disposal both inside and outside the home.
- ✓ Provide clothes drying facilities (preferably both inside and outside the property).
- ✓ Seek advice from the Housing Standards Team before commencing structural work to achieve legislative compliance and avoid any retrospective alterations.

We advise that you avoid:

- ✗ Over concentration of HMOs in neighbourhoods.

2.24 Houses in Multiple Occupancy (HMOs) (continued)

Residential amenity

2.24.07 Larger properties are most likely to be suited for conversion to HMO with more generous gardens and adequate off-street car parking. Conversions of smaller homes to HMOs is often more difficult as there is less opportunity to position amenities correctly, provide shared rooms where necessary and ensure a safe route to escape.

Integration with Surrounding Uses

2.24.08 HMOs can result in tension due to differing lifestyles and housing requirements. These include:

Noise

2.24.09 HMOs are more likely to be potential sources of noise and disturbance than an equivalent home. When high density HMOs are located within a terrace with family homes, noise and nuisance issues can arise. If the house you intend to let is in a residential terrace it may not be appropriate for conversion.

Security

2.24.10 HMOs can be targets for crime due to an assumed greater number of valuables within and in the case of student properties these being vacant during holidays.

Car Parking

2.24.11 In more densely developed areas with terraced housing and little scope for off-street parking the additional activity generated by an HMO can be detrimental to neighbouring residential amenities. It is recommended a minimum of 0.5 car parking spaces per bedroom is provided, ideally where it can be overlooked from the home.

Bin storage and Refuse Collection for HMOs

2.24.12 It is the duty of the manager of the HMO to provide sufficient waste disposal facilities suitable for the number of people occupying the property. A management plan setting out arrangements for appropriate waste collection/disposal facilities is required.

Maintenance and Management of Exterior

2.24.13 Poorly managed HMOs can adversely affect the character and appearance of an area. A maintenance plan for the upkeep of the exterior of the property, including the garden, boundary and amenity areas, is recommended.

Fire Protection and Escape

2.24.14 All HMOs must be provided with adequate fire protection, an alarm system and a safe route of escape. This provision depends on the size and complexity of the property and you should contact the Council's Strategic Housing team for advice. However, generally, in every HMO:

- all rooms must be constructed to achieve a minimum of 30 minutes fire resistance
- 30 minute fire doors should be provided throughout, with self closers and smoke and heat seals, except in bathrooms where no boiler is sited
- thumb-turn mortice locks must be provided to all doors to private rooms
- a direct route of escape from every bedroom to an external door must be provided
- an integrated fire alarm system must be provided
- 'inner' rooms will not be allowed

Crime prevention and Secured by Design

2.24.15 The following measures can be taken to help prevent crime:

- Provide keyed access and keyless egress to all HMOs.
- Design boundary walls, bins and fuel stores, street furniture, low flat roofs or balconies so as to remove climbing aids into the property.
- Locate communal mail delivery boxes at the primary entrance. These should be of robust construction, tamper proof and have anti-fishing properties, to be mechanically fixed to manufacturer's recommendations and to have fire retardation where considered necessary.
- Provide security lighting over main entrances.

2.25 Design for Historic Locations

D17

D18

D19

2.25.01 A proposal in a historic location should retain or enhance the special character or appearance of the area. At the outset of the design process an assessment of the proposal's impact on any historic or archaeological features should be undertaken.

We advise that you:

- ✓ Repair and re-use historic buildings wherever viable.
- ✓ Undertake an archaeological assessment.
- ✓ Clearly illustrate the impact of the proposal on any adjacent conservation areas, or the conservation area where the proposal is located, if applicable.
- ✓ Refer to 'Building in context: new development in historic areas' a document by CABI and English Heritage (now Historic England).
- ✓ Contact Wakefield Council's Conservation Team if you are in any doubt as to whether a proposed development site is classed as a Historic Location.
- ✓ Consult the West Yorkshire Historic Environment Record held by the West Yorkshire Archaeology Advisory Service to assess the potential impact on any known areas of potential archaeological sensitivity and to understand the surviving historic character of a place.

We advise that you avoid:

- ✗ Submitting proposals which do not preserve the building's historic or architectural significance or preserve and enhance their setting.

GOOD PRACTICE EXAMPLE | Design for Historic Locations



Image 25

Cornish Place, Sheffield: Axis Architecture and Gleeson Homes

The 1830s Cutlery Works is located in an industrial part of Sheffield next to the River Don. The most impressive parts of the former factory building are the east and west ranges which are Grade II* listed while the rest of the works have the lower Grade II rating.

The disused warehouse was converted for use as residential apartments in the late 1990s with careful retention of heritage features, particularly externally.

The redevelopment retains the strong industrial character of Neepsend and Kelham Island, which is quickly transforming into a desirable new neighbourhood for Sheffield.

2.26 Developments Facing Open Countryside

D1

D6

D8

2.26.01 Development located at the edge of a settlement should be designed to support, as well as benefit from, its adjoining natural environment. The transition between the open countryside and the proposed development is particularly important.

2.26.02 An evaluation of the impact of the development on the landscape might be required by Wakefield Council to be submitted with the development proposal.

We advise that you:

- ✓ Create landscape transitions where residential development is adjacent to the countryside in order to create a gentle relationship between the new development and the rural environment.
- ✓ Orientate as many homes as possible towards the countryside.
- ✓ Reinforce the existing landscape with appropriate strategic planting throughout the proposal.
- ✓ Consider the density and scale of the development and aim for lower density to be maintained towards the edges of the settlement.
- ✓ Use indigenous planting and hedgerows.

We advise that you avoid:

- ✗ Hard edges and unattractive fences facing the countryside.
- ✗ Blocking views towards the countryside from existing properties in the settlement.

2.27 Backland Development

D9

2.27.01 Often opportunities to provide one or two homes occur within existing housing areas. Such opportunities occur either as spare plots, large side gardens or as 'backland' sites (i.e. land not having a main frontage to an adopted or adoptable road - such as occurs when utilising a large back garden as a building plot. Backland development on land not having a main frontage to an adopted/adoptable road will only be considered where the following criteria are met:

Access

2.27.02 A separate access is provided, unless this would be detrimental to safety on the highway and an acceptably designed shared access can be provided. Turning and reversing should be made possible and the drive length should be no longer than 45 metres to ensure efficient refuse collection.

Privacy

2.27.03 Normally accepted standards of amenity or privacy are maintained in respect of existing homes/ gardens (please see section 1.03 Space Outside the Home). Acceptance by existing owners/occupiers of reduced standards will not be sufficient justification, as the amenity of future owners needs to be considered.

Amenity

2.27.04 The amenities of neighbouring residents are not likely to be adversely affected by noise and general disturbance of a new home.

Character

2.27.05 The new development reflects the positive characteristics of the area, taking into account building details, space between homes, materials and building styles.

2.28 Waterfront Design

D5

D11

D24

2.28.01 The Wakefield District is rich with waterways such as the River Aire, the River Calder, canals and other bodies of water. It is essential that developments benefit from these natural elements and respect and enhance the water's edge and biodiversity.

2.28.02 The Council encourages development contributing to the strengthening of the character of waterfronts by organically integrating the development site, adjoining public areas and water courses.

2.28.03 Wakefield Council may require a Strategic Flood Risk Assessment (SFRA) to be undertaken as part of an application.

We advise that you:

- ✓ Consider flood risk and address flood defence measures from an early stage in the design process.
- ✓ Orientate as many homes as possible to face the waterfront.
- ✓ Enhance the public amenity value of the waterway and create opportunities for recreational activities around or close to the waterfront.
- ✓ Enable access along and across a river or canal corridor where appropriate, such as cycle or pedestrian routes.
- ✓ Create, enhance and preserve towpaths and river walls, designating their use for pedestrians.
- ✓ Use natural materials for the paving of towpaths.
- ✓ Consider waterfront access to the development and riparian access for maintenance.
- ✓ Use only native plant species of local provenance along waterways to best support biodiversity and prevent the introduction of non-native, ornamental species.

GOOD PRACTICE EXAMPLE | Waterfront Design



Image 26

Hebble Wharf, Wakefield Waterfront: Faulkner Browns Architects, Rchitecture and CTP St James

Wakefield Waterfront has been enhanced by the Hebble Wharf Development through high quality architecture, urban and landscape design.

The edge of the waterway has been made accessible to pedestrians and has been considered in relation to the architecture of the apartments rather than in isolation. Active frontages overlooking the waterway create a footway that benefits from natural surveillance and feels safe and pleasant.

Small public spaces with bike storage and seating are multifunctional and peaceful, and have provided an asset that increases the value of the development.



Image 27: Hebble Wharf redevelopment, Wakefield by FaulknerBrowns and CTP St James

3.0 DESIGN FOR THE 21ST CENTURY



Growing Housing Trends

- 3.01 Custom Build and Self Build
- 3.02 Housing for the '3rd Age' and '4th Age'
- 3.03 Modern Methods of Construction
- 3.04 Flood Resilient Housing

Good Practice Advice

- 3.05 Design Review
- 3.06 Maintenance, Longevity and Viability
- 3.07 Adding Value

The Government and National Planning Policy recognises although mass housebuilders currently provide the largest proportion of new housing this balance is tipping, and alternative housing markets are gaining in people's awareness and popularity.

Alongside changes to procurement, people are living healthy and active lives for longer. As the market for downsizing grows, building professionals should ask: how can we design accessible, social and charismatic housing for older generations with increasing mobility? We must also ask: what impact can developing technologies have on the way we live in future? Will our children want, or be able, to buy their own homes? What affect will the changing climate have on the way we design?

As these trends evolve good design is as important as ever. Utilising tools such as Design Review, Building for Life and other quality standards helps to ensure quality remains high. Equally, employing design specialists such as architects, landscape architects and technical consultants should always be considered at the outset of a design process.

3.01 Custom Build and Self Build

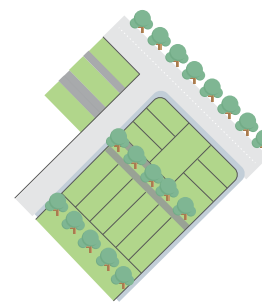
3.01.01 The processes of Custom and Self Build design provide opportunities for innovative, flexible and affordable design that add to the diversity of the housing sector. Many feel self-provision can result in better quality housing due to user-led development prioritising long-term value and quality of life.

3.01.02 The UK has a far lower output of housing provided through custom build and self build methods than other countries. The Government and Wakefield Council recognise that supporting custom build and self build is one route to creating a more diverse and stable housing market and are working to ensure these forms of housing provision are fully supported by local policy. Wakefield Council will work alongside developers and individuals who are interested in pursuing self and custom build.

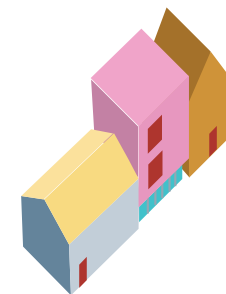
3.01.3 Self Build Self build covers someone who directly organises the design and construction of their new home. During this process the buyer needs to find and purchase a suitable site, hire a builder and get planning permission before proceeding with the management of construction.

3.01.4 Custom Build Custom build covers someone who commissions a specialist developer to help to deliver their own home. During this process a developer offers a selection of plots, home manufacturers and design solutions from which the buyer will choose. The client then has the chance to customise elements of the design to suit their own needs and tastes.

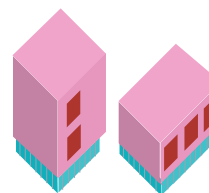
Custom Build Process



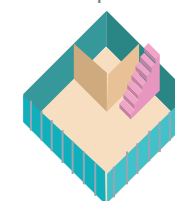
Step 1: Choice of plot from a selection provided by the developer.



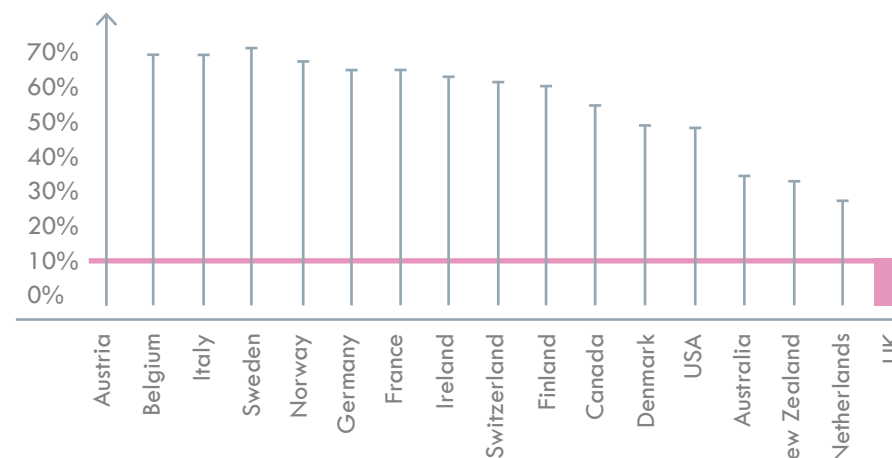
Step 2: Developer provides a selection of designs and manufacturer options



Step 3: The user chooses the design most suited to their needs



Step 4: The user modifies the design to suit their requirements



Customer Led Homes Overseas (graph from Igloo Regeneration)

3.02 Housing for the '3rd Age' and '4th Age'

3.02.01 Housing should enable people to have the most active, healthy lives possible, whatever their age or mobility. Older people are a heterogeneous group that will become increasingly diverse over the coming decades.

3.02.02 The terms 'Third Age' and 'Fourth Age' are often used to describe (overlapping) phases of later life. Wakefield Council welcomes interesting proposals for 'third age' and 'fourth age' housing aiming to provide distinctive and high quality homes able to accommodate an increasingly active and social older population.

3.02.03 The third age is used to describe people who are retired or approaching retirement. Most people in their third age are of good health, unaffected by major health or mobility problems, and are likely to be active and social. However, they may be looking for something different from their housing, such as a different configuration of rooms or single-level living.

3.02.04 The fourth age describes a period of life where health can significantly impact mobility and quality of life. Housing for people in their fourth age is likely to be in the form of adapted or supported living.

3.02.05 Research by DWELL makes a powerful case for the development of a diverse range of age-friendly 'downsizer' homes. It is supported by evidence and comments on the implications for housing designers, developers, and policy-makers. The research shows strong demand for better quality and more adaptable homes, where people can continue to live and socialise in mixed-age communities.

Urban living for the Third Age and Fourth Age

3.02.06 Living in urban settings makes good sense for many older people due to easier accessibility of social activities, transport links and health care.

3.02.07 Mixed-age communities in urban centres could be a progressive way of creating efficient and well-functioning places. Different age groups tend to have different things to offer a community, for example, creativity, time or disposable income. Therefore developments designed for a range of ages can be mutually beneficial, create active communities and reduce isolation as people age.

GOOD PRACTICE EXAMPLE | Housing for the '3rd Age' and '4th Age'



Images 28 & 29

Pad 55, Pickering: Bramhall Blenkharn Architects

Pad 55 is a development of 15 houses and apartments on the edge of a conservation area. The focus of the scheme is a landscaped space, with buildings conceived as garden rooms. The scheme has been the subject of a study by Housing our Ageing Population: Panel for Innovation, a review of outstanding European models of housing for the elderly.

We advise that you:

- ✓ Hold creative consultations with the end-users at an early stage in order to closely understand their needs and desires.
- ✓ Contribute to the development of friendly communities by providing inclusive social spaces and facilities.
- ✓ Design for tranquillity and calm by including natural elements such as water, trees, and areas for planting.
- ✓ Accommodate the comfortable and pleasant movement of the residents through the development.
- ✓ Apply a considerate lighting strategy in order to make outdoor spaces accessible, safe and secure during afternoon to night hours.
- ✓ Consider legibility through design in order to support wayfinding.

3.03 Modern Methods of Construction

3.03.01 Modern Methods of Construction (MMC) offer benefits such as reducing on-site waste, high-quality factory construction, buildability and affordability. There are five categories of MMC as defined by the Housing Corporation (as quoted in the BeAware Supply Chain Resource Efficiency Sector Report, 2009):

- **Off-site manufactured - volumetric:** three-dimensional units produced in a factory, fully fitted out before being transported to site and stacked onto prepared foundations to form homes
- **Off-site manufactured - panellised:** flat panel units built in a factory and transported to site for assembly into a three dimensional structure or to fit within an existing structure
- **Off-site manufactured - hybrid:** volumetric units integrated with a panellised system
- **Off-site manufactured - sub-assemblies and components:** larger components to be incorporated into either conventionally built or MMC homes
- **Non-off-site manufactured MMC:** innovative methods of construction used on-site and the use of conventional components in an innovative way

3.03.02 Wakefield Council welcomes developments incorporating MMC and supports well designed modular housing construction that lessens the ecological footprint of the construction process.

GOOD PRACTICE EXAMPLE | Modern Methods of Construction



© Jack Hobhouse



© Urban Splash

Images 30 & 31

hoUSE, Manchester: Shed KM and Urban Splash

These modular houses are delivered with each floor being a fully finished factory-made pod, including kitchen and bathrooms. The buyers can decide if they want 'loft' or 'garden' living, following which a series of open plan or traditional layouts can be selected.

3.04 Flood Resilient Housing

3.04.01 At the time of writing there are no Building Regulations that specifically address the resilience of new developments to flooding, yet there is a significant amount of new development designated for flood risk areas.

3.04.02 Research done by the Department for Communities and Local Development, the Department for Environment Food and Rural Affairs, and the Building Research Establishment has demonstrated complete flood resistance by a property is not viably possible and resilience measures must be put into place in order for risk of flooding and flooding itself to be managed.

3.04.03 A building's fabric, fixtures and fittings can be designed and specified to reduce the impact of floodwater. These measures allow easier drying and cleaning, ensure that the structural integrity of the building is not compromised and reduce the amount of time until the building can be re-occupied (Communities of Local Development, 2007).

3.04.04 The current National Planning Policy Framework states planning plays a key role in providing resilience to the impacts of climate change. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaption measures, including through the planning of green infrastructure.

3.04.05 The main principles to take into account when building in a flood risk area are:

- Vegetation;
- Permanent or temporary defences used along the edge of the property to prevent floodwater reaching the home;
- Appropriate building materials, construction techniques and internal finishes;
- Management of water flow rate through windows and doors in the instance where water enters the home;
- Building drainage and consequent drying.

GOOD PRACTICE EXAMPLE | Flood Resilient Housing



Images 32 & 33

The Home for All Seasons: JTP with The Environmental Design Studio (T-E-D-S)

This competition winning concept responds to the growing need for an approach of resilience, rather than resistance, to extreme weather conditions, and provides an innovative yet viable design solution to this increasingly relevant issue.

The design implements permanent features rather than relying on temporary add-ons; the habitable zones and all utilities are elevated to first floor level to ensure minimum disruption and damage during a flood; the house plan adapts to accommodate family growth or downsizing, and on-site energy generation combined with a super insulated building envelope help keep energy costs low

3.05 Design Review



Paragraphs 56, 62

3.05.01 The National Planning Policy Framework highlights the importance of good design and recognises Design Review as an assessment and support method to improve design quality.

3.05.02 Design review provides expert evaluation and impartial feedback on a wide range of built environment proposals.

3.05.03 Wakefield Council encourages applicants to undertake a design review for key sites and major schemes of 10 or more homes. Wakefield Council also encourages design review for schemes next to conservation areas and for sites with a listed building within the boundary. Design review should be undertaken at the appropriate stage, with larger schemes requiring review at the earliest design stage - such as before or at the time of Pre-application.

The Yorkshire Design Review Service

3.05.04 The Cultural Industries Quarter Agency, trading as Integreat Plus, manage the Yorkshire Design Review Service. The service is an independent and impartial technical resource and is available for assessing design quality via a peer-review panel, in-keeping with the principles and practice guidance agreed by Design Council Cabi, the Royal Institute of British Architects (RIBA), the Royal Town Planning Institute (RTPI) and the Landscape Institute. The Design Review Panel offers high quality expertise drawn from a wide range of built environment practice including Architecture, Urbanism, Planning, Civil and Highway Engineering, Landscape, Surveying, Economic Development, Public Realm and Art.

3.06 Maintenance, Longevity and Viability



3.06.01 The National Planning Policy Framework promotes sustainable developments and emphasises their importance in achieving longevity and viability through well considered design.

3.06.02 Maintenance is something to be considered from an early stage to future-proof a development. In order to attain a low cost in maintenance, high quality needs to be established. This can be achieved through:

- the use of hard wearing materials;
- adequate provision of lighting that is regularly maintained;
- regular window cleaning and prompt response to the need of any external or internal repairs;
- identifying a long-term strategy for any on-site energy generation maintenance;
- strategically managing the planting of species, preferably native, that can be supported by the local climate.

3.06.03 The longevity and viability of a development is dependant on its capacity to fit well within its context. This includes the local natural or built environment as well as the wider urban context. Even the best designed homes can be spoilt by unsympathetic settings.

3.06.04 It is, therefore, necessary for good communication to be established from an early stage between developers, design specialists and the local council, and for the design to be continuously informed by local and national development policies. Wakefield Council encourages developers to work closely with planning and highway authorities during the development of their proposal in order for high standards to be achieved.

3.07 Adding Value

3.07.01 Everyone benefits from well designed buildings, spaces and places. The built environment contributes a great deal to our quality of life and economic success, and delivers enormous value to our society.

3.07.02 Good design does not cost more when measured across the lifetime of a building or place. The Royal Institute of Chartered Surveyors Report, 2016, established that good quality places led to higher property values that outweighed initial investment. The report focussed on large residential led developments and clearly showed that quality placemaking adds commercial value, between 20% and 50% uplift compared to other housing developments which do not exhibit quality placemaking principles.

3.07.03 The high quality projects (which included Newhall in Harlow, Hampton in Peterborough and Accordia in Cambridge) all benefitted from strong leadership and were architect designed. There was a mixture of both contemporary (Harlow) and more traditional (Poundbury) designs but all of the schemes responded to local context and vernacular, giving each scheme a distinctive and creative richness which buyers found appealing. Although this research was not carried out in Wakefield District it supports the assertion good placemaking has the potential to give competitive advantage in a local new-build market.

3.07.04 Within this RDG we aim to illustrate principles of quality placemaking and help ensure new housing in Wakefield fulfils these principles.

Taken from CABI 'The Value Handbook' – getting the most from your buildings and spaces with additions in *italics*
Published in 2006.

Type of value	What does it mean?	How is it measured?
Exchange value	The building as a commodity to be traded, whose Commercial value is measured by the price that the market is willing to pay. For the owner, this is the book value, for the developer, his return on capital and profitability. Also covers ease of letting and disposability.	Book value Return on capital Rental Yield
Use value	Contribution of a building to organisational outcomes: productivity, profitability, competitiveness and repeat business, and arises from a working environment that is safe in use, that promotes staff health, well-being and job satisfaction, that encourages flexible working, teamwork and communication, and enhances recruitment and retention while reducing absenteeism.	Measures associated with occupancy, such as satisfaction, motivation, teamwork. Measures of productivity and profitability, such as healthcare recovery rates, retail footfall, educational exam results, occupant satisfaction.
Image value	Contribution of the development to corporate identity, prestige, vision and reputation, demonstrating commitment to design excellence or to innovation, to openness, or as part of a brand image.	Public relations opportunities Brand awareness and prestige The recognition and 'wow' factors.
Social value	Developments that make connections between people, creating or enhancing opportunities for positive social interaction, reinforcing social identity, reinforcing social identity and civic pride, encouraging social inclusion and contributing towards to improved social health, prosperity, morale, goodwill, neighbourly behaviour, safety and security, while reducing vandalism and crime.	Place making Sense of community, civic pride and neighbourly behaviour Reduced crime and vandalism.
Environmental value	The added value arising from a concern for inter generational equity, the protection of biodiversity and the precautionary principle in relation to consumption of finite resources and climate change. The principles include adaptability and/or flexibility, robustness and low maintenance, and the application of a whole life cost approach. The immediate benefits are to local health and pollution.	Environmental impact Whole life value Ecological footprint <i>Reduced costs to NHS.</i>
Cultural Value	Culture makes us what we are. This is a measure of a development's contribution to the rich tapestry of a town or city, how it relates to its location and context, and also to broader patterns of historical development and a sense of place. Cultural value may include consideration of highly intangible issues like symbolism, inspiration and aesthetics.	Critical opinions and reviews Professional press coverage Lay press coverage.



Image 34: Hill Top Road Barn Conversion, Newmillerdam

4.0 Appendix



- 4.01 National Space Standards - Best Practice
- 4.02 Furniture Space Guide - Best Practice
- 4.03 Guide to Identifying and Using Local Vernacular
- 4.04 References and Bibliography

4.01 National Space Standards - Best Practice

The Purpose of Standards

4.01.01 The purpose of standards and best practice guidance is to ensure new homes are sufficiently sized to allow a good quality of life, adequate storage, flexibility in room layouts and privacy for its residents.

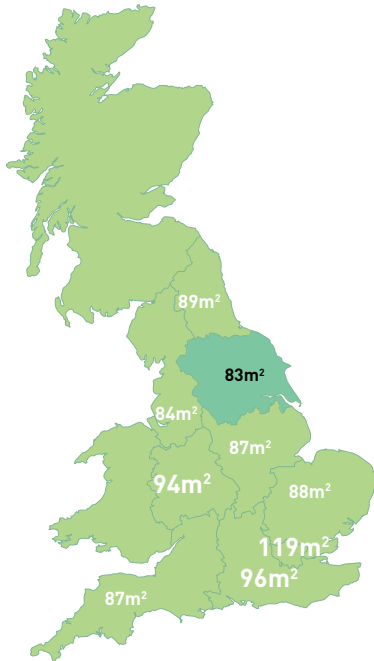
Consumer Awareness of Space

4.01.02 The Case for Space (RIBA, 2011) reports that although research has shown consumers are dissatisfied with the size of rooms, they will often choose a smaller home with more bedrooms because they think it will make it easier to sell or rent in the future. The report suggests this may be influenced by the UK housing market which tends to advertise homes based on the number of bedrooms rather than floor space.

4.01.03 Providing more information would enable consumers to compare homes against one another more easily and better understand what they are buying.

4.01.04 The Case for Space (RIBA, 2011) assessed a total of 3,418 individual homes on 71 sites across England. It found Yorkshire to have the some of the smallest homes in UK with the average new 3 bedroom home in Yorkshire being only 83m², the smallest of all the UK's regions.

4.01.05 Consumers buying or renting newly built homes in the UK are likely to get less space than house buyers in other countries. New homes being built abroad are bigger, even in countries with similar population densities to our own (RIBA, 2011).



Average size of 3 bedroom homes being built in the UK (RIBA, 2011)

Technical Housing Standards - Nationally described space standard

4.01.06 Technical Housing Standards are set out as part of Building Regulations. Technical Housing Standards are not currently statutory for new development in Wakefield District (2017). As part of the upcoming review of the District's development plan the Council will consider if it is going to require the use of the Technical Housing Standard and will gather evidence, as required by national planning policy, to assist in making and justifying this decision. Technical Housing Standards have been adopted by Wakefield District Housing.

4.01.07 Although they are not statutory at this time, Wakefield Council encourages developers to consider the use of the National Housing Standards as best practice. Table 1 of the Technical Housing Standards is included below to demonstrate the standard and should be read alongside the corresponding Technical Requirements. The complete Technical Housing Standards are available on the Government website.

Table 1: Minimum gross internal floor areas and storage (m²)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
	1p	39[37]*	-	-	1.0
1b	2p	50	58	-	1.5
	3p	61	70	-	
2b	4p	70	79	-	2.0
	4p	74	84	90	
3b	5p	86	93	99	2.5
	6p	95	102	108	
	6p	90	97	103	
4b	6p	99	106	112	3.0
	7p	108	115	121	
	8p	117	124	130	
	6p	103	110	116	
5b	7p	112	119	125	3.5
	8p	121	128	134	
	7p	116	123	129	
6b	8p	125	132	138	4.0

* Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.

4.02 Furniture Space Guide - Best Practice

4.02.01 It is good practice to ensure that the following items of furniture can fit comfortably in proposed rooms to ensure the space will function well and will be able to accommodate future changes in the way they are used.

We advise that you:

- ✓ Provide additional space for storage of bins, prams and cars and ensure space allocated for storage does not block access.
- ✓ Avoid galley kitchens - only use galley kitchens in single person homes.
- ✓ Allow enough space for the option of rearranging furniture to meet changing needs and occasions.
- ✓ Provide at least 2.5 m² storage space on the entry level of each home.
- ✓ Provide floor to ceiling heights of at least 2.3 m.

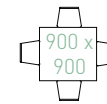
Recommended minimum furniture sizes and allocation by room. All dimensions in millimetres

Kitchen and Dining Area

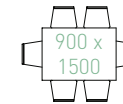
(Other kitchen items to be considered:

sink, cooker, washing machine, base units, dishwasher, tall cupboard, fridge and freezer, boiler, recycling bins)

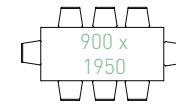
1-4 bed spaces:



5-6 bed spaces:



7+ bed spaces:



dining table sizes



sideboard

Living Area



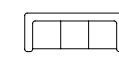
900 x 950



900 x 950



1500 x 950



2100 x 950



TV set



750 x 750 small (coffee) tables



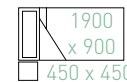
1000 x 500 storage



1300 x 900 desk and chair

Single Bedroom

a minimum space of 8 m² is advised and a minimum width of 2.15 m



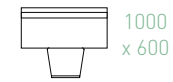
bed or divan plus bedside table



chest of drawers



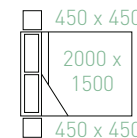
wardrobe (or space for built in cupboard)



small dressing table

Main Bedroom

a minimum space of 12 m² is advised



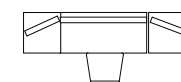
double bed plus bedside tables



chest of drawers

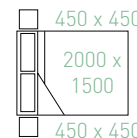


double wardrobe



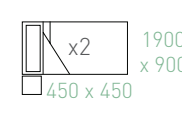
dressing table

Other Double Bedrooms



double bed plus bedside tables

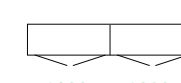
or



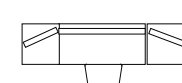
2 x single beds plus bedside tables



chest of drawers



double wardrobe



small dressing table

4.03 Guide to Identifying and Using Local Vernacular

4.03.01 The character of each town is most recognisable in its architecture. We know we are in York, Wakefield or Badsworth, in part, because of the use of materials, the proportions of windows, and the landmark elements. These differences can be subtle but are essential as they result in a unique character - critical to creating a sense of place.

4.03.02 The challenge for designers and builders of all scales, often working across many towns and regions, is to identify the key qualities for each place and to use these in a way that is appropriate to a modern development.

4.03.03 Historically, the abundance of local quarries, brickworks and timber yards meant most building materials travelled short distances to reach a development site. Using local stone or clay led to a universality of colours and local craftsmen supplied their own flair or individual way of doing things which again brought distinctiveness to a place. In contrast, a modern red brick is now factory made, and is very different to the handmade bricks of the past and other building materials may be sourced from across the UK. It is therefore difficult to provide new places with the same richness and diversity of the past.

4.03.04 These pages aim to demonstrate what we mean by local vernacular or character, and highlight vernacular in seven of Wakefield's settlements.



Wakefield

These two houses were built at the same time and to the same design. On the left is a timber door and timber sash windows with slender transoms and mullions, and all openings have deep reveals. On the right uPVC window with shallow reveals and a uPVC door create a much flattened and bulky appearance.

Wakefield City Centre Description

4.03.05 Wakefield has grown from an important and wealthy medieval market town and inland port, trading initially in wool and tanning products and later in grain. The waterways and large coal fields enabled Wakefield to thrive during the Industrial Revolution and many of the City's familiar landmark buildings were constructed during this period for governmental, administrative, and commercial uses.



Examples of Wakefield City Centre Distinctive Qualities

4.03.06 Skyline: Wakefield is known for its distinctive skyline made up of spires and towers. New development should aim to protect this feature of the City.

4.03.07 Arches: Victorian railway viaducts of brick construction and arched gateways are visible across the City Centre and connect modern Wakefield to its industrial past.

4.03.08 Street Patterns: Medieval and Georgian street patterns remain in some parts of Wakefield and have a huge amount of character.

4.03.09 Street scene: Many older streets, particularly in conservation areas, are tree-lined with natural flagstones.

4.03.10 Details: Sash windows - smaller in height on upper floors and regency style features such as door surrounds and porches are visible. Stone coping and stone gate piers are also a distinctive feature in some parts of the City.

4.03 Guide to Identifying and Using Local Vernacular (continued)

Normanton Description

4.03.11 Normanton and Featherstone grew from agrarian beginnings, primarily around mineral extraction. The arrival of the railways and the opening of large collieries in the area led to a large growth in population in Normanton and in the surrounding towns.



Wakefield

Examples of Normanton Distinctive Qualities

4.03.12 Patterns: Brick patterns abound in Normanton, and the use of different coloured bricks is particularly notable.

Ossett Description

4.03.13 Ossett is a market town organised around an impressive market square. The square is faced onto by large municipal buildings of the Industrial Revolution many of which are of elaborate stone construction.



Wakefield

Examples of Ossett Distinctive Qualities

4.03.14 Details: There are a number of defining features of Ossett houses including small, decorative timber porches, bay windows and carved stone lintels.

4.03.15 Mills: There remains a number of working and renovated mills in Ossett forming an important part of Ossett's economy and character.

4.03 Guide to Identifying and Using Local Vernacular (continued)

Pontefract Description

4.03.16 The market town of Pontefract grew from a medieval settlement on the strategic site of the Castle. Pontefract's Castle grew over many centuries, before destruction in 1648. Today, the castle site consists of only evocative remains. The buildings are organised around a complex sequence of market squares and streets.



Examples of Pontefract Distinctive Qualities

4.03.17 Urban Grain: Pontefract has a dense urban grain and the medieval street pattern of Burgate plots and medieval yards (e.g. Mauds Yard) are still evident in the centre.

4.03.18 Materiality: Red brick prevails, with stone detailing for lintels, sills, keystones and pilasters. Stone slate and welsh slate are the vernacular roofing materials.

South Elmsall Description

4.03.19 South Elmsall is a small town that remained a farming settlement until the Industrial Revolution. Much of the housing was built for the mining workforce using a mixture of stone and brick. Many old buildings associated with old industry and agriculture still exist as a reminder of the town's history.



Examples of South Elmsall Distinctive Qualities

4.03.20 Materiality: Houses constructed for miners and their families at the start of the 20th Century are of brick construction with stone window lintels and sills.

4.03.21 Layout: Houses tend to have small front gardens or front directly onto the street.

4.03 Guide to Identifying and Using Local Vernacular (continued)

Castleford Description

4.03.22 As a result of the Convergence of the Rivers Aire and Calder Castleford became an important roman station, however, much of the rich heritage is now buried around the centre. The town's character is, for many, that of a mining town. In recent years economic growth has been achieved through its retail and distribution centres.



Wakefield

Examples of Castleford Distinctive Qualities

4.03.23 Form: Developing the waterfront and re-establishing the link between the river and the town centre are key opportunities.

4.03.24 Details: Brick patterns and detailing give depth and interest to residential as well as landmark buildings. Arched doorways and stone detailing are evident throughout Castleford and a pride in skilled workmanship is apparent.

Featherstone Description

4.03.25 Featherstone's population grew greatly during the Industrial Revolution and like many surrounding areas, was based around coal mining. The town has an interesting history and is well known as the place where two striking miners were killed by soldiers in 1893, following the very last reading of the Riot Act on mainland Britain.



Wakefield

Examples of Featherstone Distinctive Qualities

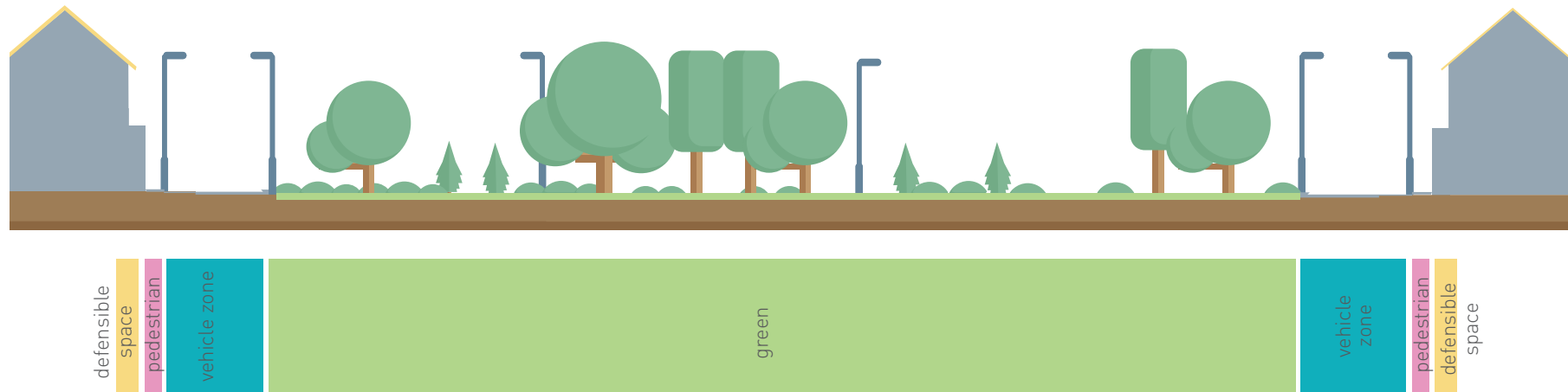
4.03.26 Materiality: Brick and stone are the primary building materials. Shallow pitch slate roofs punctuated by stone chimney stacks make up the roofscape.

4.03.27 Form: Characterful housing developments have small shared greens in addition to small front gardens - a pattern to be celebrated and enhanced in new developments.

4.03 Guide to Identifying and Using Local Vernacular

Residential Square: Wakefield, St John's Square

4.03.28 In formal urban areas residential squares can be found, and can offer quite high density development around the edge of the square contrasting with a green, landscaped centre.



Wakefield

St. John's Square and the homes that surround it

4.03 Guide to Identifying and Using Local Vernacular (continued)

Residential Streets: Pontefract

4.03.29 The Garden City Movement had repercussions within Yorkshire and Wakefield as can be seen with this small street in Pontefract.

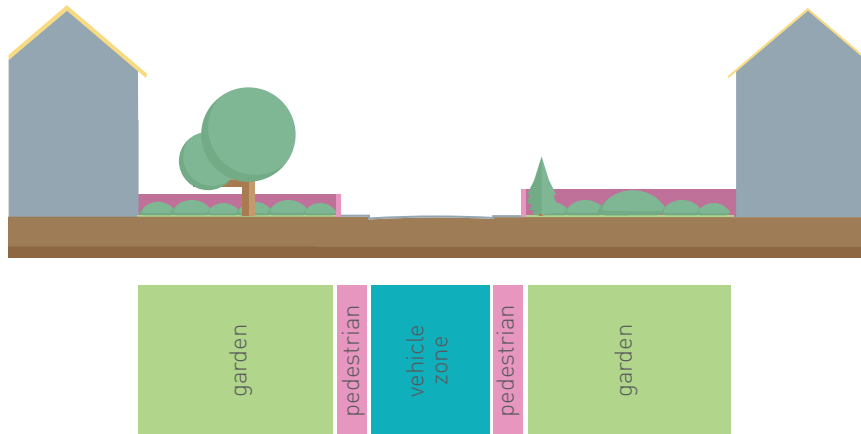


Image 35: Wakefield

Village Streets: High Ackworth

4.03.30 Village streets often grow very organically, and this exhibits itself with curved street forms, which provide interest and variety. Often the houses vary considerably in style and architectural expression, yet still create a rich and co-ordinated urban space through a palette of local materials – usually local stone, timber windows and doors, and natural slate roofs.

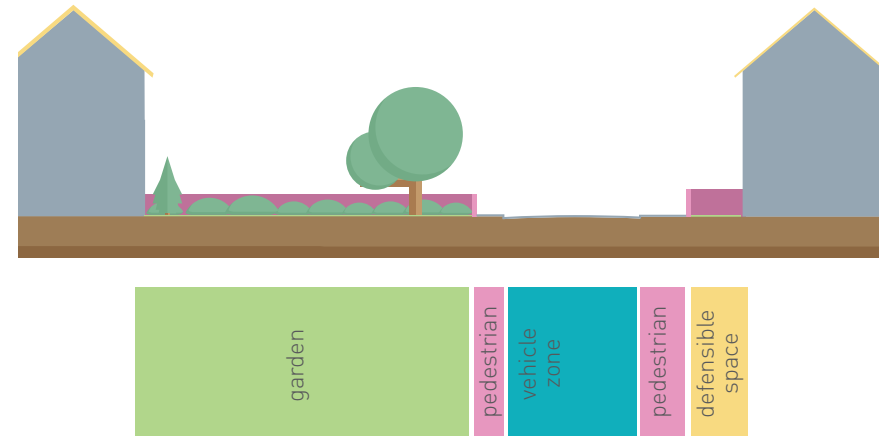


Image 36: Wakefield

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Approved Documents (Building Regulations)

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Institute for Health Inequalities

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Lifetime Homes

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Wakefield HIA framework

<http://www.wakefield.gov.uk/residents/health-care-and-advice/public-health/what-is-public-health/health-impact-assessment>

Wakefield JSNA:

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World Health Organisation

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Conservation Areas and Listed Buildings Resources

Conservation Area maps and guidance on the Wakefield Council website:

<http://www.wakefield.gov.uk/Documents/planning/planning-development-management/conservation-area-maps.pdf>

Listed Buildings information on the Wakefield Council website

Flooding Resources

A Future Flood Resilient Built Environment

Building Research Establishment (BRE): <https://www.bre.co.uk/filelibrary/pdf/FutureFloodResilientBuiltEnvironment.pdf>

Environment Agency

<https://www.gov.uk/government/organisations/environment-agency>

Flood risk assessment for planning applications

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Flood risk management and surface water drainage

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Improving the Flood Performance of New Buildings

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Image 01: Hebble Wharf redevelopment in Wakefield by FaulknerBrowns Architects and CTP St James [Photograph taken by Paul Murgatroyd]

Image 02: Ripley Court in Normanton by WDH [Photograph by Paul Murgatroyd]

Image 03: Bishops Walk in Ely by Lathams Architects [Photograph] At: <http://www.lathamarchitects.co.uk/projects/project/918> [Accessed: October 2016]

Image 04: Shirecliffe, Sheffield: North Sheffield Regeneration Team - Sheffield City Council, Stephenson Bell Architects [Photograph]

Image 05: Derwenthorpe in York by the Joseph Rowntree Housing Trust & David Wilson Homes At: <http://www.derwenthorpe.net/> [Accessed: October 2016]

Image 06: Doorstep Green in Ashton West End, Manchester Design Collaboration between local people, Lesley Fallais (artist) and Triangle Architects [Photograph] At: <http://www.lesleyfallais.co.uk/wp/portfolio-post/home-zone-street-furniture/> [Accessed: October 2016]

Image 07: Example of a completed Home Zone [Photograph]. Wakefield Street Design Guide. At <http://www.wakefield.gov.uk/Documents/planning/planning-policy/supplementary-planning-documents/street-design-guide.pdf> [Accessed November 2017]

Images 08 & 09: Norfolk Park Green Homes by Matthew Lloyd Architects [Photograph taken by Mikael Schilling] At: <http://www.matthewlloyd.co.uk/contact/> [Accessed: October 2016]

Image 10: Little Kelham in Sheffield by CAL Architects and CITU [Visualisation by CAL Architects]

Images 11: Lime Tree Square in Street by Feilden Clegg Bradley Studios and C&J Clark Properties [Photographs] At: <http://fcbstudios.com/work/view/lime-tree-square?sort=sector&direction=urban-design-masterplans> [Accessed: October 2016]

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Image 14: Shinwell Estate in Pontefract by Yorkshire Housing [Photograph] at

Image 15: Spinney Hill, Oakham by Jeakins Weir for Honwood Homes [Plan] At: <http://www.honwood.co.uk/homes-for-sale/> [Accessed: April 2017]

Images 16 & 17: Manor Kingsway, Derby by Kier Partnership Homes [Photographs] At: <http://www.tobermore.co.uk/professional/products/permeable-paving/hydropave-pedesta-professional/#.WRGoe9LyvIV> [Accessed April 2017]

Image 18: Parkdale in Wakefield by WDH and Keepmoat Homes [Photograph taken by Paul Murgatroyd]

Images 19 & 20: Golden Mede, Waddesdon by C.F. Møller for The Rothschild Foundation [Visualisation] At: <http://www.cfmoller.com/p/-en/golden-mede-housing-waddesdon-i3098.html> [Accessed: April 2017]

Images 21 & 22: The Avenue, Saffron Walden by Pollard Thomas Edwards [Photograph] At: <http://pollardthomasedwards.co.uk/project/the-avenue/> [Accessed April 2017]

Image 23: Elvetham Heath, Fleet, Hampshire [Photograph] At: http://www.susdrain.org/case-studies/case_studies/elvetham_heath_residential_hampshire.html [Accessed Nov 2017]

Image 24: The Malings in Newcastle by Ash Sakula Architects, Carillion, Igloo and Gentoo Construction [Photograph] At: http://www.iglooregeneration.co.uk/portfolio_page/the-malings-newcastle/ [Accessed: October 2016]

Image 25: Cornish Place redevelopment in Sheffield by Axis Architecture and Gleeson Homes. [Photograph by Integreat Plus]

Image 26: Hebble Wharf in Wakefield by FaulknerBrowns Architects and CTP St James [Photograph] At: <http://www.rchitecture.uk/hebble-wharf-wakefield.html> [Accessed: October 2016]

Image 27: Hebble Wharf redevelopment in Wakefield by FaulknerBrowns Architects and CTP St James [Photograph taken by Paul Murgatroyd]

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Images 30 & 31: hoUse in Manchester by Shed KM and Urban Splash [Photographs] At: <http://www.shedkm.co.uk/gallery/82/house/> [Accessed: October 2016]

Image 32 & 33: A Home for All Seasons by JTP and Ed Barsley [Visualisation] At: <http://www.jtp.co.uk/news-and-events/news/jtp-shortlisted-for-the-sunday-times-resilient-homes-competition-please-vote> [Accessed: October 2016]

Image 34: Hill Top Road Barn Conversion, Newmillerdam [Photograph taken by Paul Murgatroyd]

Image 35: Residential Street Pontefract [Photograph] From: A Yorkshire Source Book of Urban Patterns, Yorkshire Forward and Urban Design Associates (2005)

Image 36: Village Street High Ackworth [Photograph] From: A Yorkshire Source Book of Urban Patterns, Yorkshire Forward and Urban Design Associates (2005)

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