

## 7.0 DESIGN GUIDANCE FOR NEW HOUSING DEVELOPMENTS

7.1 This section of the document provides design guidance for new housing developments, including large-scale and single-dwelling schemes. It is expected that all planning applications for one or more dwellings will have regard to the guidance presented. Again, although the guidance is not policy, it is a material consideration in the decision making process. Therefore, while developments will not be expected to strictly adhere to every point raised, proposals that depart significantly from the guidance will require clear and convincing justification.

7.2 The guidance has been arranged around the following design components:

- Character and Identity
- Layout, Streetscape and Built Form
- Density and Mix
- Detail, Materials and Landscaping
- Efficiency, Adaptability and Resilience

7.3 In addressing the guidance points raised under those headings it is essential that applicants respond positively to the characteristics of the site and the surrounding area, as identified through the contextual appraisals highlighted in Section 5 of this SPD.

## Character and Identity

*Relevant Design Objectives: A, B*

*Relevant Local Plan policies: DEC1, DEC5*

- 7.4 Creating distinctive places that respond to local context is central to the policy approach adopted by the Scarborough Borough Local Plan. Indeed, Local Plan policy DEC1 states that proposals (for new development) should reflect the local environment and create an individual sense of place with distinctive character. This approach is consistent with the NPPF (Section 12: Achieving well-designed places) and the National Design Guide.
- 7.5 It is therefore essential that all new development has a clear identity. This should be established at the start of the design process (think about how the place will look, feel and function), should be influenced by and respond positively to the characteristics of the site and its surroundings (as identified through the contextual appraisals highlighted in Section 5 of this SPD), and, should inform all design-related decisions. Ultimately, establishing positive character and identity through new development should be seen as an overarching principle to the design process. As such, there will be some guidance points raised under this heading that are repeated / reinforced elsewhere within the document.
- 7.6 To assist applicants in this process, the Council has identified what it considers to be some of the positive defining characteristics of particular types of places within the Borough (see Section 6). For the avoidance of doubt, this high-level characterisation exercise undertaken by the LPA is not a substitute for the more detailed analysis work that is expected of applicants (dependent upon the scale and nature of the proposal). Nor does it place strict limitations upon future development; high-quality alternative design approaches that can be clearly shown to enhance local character will be supported.

### Good Practice Example, Character and Identity:

#### ***Town Farm, Cloughton***

This recent scheme, situated on the site of an old farmstead in the centre of Cloughton, mixes traditional rural forms with contemporary details and materials to create a place with distinctive character and identity. Building styles transition to more traditional types closer to the village core.



### Good Practice Example, Character and Identity:

#### ***The Bay, Filey***

“The Bay” is a private holiday village to the south of Filey. While the site is not a residential scheme by its nature (not available for permanent occupation), it is excellently presented as a ‘traditional coastal village’. Attractive holiday cottages are laid out in medium-high density terraced blocks that face onto well-landscaped, tree-lined avenues with communal parking areas and green spaces to the rear. A ‘village centre’ is also provided with a pub/restaurant, shops and leisure facilities.



7.7 The absence of positive defining characteristics in the local area should not be seen as an excuse for poor-quality / mundane design. In such instances, positive influence should be taken from high-quality development in the wider area or from other best practice examples of design.

7.8 In respect of the character and identity of a scheme it is advised that:

- ✓ Positive influence is taken from the defining characteristics of the site and its surroundings, including the character of the landscape.
- ✓ The existing natural and physical assets of a site and the surrounding area – including views of surrounding areas and landscapes – are used as focal points for new development.
- ✓ Different character areas are created within larger sites, utilising varying styles and densities of buildings, streetscape composition and natural features.
- ✓ Where a strong local vernacular exists, it is respected and reflected in the design of new dwellings, but is also not used to stifle high-quality contemporary design solutions that make a positive contribution to the character of the area.
- ✓ A range of complementary house types / designs are utilised in a co-ordinated manner.
- ✓ Consideration is given to the identification of areas for custom and self-build housing within large-scale sites as a means of enhancing the character of development.

7.9 The following should be avoided if positive character and identity is to be established in new developments:

- ✗ Schemes that are driven by the need to secure optimum feasible layouts for developers and / or are devoid of anything that provides a link back to the site and the surrounding area.

**Good Practice Example, Character and Identity:**

***Derwenthorpe, York***

Located on the eastern edge of York, this development of circa 540 homes draws inspiration from Joseph Rowntree's early 19<sup>th</sup> Century garden village at nearby New Earswick, particularly through the utilisation of steep-pitched plain-tile roofs with contrasting white painted brickwork. Bold, distinctive architectural forms and detailing, a clear and legible layout, the effective integration of landscape and the creation of safe, secure and usable public spaces create a high-quality characterful place. (Image credit: [www.jrht.org.uk](http://www.jrht.org.uk))



**Good Practice Example, Character and Identity:**

***Horsted Park, Kent***

This development of circa 400 homes in Chatham provides a contemporary twist on the local rural farmstead vernacular through the use of projecting brickwork panels, clay tiles and weatherboarding and is arranged to form a series of squares and courtyards, reflecting the traditional farmstead layout.

(Image credit: [www.countrysideproperties.com](http://www.countrysideproperties.com))



## Layout, Streetscape and Built Form

7.10 The basic forms of landscape, street blocks, plots and buildings are the starting point for successful design. Getting these fundamental aspects of development right at the earliest stages of the design process will help to ensure that places are functional (fit for purpose), active (animated through public space), easy and safe to access for all, and distinctive (make a positive contribution to local character). These aspects of design can often be more important than reflecting local built forms and details, particularly where neighbouring development is of poor quality and not worth repeating.

### Layout

*Relevant Design Objectives: A, B, C, D, E, F, G*

*Relevant Local Plan policies: DEC1, DEC3, DEC4, DEC5, HC14, ENV3, ENV5, ENV7, ENV8, INF3*

7.11 The layout of a development influences how people will use and move through it. Successful layouts are those that make an efficient use of the site, utilise existing natural features and retain key views and vistas wherever possible. They also integrate with the surrounding area, provide convenient, equal and safe access for all people, and show a clear relationship between internal and external, and public and private spaces.

7.12 In respect of the layout of a scheme it is advised that:

- ✓ The site's significant features and unique characteristics, as identified through the site and context appraisals, are utilised positively to help to create a place which is distinctive, that reflects its context and that respects the local environment.
- ✓ Views of surrounding landscapes (particularly for schemes on the edges of settlements and / or in rural areas) and other important natural and physical landmarks in the area are maximised, both as a

means of helping to integrate the scheme into its surroundings and to assist in wayfinding and navigating through new developments.

- ✓ Developers thoroughly consider how surface water on the site will be dealt with, utilise Sustainable Drainage Systems (SUDs) wherever possible and integrate those solutions into the design approach.
- ✓ Development integrates with the surrounding area effectively; it should reflect the pattern of neighbouring streets, link to established routes and not turn its back on its surroundings.
- ✓ A clear structure and hierarchy of connected transport / access routes, including for walking and cycling, is provided in order to ensure accessible, navigable and permeable places.
- ✓ A network of high quality public open spaces is provided in accordance with the Council's Green Space SPD. Open spaces should have a clear function, be connected to other spaces, be visible / overlooked (to allow for natural surveillance) and be accessible for all.
- ✓ Buildings are arranged in perimeter blocks, with frontages facing other frontages and the backs of buildings facing backs.
- ✓ Buildings and spaces are laid out to reflect the principles of 'Crime Prevention through Environmental Design' and 'Secured by Design'.
- ✓ Where these factors are not otherwise constrained, applicants must demonstrate how the layout and orientation of buildings helps to reduce the need for energy consumption (Local Plan policy DEC1[b]).
- ✓ A minimum separation distance of 10 metres is achieved between the rear elevation of a dwelling and its rear boundary. This will help to ensure that adequate amenity space is provided to the host property, whilst also providing adequate separation to neighbouring properties.

7.13 The following should be avoided in deriving layouts for new developments:

- ✗ Ending streets in blank elevations, boundary treatments, etc.
- ✗ Creating ambiguous space; it should be immediately apparent through effective use of materials, boundary treatments, etc. whether the space is private or public.

- ✘ Front elevations facing the rear or sides of buildings, unless there is a significant separation distance / buffer between the respective properties and / or it is based upon a clear design rationale.
- ✘ Houses that back onto streets.

#### Good Practice Example, Layout:

##### **West Garth, Cayton**

A good example of where scrutiny by design review panel had a positive impact on overall design quality, particularly in terms of the layout. The constructed scheme is laid out in perimeter blocks, with homes on the edges of the site fronting onto existing streets, while the internal layout is focussed around three areas of green space. Car parking is provided mainly to the side of properties or in rear courtyards.



#### Good Practice Example, Layout:

##### **Upton, Northampton**

The effective integration of SUDs, with sensitively planted swales featuring prominently within the main streets help to give this urban extension development distinctive character and identity.

(Image credit: [www.susdrain.org](http://www.susdrain.org))



#### Streetscape

*Relevant Design Objectives: A, B, C, D, E, G*

*Relevant Local Plan policies: DEC1, DEC4, ENV5*

7.14 If we are to deliver high-quality and sustainable places it is imperative that significant emphasis is placed on delivering attractive, functional and safe streets that encourage social interaction and promote environmental gain. Streets should be accessible for all, purposefully composed, with careful consideration given to the relationship between buildings and external spaces (both public and private), their position within the hierarchy of routes, and should wherever possible include green features as means of providing visual interest and additional natural capital.

7.15 In respect of the pattern and composition of streetscapes within a scheme it is advised that:

- ✓ The character of streets varies depending on their function within the hierarchy of routes.
- ✓ The landscaping scheme plays a key role in establishing distinctive character at the street level.
- ✓ Streets are tree-lined wherever possible. Successful integration of trees within streets will require the use of suitable tree species and appropriate planting methods, to reduce maintenance requirements and mitigate potential highway safety concerns<sup>18</sup>.
- ✓ Streets are accessible and navigable for all and provide level access to buildings for people with mobility issues, including wheelchair users.
- ✓ Street widths reflect their position and role within the hierarchy of routes and relate to the height of buildings.

<sup>18</sup> See further information from North Yorkshire County Council relating to street trees in their document, "Trees within New Developments in the Highway" (January 2015)

- ✓ New dwelling frontages should be positioned in order to provide a coherent building line, reflecting and reinforcing established building lines wherever possible.
- ✓ Spaces between building frontages and the street (public highway) should not be dominated by the car, particularly on key routes.
- ✓ Car parking should be provided to the side of dwellings, i.e. on driveways and in garages, or behind groups of dwellings in parking courts that are well overlooked, appropriately sized and safe.
- ✓ Sufficient and suitable car parking is provided for visitors.
- ✓ Different materials and/or landscaping features should be used to differentiate between public and private areas, e.g. between private driveways and the public highway, and to deliver attractive streets.
- ✓ Front boundary treatments make a positive contribution to street character, reflecting existing boundary treatments where they exist.
- ✓ Integrated, attractive and accessible provision is made for the storage of waste and recycling bins.
- ✓ The gateways into a site and the key junctions within it are clearly and purposefully composed. On corner plots, buildings should provide active frontages which animate the street-scene.

7.16 The following should be avoided in order to establish a successful streetscape:

- ✗ Excessive use of parking areas in front of the principal elevations of buildings, unless there is sufficient space to use strong and extensive planting.
- ✗ Tarmac driveways immediately adjacent to tarmac footpaths. Excessive use of black tarmac often detracts from the materials used in the construction of buildings.
- ✗ Corner plots and street ends in blank elevations, visually dominating boundary treatments, etc.

#### Good Practice Example, Streetscape:

##### **High Mill Farm, Scalby**

The site entrance is purposefully composed, with homes set back behind areas of landscaping to create a sense of openness. Corner plots are also dealt with appropriately, with active frontages to both street-facing elevations.



#### Good Practice Example, Streetscape:

Street trees are a significant feature of the Borough's settlements. They are particularly prevalent in the towns of Scarborough, Whitby and Filey, where they sit alongside main approach roads and within suburban areas. In addition to their environmental value, ensuring the planting of new street trees will play a critical role in maintaining local character. Nevertheless, suitable tree species and appropriate planting methods (tree pits and root guards – *see image below right*) must be utilised. Discussions and agreement with the Local Highway Authority will also be required where they are in close proximity to the public highway.

(Right, Image credit: [www.greenblue.com](http://www.greenblue.com))



## Built Form and Scale

Relevant Design Objectives: A, B

Relevant Local Plan policies: DEC1, DEC3, DEC4, DEC5

7.17 Characteristics of the built environment such as the width of development plots, the form (shape) and scale (overall size and mass) of buildings and how they relate to each other play an important role in creating attractive, distinctive and efficient places. They also influence how people experience buildings and places, with larger / taller buildings often having an enclosing effect – particularly where they interrupt the regular rhythm and pattern of development in a street scene – and being more reflective of high-density urban environments. Again, in establishing a design response, influence should be taken from the positive defining characteristics of the surrounding area and of the site itself.

7.18 In respect of the built form and scale of buildings within a scheme it is advised that:

- ✓ The width of development plots and the gaps between buildings should be consistent and reflect established patterns of development in the surrounding area.
- ✓ The simple form (shape) of buildings is compatible with the prevailing character of the surrounding area.
- ✓ For larger sites, a balance is achieved between the need for consistent building forms that establish a regular rhythm in the composition of a street scene, and the need for a variety of forms across the site, i.e. across purposefully designed character areas.
- ✓ The height of new buildings is consistent with existing development in the area and relates to the width of the street and its character.
- ✓ There should be a height difference no greater than 1-storey between buildings that are sited immediately adjacent to one another.
- ✓ The scale (overall size and mass) of new development should respect the proximity and height of neighbouring properties.

7.19 The following should be avoided:

- ✗ Long unbroken and / or widely-varying rooflines that interrupt the rhythm and order of a street scene.
- ✗ Unacceptable levels of overshadowing and overbearing impact on neighbouring properties as a result of the proximity, scale, form and / or height of new development.

### Good Practice Example, Built Form and Scale:

#### *Henrietta Street, Whitby*

A successful 'infill' scheme in a prominent location overlooking Whitby harbour / piers. Respects the form, scale, proportions, detailing and mix of colours of the traditional two-storey cottages along Henrietta Street.



### Good Practice Example, Built Form and Scale:

#### *Belvedere Mansions, Scarborough*

Constructed in the early 2000's, this scheme sits in a prominent position along Filey Road. Building form, height and detailing relates well to existing properties, with projecting gables, half-timbering, hanging tiles and boundary walls.



## Density and Mix

*Relevant Design Objectives: A, B, C, G*

*Relevant Local Plan policies: DEC1, DEC3, HC3, HC5, INF3*

7.20 The proper utilisation of a mix of uses and tenures combined with the use of appropriate densities can help to make a successful place; a place which is vibrant and supports the ongoing viability and adaptability of the local community. As a minimum, this applies to the provision of a range of housing types and sizes that are designed to meet the needs of different groups, but could also extend to – for large-scale / strategic developments – the provision of key services and facilities where there is a critical mass of population to support them. Achieving a critical mass can be supported by high-density development, but as a guiding principle density should generally reflect that of the surrounding area.

7.21 In respect of the density and mix of a scheme it is advised that:

- ✓ The density of development should reflect the character of the surrounding area.
- ✓ Varying densities, tied to different and identifiable character areas, are used across large sites to help create a distinctive place.
- ✓ Consideration is given as to whether the scale of the development, together with existing development in the surrounding area, could support the provision of a mix of uses on the site.
- ✓ A range of house sizes, types and tenures is delivered across the site, including affordable housing and housing to meet the needs of older people and people with disabilities.
- ✓ Affordable housing should be indistinguishable from private housing.

<sup>19</sup> “Technical Housing Standards – nationally described space standard”, MHCLG (March 2005). Not a current Local Plan requirement; however, consideration is being given as to whether these standards could be adopted through the Local Plan review process.

- ✓ Housing developments that comply with the Government’s nationally described space standards<sup>19</sup> will be supported. As confirmed within the Council’s Affordable Housing SPD, affordable units that do not meet those standards will only be acceptable where a Registered Provider has been secured for those units.
- ✓ Homes which are designed to meet the changing and / or specific accessibility needs of people, i.e. those that meet the higher standards for accessible homes (M4[2] or M4[3]) established under Part M Volume 1 of the Building Regulations, will be supported<sup>20</sup>.
- ✓ Bungalows should be included within the mix of homes for sites located in areas that are predominantly characterised by such development.

7.22 The following should be avoided:

- ✗ The use of uniform densities across a site that do not reflect or enhance the character of the surrounding area
- ✗ Concentrating affordable housing in the least attractive / least visually prominent parts of a site.

### Good Practice Example:

#### **Goldsmith Street, Norwich**

Winner of the RIBA Stirling Prize 2019, this social housing development draws influence from Victorian layouts and reflects the highest standards of design and construction, achieving ‘Passivhaus’ certification upon its completion.

(Image credit: [www.architecture.com](http://www.architecture.com))



<sup>20</sup> <https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>. Not a current Local Plan requirement; however, the potential adoption of the relevant higher Optional Technical Standards for access is being considered through the Local Plan review process.



## Detail, Materials and Landscaping

7.23 The macro elements of design – *i.e. those elements that influence the way in which buildings and spaces relate to each other, including how a place integrates with and connects its surroundings* – have a long-lasting influence on the success of a place. However, the detailed design of buildings and spaces and the use of materials play an equally important role in ensuring overall design quality and durability. As such, careful consideration must be given to these elements of design.

### Detail and Materials

*Relevant Design Objectives: A, B, E*

*Relevant Local Plan policies: DEC1, DEC5, ENV5*

7.24 The architectural detailing of a building and its use of materials is important in helping to integrate new development into the surrounding area. Where there is a prevailing vernacular in the area, new development should respond positively to the detailed elements of design that contribute to that character. This could include the use of decorative brickwork, eaves details, doors and surrounds, window details, rainwater goods, etc. However, care should be taken to ensure that new buildings do not appear as a poor-quality pastiche of existing development. Indeed, particular details could provide the inspiration for contemporary design solutions.

7.25 In respect of the detailing and materials used, it is advised that:

- ✓ Inspiration is drawn from the positive characteristics / architectural details of existing development in the surrounding area.
- ✓ Local vernacular is respected and reflected in the design of new dwellings. However, local vernacular should not stifle high-quality contemporary design solutions that enhance character.

- ✓ Where the design of neighbouring development is of poor quality and not worth repeating, positive influence is taken from examples of high-quality design from elsewhere in the local area or from farther afield.
- ✓ A range of complementary house types / designs are utilised in a co-ordinated manner in order to create distinctive character.
- ✓ Elevations should incorporate architectural details / features that provide visual interest and animate the façade of a building.
- ✓ There is a clear rationale in the use of external construction materials.
- ✓ Features are incorporated to mitigate adverse impacts on existing on-site habitats, as identified within supporting Ecological Appraisals.

#### Good Practice Example:

##### **28 Hungate, Brompton by Sawdon**

Excellent reproduction of local vernacular in prominent Conservation Area location. Simple dual-gable form, with run-through chimneys, and balanced proportions. Details such as, stone coping, kneelers, quoins, lintels and cills, timber sliding sash windows, etc. are of high quality.



#### Further Guidance, Bird and Bat Bricks:

As we move towards a nationally mandated requirement for a 10% net increase in biodiversity value, features such as integrated bird and bat nesting / roosting bricks are a simply and cost effective way of contributing towards delivering this objective and their use is actively encouraged. (Image credit: [www.rspb.org.uk](http://www.rspb.org.uk))



7.26 In terms of detailing and materials, the following should be avoided:

- ✗ Poor-quality reproduction ('pastiche') of local vernacular.
- ✗ Using the lack of an identifiable local vernacular or positive characteristics in the surrounding area to justify sub-standard design.
- ✗ Random placement of standard house types across a site. There should be a clear design rationale for their siting and grouping.
- ✗ The isolated use of colour and / or materials to differentiate between standard house types and establish distinctive character.

#### Landscaping

*Relevant Design Objectives: A, B, C, D, E, G*

*Relevant Local Plan policies: DEC1, ENV5, ENV8*

7.27 Where relevant and proportionate, planning applications should be accompanied by a detailed landscaping plan / strategy. The landscaping scheme should be informed by and respond to the site and its context. It should be an integrated part of the development proposal and should not be considered as an afterthought to the design process. A well-considered landscaping scheme adds value – *social (promotes societal health and wellbeing), environmental (encourages biodiversity and helps to mitigate the impacts of climate change) and economic (increased property values)* – to a place, provides visual interest and establishes a functional link between public and private spaces.

7.28 In respect of the landscaping of a scheme it is advised that:

- ✓ Opportunities for the enhancement of species, habitats or other natural assets should be taken to deliver a net gain in biodiversity.
- ✓ Existing vegetation (especially mature specimens) and other natural features on a site are incorporated and used effectively.
- ✓ An integrated network of high quality public open spaces is provided in accordance with the Council's Green Space SPD. Open spaces should

have a clear function, be connected to other spaces, be visible / overlooked (to allow for natural surveillance) and be accessible for all.

- ✓ A mix of hard (surfaces, boundary treatments, street furniture, etc.) and soft landscaping features, including planted areas, places for people to rest and features that provide opportunities for informal / natural play, are incorporated throughout the development.
- ✓ Streets are tree-lined wherever possible, to provide visual interest, shading and to help combat overheating. Successful integration of trees within streets will require the use of suitable tree species and appropriate planting methods, which reduce maintenance requirements and mitigate potential highway safety concerns.
- ✓ Landscaped areas are species diverse and resilient (to disease and to climatic conditions), and utilise native plant species where possible.
- ✓ Boundary walls and fences should incorporate design features that allow for local wildlife to move between gardens, e.g. "hedgehog holes" and / or the raising of fence panels above ground level.
- ✓ A strategy for the long-term management and maintenance of open spaces and landscaped areas is provided.

7.29 The following should be avoided:

- ✗ Ambiguous open spaces that do not provide a function or meet the quality expectations of the Council's Green Space SPD.

#### **Good Practice Example, Landscaping:**

##### ***Green Howards Drive, Scarborough***

The range of landscaping features incorporated within this scheme makes a significant positive contribution to its overall character and appearance. Streets are lined by a mix of trees and shrubs, set within roadside verges with footpaths positioned behind.



## Efficiency, Adaptability and Resilience

Relevant Design Objectives: A, B, C, D, E, G

Relevant Local Plan policies: DEC1, DEC4, ENV3, ENV5

7.30 Ensuring that developments are efficient (reduce the need for and minimise the use of resources), adaptable (made to last and able to respond to changing environmental, social and economic circumstances) and resilient (able to withstand and recover from the impacts of climate change) is an essential part of design quality. Decisions made at each stage of the design process can positively influence these elements and should therefore be considered from project inception through to completion.

7.31 In respect of the efficiency, adaptability and resilience of a scheme it is advised that:

- ✓ Where these factors are not otherwise constrained, applicants demonstrate how the layout and orientation of buildings helps to reduce the need for energy consumption.
- ✓ Design features that reduce the need for energy consumption and contribute positively to local character will be supported.
- ✓ Buildings which go beyond the mandatory energy efficiency requirements of Building Regulations (Part L) will be supported.
- ✓ Homes allow for the charging of electric vehicles to a specification that complies with (at least) the requirements of Local Plan policy DEC2.
- ✓ Homes which are designed to meet the changing and / or specific accessibility needs of people, i.e. those that meet the higher standards for accessible homes (M4[2] or M4[3]) established under Part M Volume 1 of the Building Regulations, will be supported<sup>21</sup>.
- ✓ Integrated, attractive and accessible provision is made for the storage of waste and recycling bins.

<sup>21</sup> <https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>

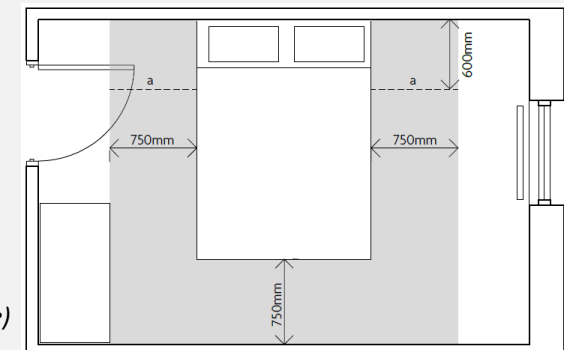
### Further Guidance, Adaptability:

#### “Accessible and Adaptable” and “Wheelchair User” Dwellings

The accessibility of new homes is promoted by Part M (Volume 1) of the Building Regulations regime. It sets the following hierarchy for accessible homes:

<b>M4(1)</b> <b>Mandatory</b>	<b>Visitable Dwellings</b> <i>Requirements - reasonable provision should be made for most people, including wheelchair users, to:</i> (a) gain access to; <u>and</u> (b) use the dwelling and its facilities
<b>M4(2)</b> <b>Optional</b>	<b>Accessible and Adaptable Dwellings</b> <i>Requirements - per M4(1) <u>and</u> must be sufficient to:</i> (a) meet the needs of occupant with differing needs, including some older or disabled people; <u>and</u> (b) allow adaptation of the dwelling to meet the changing needs of occupants over time
<b>M4(3)</b> <b>Optional</b>	<b>Wheelchair User Dwellings</b> <i>Requirements - per M4(1) <u>and</u> must be sufficient to:</i> (a) allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs; <u>or</u> (b) meet the needs of occupants who use wheelchairs

The different standards influence external and internal features including, for example: the approach to dwellings; parking provision; principal entrance and internal door widths; hall widths; and, clearance and circulation space in habitable rooms (*right: M4(2) principal bedroom example*) and WC facilities.



The full requirements for each category are set out in the approved Building Regulations document - <https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>

- ✓ Exposure to the impacts of climate change, e.g. flood risk, coastal erosion and rising temperatures, is minimised primarily through appropriate layouts (by siting development away from areas at risk).
- ✓ Streets and public spaces are green, incorporating plant species that are diverse and resilient (to disease and to climatic conditions).
- ✓ Features are incorporated to mitigate adverse impacts on existing on-site habitats, as identified within supporting Ecological Appraisals.
- ✓ Permeable paving / surfaces are utilised where appropriate to help deal with surface water discharge.

7.32 The following should be avoided:

- ✗ Exposing development to the risks associated with the impacts of climate change without appropriate and acceptable mitigation

**Good Practice Examples, Efficiency:**

***Carr Hill Lane, Briggswath***

Three contemporary-styled properties have been constructed in this area within the last decade, all of which were designed with sustainability principles in mind. Features and technologies used across the builds include large south-facing windows, high standards of insulation (SIPs), solar photovoltaic panels, mechanical ventilation and heat recovery systems (MVHR), air source heat pumps, ground source heat pumps and rainwater recycling systems.

