

design**ne** ltd

Skerningham Garden Village Community engagement

John Devlin

Chair : design**ne** Ltd

Programme for the evening

- what has happened?
 - where we are now
 - what happens next?
 - What is going to happen
 - How you can get involved
 - Q&A
-
- Toilets
 - The event will be recorded

What has happened

- Inspector agrees Local Plan for Darlington
- Agrees Garden Village at Skerningham
- Rules Design Code in place before any planning applications
- Darlington Council adopt Local Plan
- Council appoints designe to develop Design Code
- Skerningham GV Design Code -national pilot

What happens next

- designe will work with you over next few months to develop Design Code
- Good quality engagement -people feel involved and informed
- Tangible stuff that people can see is theirs
- Exemplary Design Code for Skerningham
- Code adopted as Supplementary Planning Guidance

What is going to happen

- We will help you engage in the process.
- Help you understand about Design Codes
- Local face to face workshops in the areas
- Provide material to help you take part
- Opportunities to engage and comment online

What is a Design Code

- Visual tool to inform development proposals
- Look and feel of a development
- Maximum clarity about design expectations.
- Reflects local character and preferences
- Framework to ensure High quality
- Encourages best of modern design and build techniques

Alan Wann

Vice-Chair : design**ne** ltd

Call to Action

Your opportunity to influence:

- What can you influence?
- How we will engage with you
- What we mean by you

What can you influence?

- The future quality of this area
- The mix of development and green space
- The priority given to nature and biodiversity
- Priority given to active travel
- What the streets will look like

How we will engage with you

- Inclusive, clear, and transparent
- Empower you to inform the proposals
- Actively listen
- Build trust
- Creative, bold, ambitious.

What we mean by “you”

- People who live or work in Darlington
- People of all ages
- People who live near Skerningham
- People in recent developments
- Employers in Darlington

design^{ne} ref. material

- Introducing some of the material /documents we will draw on:
- The guiding Principles of Garden Villages
- The National Design Guide
- The National Model Design Code
- Building for a Healthy Life

National Design Guide

Planning practice guidance for beautiful, enduring and successful places



Ministry of Housing,
Communities &
Local Government

National Model Design Code



Ministry of Housing,
Communities &
Local Government



Building for a Healthy Life

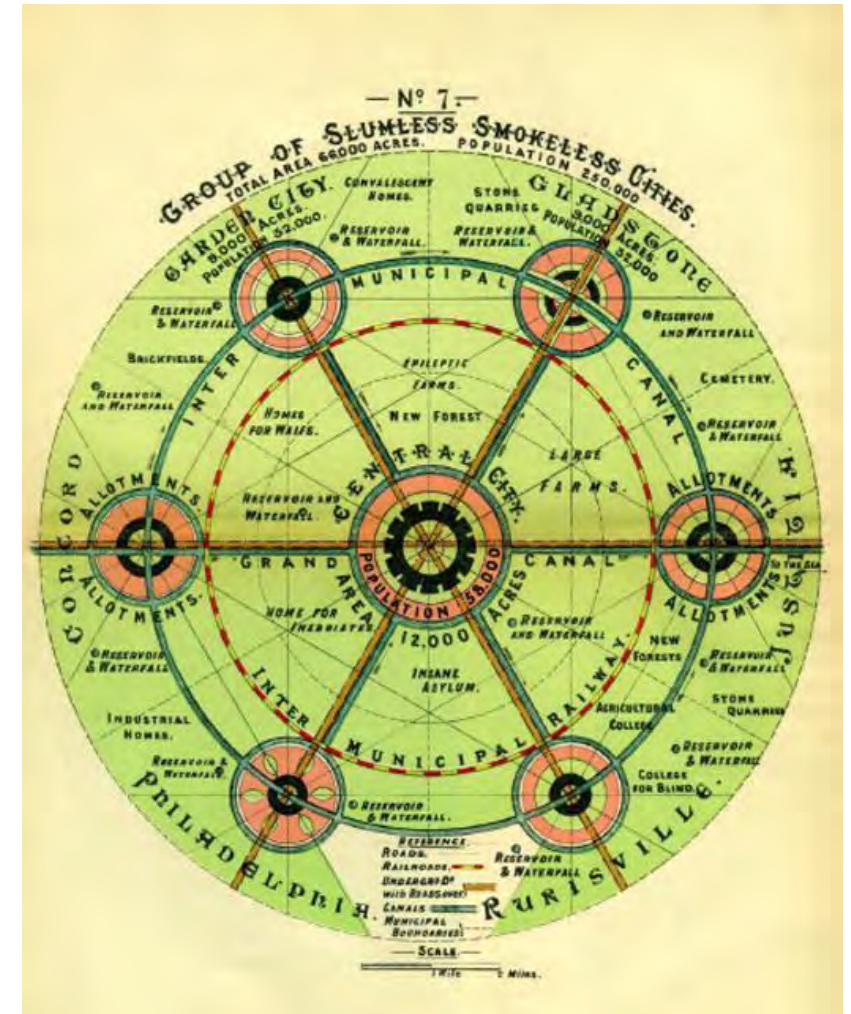
A Design Toolkit for neighbourhoods, streets, homes and public spaces



The guiding principles of Garden Villages

The principal features of a successful garden village as envisaged by the TCPA are:

- *A holistically planned new settlement*
- *Which enhances the natural environment and*
- *offers high-quality affordable housing and*
- *locally accessible work*
- *in beautiful, healthy and sociable communities.*



Garden Cities of Tomorrow,
Ebenezer Howard

The National Design Guide

National Design Guide

Planning practice guidance for beautiful, enduring and successful places



Ministry of Housing,
Communities &
Local Government

The 10 Ten Characteristics

National Design Guide

Planning practice guidance for beautiful, enduring and successful places



Ministry of Housing,
Communities &
Local Government

Introducing the ten characteristics

³⁵ Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

³⁶ The ten characteristics set out in Part 2 are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



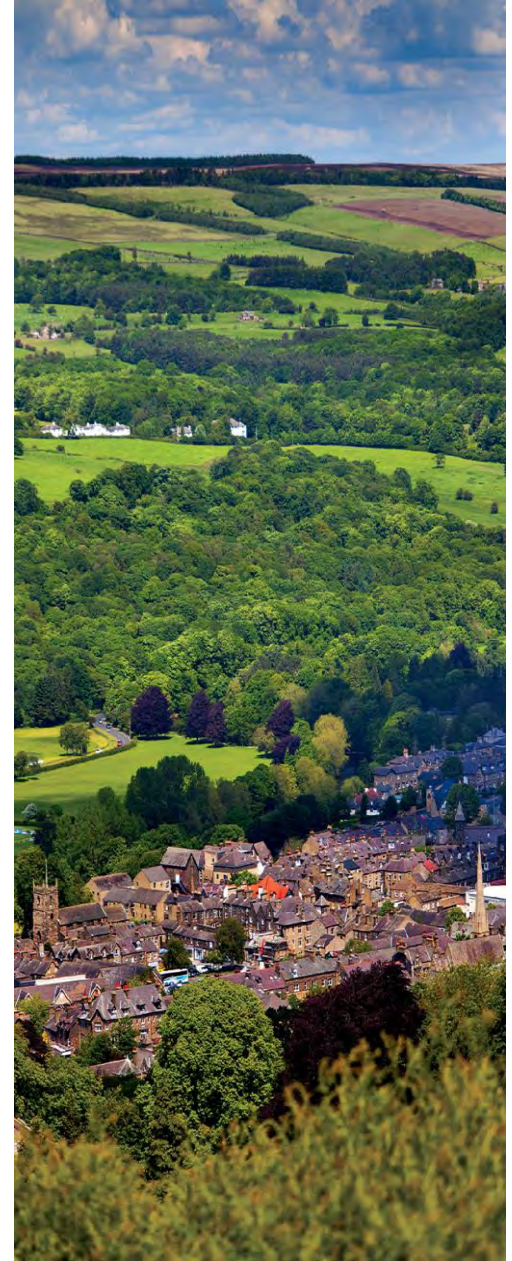
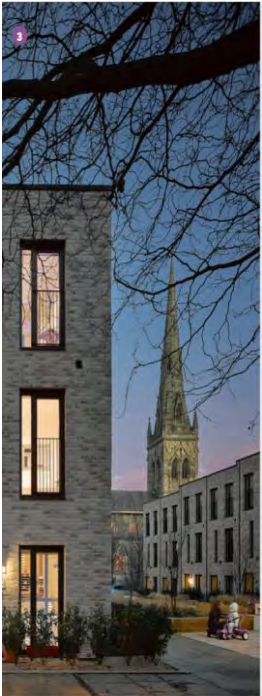
The ten characteristics of well-designed places

Context

Enhances the surroundings

Well-designed places are:

- based on a sound **understanding** of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- **integrated** into their surroundings so they relate well to them
- **influenced** by and influence their context positively
- **responsive** to local history, culture and heritage.



Understand and relate well to the site, its local and wider context
Value heritage, local history and culture

Identity Attractive and distinctive

Well-designed places, buildings and spaces:

- have a **positive and coherent identity** that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;
- have a **character that suits the context**, its history, how we live today and how we are likely to live in the future; and
- are visually **attractive**, to delight their occupants and other users.



Respond to existing local character and identity

Create character and identity



Movement

Accessible and easy to move around

A well-designed movement network defines a clear **pattern of streets** that:

- is **safe and accessible for all**;
- functions efficiently to get everyone around, takes account of the diverse needs of all its potential users and provides a **genuine choice of sustainable transport modes**;
- limits the impacts of car use by **prioritising and encouraging walking, cycling and public transport**, mitigating impacts and identifying opportunities to improve air quality;
- **promotes activity** and social interaction, contributing to health, well-being, accessibility and inclusion; and
- **incorporates green infrastructure**, including street trees to soften the impact of car parking, help improve air quality and contribute to biodiversity.



Nature

Enhanced and optimised

Well-designed places:

- **integrate existing, and incorporate new natural features** into a multifunctional network that supports quality of place, biodiversity and water management, addresses climate change and resilience
- prioritise nature so that **diverse ecosystems can flourish**;
- provide **attractive open spaces** in locations that are easy to access, with activities for all to enjoy, play, food production activity, well being.



Building for a Healthy Life



Building for a Healthy Life

A Design Toolkit for neighbourhoods, streets, homes and public spaces



14 INTEGRATED NEIGHBOURHOODS

Natural connections

Walking, cycling and public transport

Facilities and services

Homes for everyone

38 DISTINCTIVE PLACES

Making the most of what's there

A memorable character

Well defined streets and spaces

Easy to find your way around

62 STREETS FOR ALL

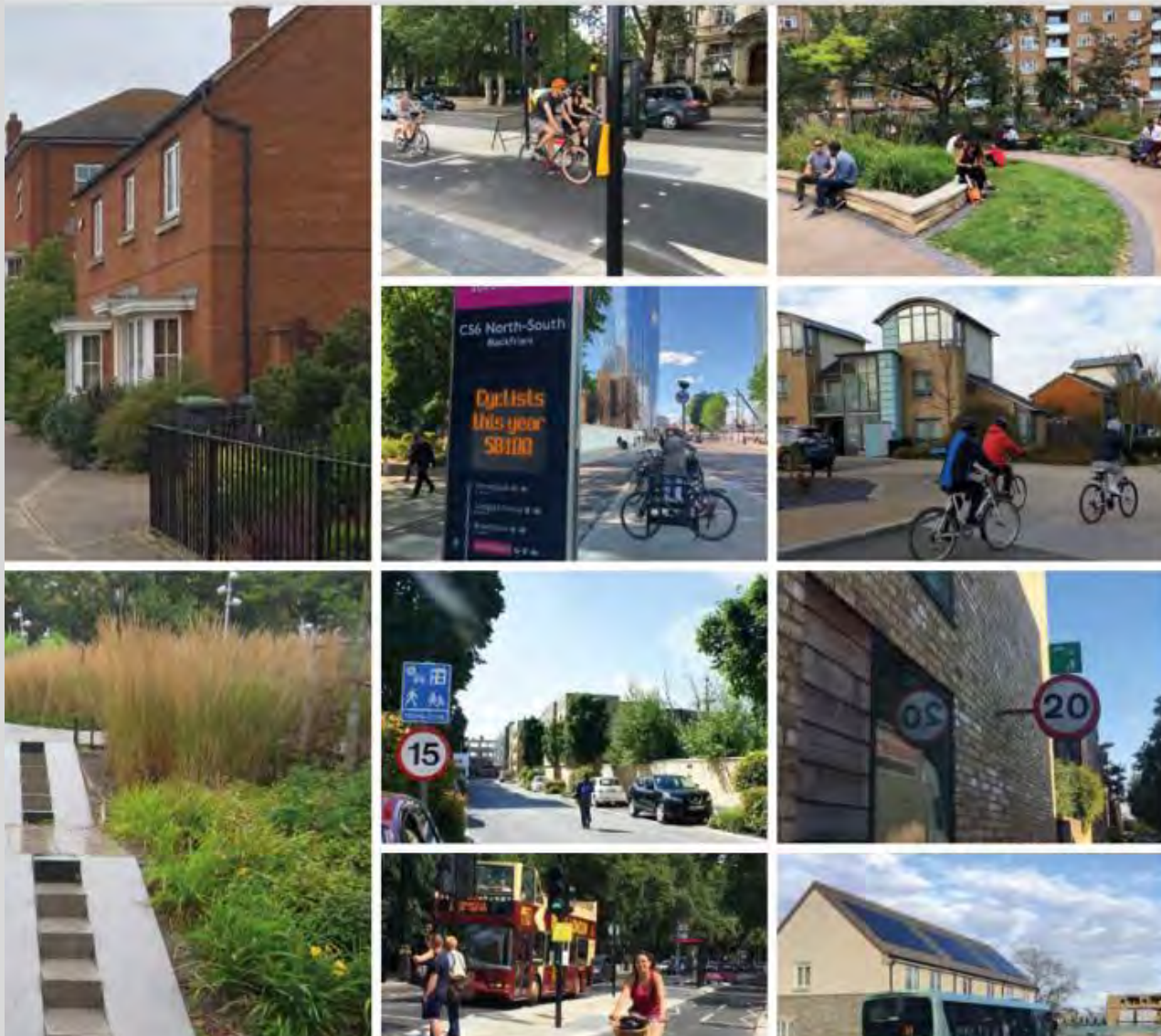
Healthy streets

Cycle and car parking

Green and blue infrastructure

Back of pavement, front of home

Building for a Healthy Life



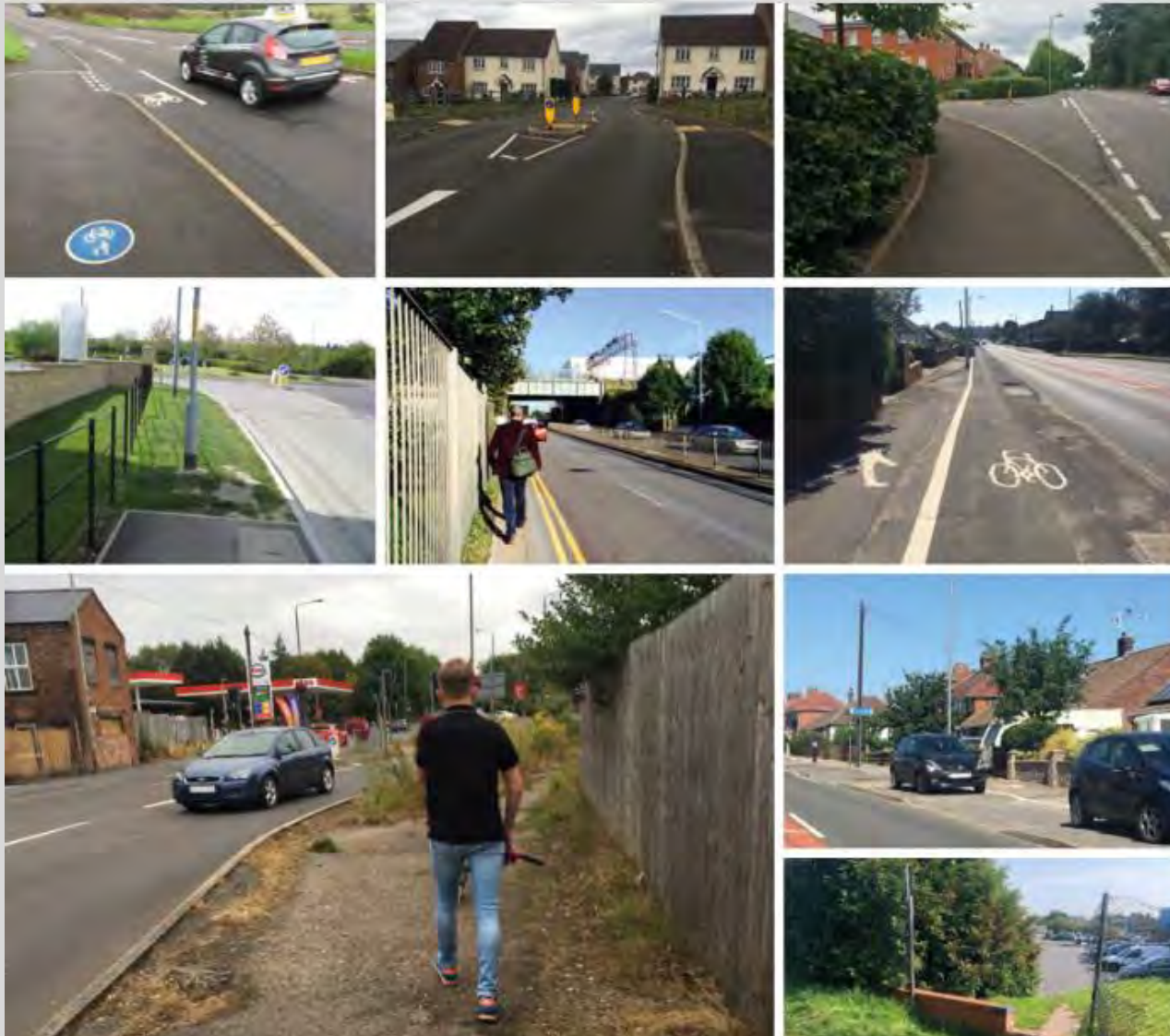
What 'green' looks like

- ✓ Share street space fairly between pedestrians, cyclists and motor vehicles. ⁶
- ✓ Cycle friendly streets (see Local Transport Note 1/20) with pedestrian and cycle priority (and protection) with across junctions and side streets.
- ✓ Nudge people away from the car. Offer cycle (and cargo bike) parking closer to the entrance of commercial, leisure and community facilities than car parking spaces.
- ✓ Provide scooter and cycle parking at schools. Scooters can encourage younger children to get active on the way to school.
- ✓ Design out school runs dependent on cars.
- ✓ Demand Responsive Transport⁶, car clubs and car shares.
- ✓ Start or contribute to the delivery of a Local Cycle and Walking Strategy Infrastructure Plan.
- ✓ Short and direct walking and cycling connections that make public transport an easy choice to make.
- ✓ Zebra, parallel⁷ and signalised crossing.
- ✓ New or improved Park and Ride schemes.
- ✓ Tight corner radii (<3m) at street junctions and side streets.
- ✓ 20mph design speeds, designations and traffic calming.
- ✓ Concentrate new development around existing or new transport hubs.
- ✓ Protected cycle ways along busy streets.



⁶See Department of Transport (2019) Traffic Signs Manual: Chapter 6 (Section 17, p.129) assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/851485/dft-traffic-signs-manual-chapter-6.pdf

Building for a Healthy Life



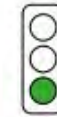
What 'red' looks like

- ✘ Travel Packs that fail to influence people's travel choices.
- ✘ White line or undivided shared pavement/cycle ways.
- ✘ Pedestrians and cyclists losing priority at side junctions.
- ✘ Oversized radii corners on streets that are principally residential that allow motor vehicles to travel around corners at high speeds.
- ✘ Streets that twist and turn unnaturally in an effort to control vehicle speed but make walking and cycling routes longer than they need to be.
- ✘ Streets principally designed around waste collection vehicles.
- ✘ Overwide carriageways⁹ that reduce space for pedestrians and cyclists, making it more difficult for people to get around easily especially when social distancing restrictions are in place.⁶
- ✘ Serviced parcel developments where pedestrian and cycle connections between different phases of development are frustrated.

⁹See Manual for Streets.



Building for a Healthy Life



What 'green' looks like

- ✓ Taking a walk to really understand the place where a new development is proposed and understand how any distinctive characteristics can be incorporated as features.
- ✓ Using existing assets as anchor features, such as mature trees and other existing features.
- ✓ Positive characteristics such as street types, landscape character, urban grain, plot shapes and sizes, building forms and materials being used to reflect local character.
- ✓ Sensitive transitions between existing and new development so that building heights, typologies and tenures sit comfortably next to each other.
- ✓ Remember the 'four pillars'¹² of sustainable drainage systems.
- ✓ Protecting and enhancing existing habitats; creating new habitats.
- ✓ Interlocking back gardens between existing and new development (where existing back gardens adjoin a site boundary).

¹²These are water quantity, water quality, amenity and biodiversity.



green = go ahead

Building for a Healthy Life



What 'red' looks like

- ✘ Designing without walking the site first.
- ✘ Funnelling rainwater away in underground pipes as the default water management strategy.
- ✘ Unmanaged gaps between development used as privacy buffers to existing residents.
- ✘ Placing retained hedges between rear garden boundaries or into private ownership.
- ✘ Building orientations and designs that fail to capitalise on features such as open views.
- ✘ Not being sensitive to existing neighbouring properties by responding to layout arrangements, housing typologies and building heights.



red = stop & rethink



Q&A session

Next Steps

- Material and links from tonight posted on web site within 3 days
- Email Contact skerninghamdesign@darlington.gov.uk
- First face to face workshops

Close of session

- File: 1020 Sk08
- Folder: 754 Projects/1020 Skerningham

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