Revised Design of New Development

Supplementary Planning Document

Darlington Borough Council July 2011

DARLINGTON BOROUGH COUNCIL

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A paper copy of the SPD costs £20 (including P&P).

An inclusive approach

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Foreword

I am delighted to be introducing Distinctly Darlington, the Council's adopted Design of New Development Supplementary Planning Document, which is an important document in Darlington's Local Development Framework.

The overall winner of the Royal Town Planning Institute: North East Region 2010 planning awards, this innovative document sets out the Council's step by step approach to significantly improving the standard of design in new development in Darlington. It provides a range of detailed design guidance showing how the location, form and type of new development in Darlington's different neighbourhoods and villages should be considered through the design process over the next 10 years or so. This will ensure that all new development reflects the characteristic quality buildings and greenspaces that help make Darlington distinctive and valued by the community.

Distinctly Darlington will help bring about an attractive, high quality, sustainable built and natural environment which is easy to use, distinctive and safe for Darlington's community and for those who wish to invest in or visit the Borough in the future.

Councillor Chris McEwan

Economy and Regeneration Portfolio Holder

1 INTRODUCTION

1.1 WHAT IS THIS DOCUMENT AND WHY IS IT IMPORTANT?

1.1.1 The purpose of this Design of New Development Supplementary Planning Document (Design SPD) is to provide clarity and detail about the design of new development in the Borough, including all public and private open spaces. It sets out how the Council expects the location, form and type of new residential and non residential development in Darlington to be considered through the design process.

1.1.2 This SPD has been developed in accordance with local and national planning policy. Developers will be expected to have considered this SPD prior to the submission of a planning application. Its adoption means that the Design SPD is a material consideration which has considerable weight in making decisions on planning applications. Design related issues set out in this Design SPD can be the subject of planning conditions and/or planning obligations and in the future the Community Infrastructure Levy, in respect of appropriate development.

1.1.3 The need for this Design SPD has arisen because the Council wishes to raise the quality of new development in the Borough. The design quality of new development has been mixed in recent years; by promoting a design led, code based approach to development, which incorporates new local design and sustainable building standards and good practice principles, a high standard of design will be promoted.

1.1.4 Design codes are a new approach to delivering improved quality development and can help deliver design quality in areas where it has been lacking in the past. The design code for Darlington is a distinct form of detailed design guidance comprising a set of written and visual rules that set out specific design elements that would provide a quality development in a particular area. Together with the developer's detailed design appraisal of the site and locality, the code will help create designs that reflect local distinctiveness but which will also be sufficiently flexible to meet end user requirements and provide scope for innovative design.

1.1.5 This Design SPD provides the opportunity to set out in detail how the Council expects national and local standards and guidance to be addressed. This will help achieve a distinctive, accessible, safe and sustainable built and natural environment which reflects the special character of the Borough's heritage and its varied townscapes and landscapes. By setting out a consistent approach to design, a degree of certainty will be provided for those who wish to promote new development in Darlington and importantly, which meets the needs of local people by promoting inclusivity and equality of opportunity regardless of where people live.

1.1.6 The initial work that provided the basis for the SPD, a characterisation study[1] of the built form of the Borough, was undertaken through five community workshops in June-July 2008 (see the Council's website www.darlington.gov.uk/planningpolicy). Following this, to inform the study, the community provided photographs and documentation of the prevailing character of Darlington's neighbourhoods and villages that are valuable in urban design terms.

[1]Darlington Characterisation Study, DBC, 2009

[2]Darlington LDF Core Strategy, DBC, 2011

1.1.7 The Design SPD was adopted by the Council in July 2009 and has been positively received and publicly endorsed at a local, sub regional and regional level by a range of stakeholders. But following the adoption of the LDF Core Strategy[2] in May 2011 consequential changes needed to be made to the Design SPD to ensure consistency with Core Strategy policies and relevant national legislation and planning guidance that has been issued since 2009. As a result, only limited consequential changes have been made to the 2009 Design SPD, these do not affect the overall approach set out in this SPD.

1.1.8 This Design SPD elaborates on several adopted Core Strategy[2] policies. The key policy is Policy CS2 Achieving High Quality, Sustainable Design but there are several other policies where design is just one element of the policy and should be referred to where appropriate. These policies relate to particular buildings or environments, or may be relevant to a specific form of development. These include: CS3 (Promoting Renewable Energy), CS4 (Developer Contributions), CS10 (New Housing Development), CS11 (Meeting Housing Needs), CS12 (Existing Housing), CS13 (Accommodating Travelling Groups), CS14 (Promoting Local Character and Distinctiveness), CS15 (Protecting and Enhancing Biodiversity and Geodiversity), CS16 (Protecting Environmental Resources, Human Health and Safety), CS17 (Delivering a Multifunctional Green Infrastructure Network) and CS19 (Improving Transport Infrastructure and Creating a Sustainable Transport Network). All policies are reproduced in **APPENDIX 1**.

[3]Borough of Darlington Local Plan, DBC, 1997

[4]Open Space Strategy, DBC, 2007

[5]SPG: Commuted Sums from New Housing Development to Enhance Children's Equipped Play Areas, DBC, 2001

1.1.9 The content continues to elaborate on several 'saved' Local Plan[3] policies as well as complementing the Open Space Strategy[4] and Supplementary Planning Guidance: Commuted Sums from New Housing Development to Enhance Children's Equipped Play Areas[5] until they are superseded by the LDF Making Places/Accommodating Growth Development Plan Document, Planning Obligations SPD and Community Infrastructure Levy. As these later LDF documents must be consistent with the Core Strategy it is expected that the Design SPD will remain appropriate in design terms. All policies are reproduced in **APPENDIX 1** which will be reissued accordingly to incorporate changes to relevant adopted policies.

1.2 SUPPORTING DOCUMENTS

1.2.1 The 2009 Design SPD was accompanied by a Sustainability Appraisal (SA), Habitats Regulation Assessment (HRA), Equalities Impact Assessment (EQA) and a Disabilities Equalities Impact Assessment (DEIA). A Sustainability Appraisal is no longer required to accompany a Supplementary Planning Document so the SA has not been revised. While this revised SPD does not generate any significant impacts that affect the findings of the original assessments, it is consistent with the Core Strategy and its accompanying Sustainability Appraisal, HRA, EQA and DEIA. As such it fully addresses the needs of all the community and promotes relevant sustainability and ecological standards. All the Core Strategy documents can be viewed or downloaded from www.darlington.gov.uk/planningpolicy.

1.3 A LIVEABLE DARLINGTON

1.3.1 Design is not just about the architecture or style of a buildingIt is also about the spaces in and around the development, the quality of the relationships between the development and surrounding areas and the appropriateness of the function of the building in its context. Darlington is experiencing ongoing change and good design which improves the quality of the built environment, its public spaces, its heritage and local distinctiveness, will contribute to the community's quality of life helping to create a 'sense of place'. It also helps

enhance economic performance by making the area more attractive to investors and visitors.

1.3.2 As such, this Design SPD primarily focuses on liveability; the qualities of a place that make Darlington attractive, desirable, vibrant and easy to use for all. Liveability is a key component in ensuring that people want to live and work in, or visit, Darlington. To ensure that new buildings, spaces and places in the Borough are liveable, sustainable and complementary to its character, developers will be expected to incorporate in a design the following qualities that help create a liveable environment – a place:

a) that is easy to get around on foot, by bicycle and by public transport;

b) where you feel safe;

c) where the services and facilities you need are close by;

d) enlivened by attractive buildings and with access to the natural environment;

e) where you can sit down, relax, play and meet;

f) that is a home or place of work that is comfortable and economical to run through efficient use of resources;

g) that is distinctive, with a sense of place that defines your environment from another;

h) that is easy to understand and feels familiar; and

i) designed to accommodate the needs of the whole community including older people and those with disabilities.

2 WHAT IS GOOD QUALITY DESIGN?

2.1 PLANNING

2.1.1 Quality of design in the planning process has become far more prominent in recent years. Planning Policy Statement 1 (PPS1)[6] states that good quality design should create 'attractive, useable, durable and adaptable places' and should be 'indivisible' from good planning.

2.1.2 Meanwhile, By Design[7] expects successful design of new development 'to positively contribute to making places better for the community' by providing high quality, inclusive, safe buildings and spaces that make efficient use of resources. Providing and enhancing access by a variety of modes of transport from new development to local shops and services, from home to work and to green infrastructure are an essential element of good design.

2.1.3 The adopted Core Strategy[2] was prepared in the context of up to date national planning policy and design guidance. It helps make sure that new development will protect and enhance the Borough's natural and built environments are all identified as key aspects of good quality design.

2.1.4 Several of the adopted Local Plan[3] policies are still 'saved' until replaced by new Local Development Framework policies. While the guidance given in this Design SPD may elaborate on the implementation of Local Plan policies, it does so in the context of the up to date adopted Core Strategy and national guidance. Specific matters contained in current policies, plans and strategies that this SPD takes account of include:

National planning policy:

- PPS1[6]: safe, sustainable, inclusive environments are promoted to ensure the community's quality of life is not undermined. Reinforcing local distinctiveness is also recognised.
- PPS1 Supplement[8]: the location and design of new development should limit carbon dioxide emissions 'constructively and imaginatively' making good use of decentralised and renewable energy.
- PPS3[9]: creating visually attractive, safe, accessible, functional, inclusive, characterful residential environments, including affordable housing with their own distinctive identity which make efficient use of land is recognised as 'fundamental' to making better places. The use of techniques like Design Codes, masterplans and concept statements are supported.
- PPS4[10]: recognises that high quality and inclusive design can have a positive impact on economic and physical regeneration and local employment.
- PPS5 Practice Guide[11]: design should be inspired by heritage asset, be appropriate to local context and make a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment including buildings, spaces, public realm and the landscape.
- PPS7[12]: distinctive design 'in keeping and in scale with its location and sensitive to the character of the countryside and local distinctiveness' should be promoted.

[6] PPS1, ODPM, 2005

[7] By Design, DETR, 2000

[8] PPS1 Supplement, DCLG, 2007

[9] PPS3, DCLG, 2010

[10] PPS4, DCLG, 2009

[11] PPS5 Practice Guide, DCLG, 2010

[12] PPS7, ODPM, 2004

- PPS9[13]: opportunities for building in biodiversity or geodiversity features should be maximised in and around new development as part of good design.
- Manual for Streets[14]: 'walkable neighbourhoods' should be created, ensuring a range of facilities are easily accessible on foot, for cyclists and by public transport, in an attractive, safe and comfortable environment, while allowing safe and easy movement by car.

2.1.5 North East of England Plan: Regional Spatial Strategy (RSS)[15]: In the Tees Valley City Region high standards of new development and redevelopment are seen as important to improve the quality and sustainability of the environment.

2.2 POLICY CONTEXT

2.2.1 One Darlington: Perfectly Placed (Sustainable Community Strategy)[16] aims to develop sustainable neighbourhoods with easy access to a good range of shops, services, employment and local facilities. Minimising carbon emissions and enhancing feelings of safety for the community are key aims of the strategy. Ultimately, a well designed Darlington is seen as being important to its successful economic, social and environmental future.

2.2.2 There are many other plans, strategies and policies available at a national and local level to provide advice and guidance for design. A full list is set out in **APPENDIX 2**. Where buildings or areas, like Listed Buildings and Conservation Areas, are subject to other guidance and regulations, or where the Council has prepared or endorsed a masterplan or design code for part of the Borough, developers must consider the design of a new development carefully to reflect all appropriate guidance.

[13]PPS9, ODPM, 2005

[14]Manual for Streets, DfT, 2007

[15]North East of England Plan: Regional Spatial Strategy to 2021, CLG, 2008

[16]One Darlington: Perfectly Placed, Darlington Partnership, 2008

3 HOW TO USE THIS SPD

3.0.1 Developers are expected to use the following approach as part of on going discussions with officers:

STAGE 1

CONFORMITY WITH RELEVANT ADOPTED PLANNING POLICY

All proposals should be in accordance with relevant national planning policy and the adopted development plan.

PRE-APPLICATION AND PLANNING APPLICATION DISCUSSIONS

[17]Statement of Community Involvement, DBC, 2010

Pre-application discussions are encouraged for all planning applications, particularly major and significant development proposals with officers, through the One Stop Shop and through consultations with the community, in accordance with the Statement of Community Involvement[17]. These discussions are entered into on a without prejudice basis, to seek a measure of agreement on design and to discuss other planning related issues

STAGE 2

DETAILED DESIGN APPRAISAL OF SITE AND LOCALITY

Design and Access Statement: submitted with a planning application to explain how the designer has considered the site, explain how the proposal is the best design response to the site's constraints and how it meets the appropriate sustainable building standard.

To promote a design led approach and an understanding of the area in which they propose to develop, developers are expected to undertake a detailed design appraisal of the site's immediate context and local character. It should recognise the site's opportunities and accept any limitations it may have, to reconcile the needs of the development. Demonstration of this will be required as part of the Design and Access Statement (see **APPENDIX 3**).

INCORPORATE GENERAL DESIGN GUIDANCE

Section 4

Once developers have an understanding of the locality, the general design guidance should be used to ensure the basic principles of good design are incorporated for five interlinked themes:

- Improving Movement
- Promoting Community Safety
- Achieving Sustainability
- Integrating Green Infrastructure
- Reflecting Heritage and Local Distinctiveness

STAGE 3

IDENTIFY RELEVANT ZONE FROM ZONE MAP

Section 5.2

From the Darlington Zone Map developers should identify the appropriate zone the development lies in.

INCORPORATE DETAILED DESIGN SOLUTIONS APPROPRIATE TO ZONE AND TO REFLECT LOCAL CONTEXT

Sections 6 & 7

The detailed design guidance appropriate to the zone should be used to help define the detailed characteristics of a scheme. Complementing the design appraisal and general principles this will enable developers to produce an appropriate design solution for traditional and contemporary development which reflects local configuration and context.

3.0.2 Symbols and references listed in the right hand column of this SPD highlight links to relevant guidance elsewhere in the document. References to other documents and explanation of terms are set out in the left hand column. A glossary of architectural or design terms is found in **APPENDIX 4**.

4.1 IMPROVING MOVEMENT

Relevant Core Strategy Policies: CS2, CS4, CS17 – see Appendix 1

Movement network: roads and streets, green infrastructure and the public rights of way network

4.1 IMPROVING MOVEMENT

4.1.1 Darlington's movement network should provide for easy and safe movement for everyone, giving priority to pedestrians, cyclists and users of public transport. It will ensure that those who need to use a car can move around the Borough safely and easily. Choice of routes will connect new developments with existing. A well connected Borough will provide opportunities for business and employment, allowing people to reach public transport, shops and local services. Access to development from the street should be clear and safe. Darlington's residential streets should contain wider pavements or shared surfaces for all, creating friendly, safe, useable spaces where activity can take place, providing a range of health and environmental benefits.

DEVELOPERS WILL BE EXPECTED TO:

CREATE A PERMEABLE MOVEMENT NETWORK, with development located next to the existing or new network. Existing routes should not be disrupted. Layouts that prevent through traffic for pedestrians and cyclists and do not provide good links to public transport are not acceptable. Provision must be made for cycle movement, where appropriate with shared use footpaths or alternatively as part of a well overlooked separate cyclepath. Cul de sac developments serving more than 25 dwellings are discouraged.

Travel plan: in most cases it will be secured by condition. A S106 agreement will be used where there are financial implications.

HELP ACHIEVE MORE SUSTAINABLE TRANSPORT CHOICES AND PATTERNS OF MOVEMENT, with new direct routes and connections provided with good, safe, easy pedestrian and cycling links to and through a site, along desire lines to bus stops, neighbouring places, local shops and services, community facilities, green infrastructure and the public rights of way network. In the urban area, development should be or made to be within 400m walking distance of local facilities like a convenience food shop. Elsewhere each application will be considered on its own merits. For major developments, travel plans should be submitted with a planning application showing how the development will provide for the needs of sustainable transport users.

CREATE A LEGIBLE PLACE applying, where appropriate, a road hierarchy, with a main route clearly defined, to allow easy orientation. Streets should have clear sight lines to important buildings, spaces and points of activity, particularly at corners, highlighted through architectural or landscape treatment. Appropriate, attractive materials should be used that can be easily maintained.

CONTROL TRAFFIC SPEED EFFECTIVELY through good design rather than through engineered measures. All residential developments must be designed for a 20mph speed limit; short, curved or irregular streets can have a traffic calming effect and may be appropriate. Excessive curves should be avoided as they make access for pedestrians and cyclists more difficult.

Home Zones: traditional street design is altered with benches, trees, play areas designated in the road space to ensure motorists drive at lower speeds.

DESIGN AN INCLUSIVE NETWORK with new streets, including integrated roadways and Home Zones designed to have a clear or dropped kerb, tactile paving and pavement for pedestrians ensuring that all the community, including older people and those with disabilities, including users with sensory or cognitive impairment can move around easily. Excessive street furniture and signage, steep slopes and other barriers should be avoided. In all major residential developments homes should be built that are capable of being readily adapted to meet a range of needs, where practical. All affordable housing should be indistinguishable from traditional market housing and their location must be identified on layout plans.

Public buildings: buildings which are open to the public e.g. shops, restaurants, hotels and entertainment, leisure and community buildings, employment, education facilities

PROVIDE A CLEAR MAIN ENTRANCE TO BUILDINGS, particularly those open to the public, in the most accessible location, close to crossing points and public transport nodes. Separate entrances for those with disabilities will not be accepted unless in exceptional circumstances where it is not possible for disabled access to be provided at the main entrance.

INCORPORATE APPROPRIATE VEHICLE AND CYCLE PARKING suitable to the location and type of development. In some cases, where development is in or close to the movement network or local shops and services, car free development will be acceptable. Important design principles to consider:

- Cycle parking should be secure, covered, easy to use and located adjacent to the cycle and pedestrian network, close to the main entrance of a building;
- Vehicle parking should be overlooked, welcoming, attractive and well lit in appropriate locations. Only in exceptional circumstances will high quality forecourt parking be considered, but this should not be used as a frontage treatment;
- Vehicle parking for affordable homes may be lower than for general housing particularly if the housing is for sheltered housing;
- Creative use of innovative street and parking solutions, including Home Zones;
- Disabled parking should be as close to the building as possible with level access;
- A combination of allocated and unallocated parking spaces where appropriate, to meet the needs of occupiers, particularly in residential areas. Allocated parking will not be permitted in adoptable areas.

Detailed information on car parking design can be found at www.saferparking.co.uk. The Council's vehicle and cycle parking standards can be found in the Tees Valley Design Guide[18] at www.middlesbrough.gov.uk.

REFLECT HIGHWAYS STANDARDS, appropriate to the type, location and size of development to create a safe, high quality environment. For significant development early consultation with the Council's Highways and Engineering Section is encouraged to ensure new roads are designed to meet the Council's adoption standards (see the Tees Valley Design Guide[18]). A Transport Assessment/Transport Statement may be required to ensure the impact of transport generated by development is mitigated (see 'Guidance on Transport Assessment[19]).

[18]Tees Valley Design Guide and Specification: Residential and Industrial Estates Development, Tees Valley Authorities, 2009

Transport Statement: for developments which have small transport implications

Transport Assessment: for developments which have significant transport implications

Both identify what measures may be required to deal with the predicted transport impacts, to improve accessibility and safety for all users

[19]Guidance on Transport Assessment, DfT/CLG, 2007

4.2 PROMOTING COMMUNITY SAFETY

Relevant Core Strategy Policies: CS2, CS17, CS19 – see Appendix 1

4.2 PROMOTING COMMUNITY SAFETY

4.2.1 New buildings, spaces and places should be safe and reduce the potential for crime, the fear of crime and anti social behaviour. Liveable, desirable places should be created that take into account the features of the locality, which, when co-ordinated with other design measures and good practice from other organisations, create well-designed, safe places for all.

4.2.2 A well designed, safe Borough should not see a loss of architectural style or amenity. High quality, crime prevention techniques and security measures should be incorporated, which respect the design of the building and its location. Positive public space that is cherished and that encourages use by residents, workers or visitors at different times of the day contributes to a sense of well being, safety and deters anonymous criminal activity. High quality environments and layouts should be provided with good, natural surveillance to create safe, useable spaces.

DEVELOPERS WILL BE EXPECTED TO:

Section 6.1

Secured By Design: A UK Police Initiative

INCORPORATE THE PRINCIPLES OF SECURED BY DESIGN to create a safe environment for future occupiers and adjoining neighbourhoods. Developments with sensitive uses or that have the potential to be crowded may require specific counter terrorist security measures. The Police Architectural Liaison Officer will also be consulted on all major and sensitive applications.

Crowded places: with public access which may be liable to terrorist attack due to the presence of crowds e.g. shopping centres, sports stadia, commercial centres and tourist attractions

Sensitive uses: power generation, government offices, laboratories, radiological sites, airports and reservoirs.

MAXIMISE NATURAL SURVEILLANCE in all spaces, streets, paths, parking areas, entrances to buildings and green infrastructure. Secluded areas and paths are not acceptable. By designing in natural surveillance residents and employees are encouraged to 'own' spaces and streets, helping deter potential offenders by increasing their chance of being observed. Building entrances to, and active rooms in, commercial development should front the street or publicly accessible spaces, with windows overlooking the public realm. Blank elevations facing onto areas of high movement, and paths between buildings with blank walls, with high boundaries or that contain elevations with few windows will not be permitted.

PROMOTE INTEGRATED ROADWAYS IN RESIDENTIAL DEVELOPMENT to accommodate pedestrians and cyclists alongside vehicular routes as the presence of people on the street should heighten the level of natural surveillance. Segregation will only be acceptable on a primary road, where there is a safe connection to green infrastructure or where there is a short, direct cycle route, in a high quality environment, to promote family cycling. All segregated routes should be highly visible, well lit and overlooked.

Public space: roads, streets, open space.

Semi private space: defensible space in front of shops, houses onto the street.

Private space: front and rear gardens

CREATE DEFENSIBLE SPACE providing a buffer between the movement network, buildings and private space with public space connected to the movement network. Routes and paths between residential properties should be no less than 12 metres, clearly demarcating public and private space, unless in Conservation Areas where this could be detrimental to their character. Appropriate boundary treatments, landscaping and materials can be used to define areas of movement and demarcate private space but must have a degree of visual permeability and create a distinctive, attractive environment. Landscaping and planting should not create secluded places for loitering.

Green infrastructure: network of multifunctional green spaces linked by green corridors within and between the town and villages, including parks, woodlands, river corridors, wildlife sites,

INCORPORATE QUALITY, OVERLOOKED, MULTIFUNCTIONAL GREEN INFRASTRUCTURE in consultation with, and to be used by a wide cross section of the community, to ensure spaces are valued and used appropriately and safely (see the Council's Statement of Community Involvement[16]) and make a positive contribution to new developments. Isolated, disconnected and poorly

civic spaces, open spaces, children's play areas, urban fringe and the countryside

maintained spaces or spaces created from leftover parts of a site, without a clear function are not safe and will not be permitted. Children's play areas, areas for sport and recreation and seating should be well overlooked and appropriately lit to create a comfortable environment for users, reducing the opportunity for crime and anti social behaviour. Trees, planting and shrubs should be used appropriately. After completion, all waste materials should be removed promptly as they can invite anti social behaviour and crime.

PROMOTE MIXED USE DEVELOPMENTS in appropriate locations to promote a variety of activities throughout the day and in the evening to promote vitality and natural surveillance. A mix of uses will be encouraged on the ground floor, where appropriate.

Lighting strategy: identify key buildings, structures and material features appropriate for light illumination and/or visual or projected arts illumination, picking out themes of historic and industrial links.

PROVIDE WELL LIT ENVIRONMENTS appropriate to the type and location of development and conditions in the locality, to promote safety and reduce conflicts between pedestrians, cyclists and vehicles. Lighting should be designed to minimise light pollution and improve the legibility of the environment. A lighting strategy should be submitted with all significant planning applications.

INCORPORATE HIGH QUALITY SECURITY MEASURES TO REFLECT USE AND LOCATION with security fencing, wire and shutters only acceptable where the developer demonstrates that this is the only feasible security measure available. CCTV should be used appropriately and buildings, spaces and landscaping should be designed to ensure sight lines of existing provision are not obscured. In major developments, CCTV schemes should be referred to Durham Constabulary and for public spaces to the Council.

4.3 ACHIEVING SUSTAINABILITY

Relevant Core Strategy Policies: CS2, CS3, CS4, CS16 – see Appendix 1

4.3 ACHIEVING SUSTAINABILITY

4.3.1 Sustainable development has a low environmental impact, but maximises environmental, economic and social benefits for the community. Energy and water bills will be reduced and there will be a range of health and environmental benefits providing an improved quality of life for the community and for future generations.

4.3.2 Through high quality design and efficient operation of development, energy use and consumption should be dramatically cut which should reduce emissions of CO2; a major cause of climate change. Designs should plan for the lifetime of a development, recognising not only its impact on the current climate but the benefits sustainability can have for the climate and the community of the Borough, in the long term. Location, layout and design of sustainable development should reflect local building types but will perform in a superior way with all new development capable of incorporating measures to reduce carbon emissions in the medium-long term.

SUSTAINABLE BUILDING STANDARDS

The Core Strategy[2] sets out broad standards requiring the layout and design of new development to minimise energy consumption and maximise adaptive capacity. To help the Borough tackle climate change, developers will be expected to meet the following standards:

A. Residential development for 2011-2016 as:
- From 2011: Code for Sustainable Homes[20] rating 3
- From 2013: Code for Sustainable Homes rating 4
- From 2016: Code for Sustainable Homes rating 6

B. Non residential development:
- 2010-2016: BREEAM 2008 standards 'very good-outstanding'

Planning applications will require submission of interim Code for Sustainable Homes certificates or design stage BREEAM certificates as appropriate, in order to demonstrate compliance. This will be secured via condition; discharge will require submission of final Code certificates and post construction BREEAM certificates, as appropriate.

Affordable housing should be constructed to at least the minimum Homes and Community Agency construction standards or any successor.

In addition on site provision of decentralised and renewable or low carbon sources of energy including micro generation will be required to achieve:

- At least 20% of predicted energy supply in the Core Strategy strategic development locations (except Rest of the Urban Area strategic location);
- At least 10% of predicted energy supply in major developments (including conversions) of more than 10 dwellings or 1000m^2 of non residential floorspace.

Developers will be expected to complete the renewable energy matrix in **APPENDIX 5** to show that a development will achieve the appropriate percentage target. A standard planning condition will be used to secure this requirement, unless the provision is to be secured through connection to an existing system or via a financial contribution to the carbon management fund, where a Section 106 agreement may be used.

These targets may, exceptionally, be reduced or possibly waived if:

[20]Code for Sustainable Homes, DCLG, 2008

Homes and Community Agency: national agency that funds affordable housing

Renewable energy: energy that occurs naturally and repeatedly in the environment from wind, water, sun and biomass

Decentralised energy: wide range of technologies that locally serve an individual building, development or wider community

Low carbon technology: help reduce carbon emissions include biomass, combined heat and power, ground source heat pumps, photovoltaics and wind

Microgeneration: small technologies at individual homes

Rest of the Urban Area: Includes all appropriate sites in the rest of the urban area strategic location, windfall sites and major developments within strategic locations that come forward after the adoption of the Making Places and Accommodating Growth DPD

Predicted energy supply: calculated by determining the total energy consumption of

a site (baseline)

S106 agreement: legally binding agreements between landowners and/or developers and the Council.

- It can be demonstrated that there are exceptional unforeseen costs associated with the development, that together with the provision of securing the on site energy supply from these sources, would render the project unviable; and/or
- The development of the site will bring other planning and environmental benefits that are so significant as to outweigh the benefits from these technologies

The Council expects developers to have considered the financial implications of designing developments to meet these targets when purchasing the land for development, as they would for all other significant foreseeable costs like highways work, remediating contamination, demolition and planning obligations. Developers will have to address the matters covered in **APPENDIX 6** to be tested through the Council's Viability Assessment Model if they consider that there are further, exceptional unforeseen costs and that these requirements would make a proposed scheme unviable.

DESIGN AND ACCESS STATEMENT

The Council expects developers to submit a Design and Access Statement with most full and reserved matters planning applications. This should show how the developer has incorporated appropriate design solutions to ensure the development meets the appropriate level of the Code for Sustainable Homes or BREEAM 2008 Standards as well as the renewable energy matrix. The matters to be included are set out in **APPENDIX 3**.

TO ACHIEVE THESE STANDARDS, DEVELOPERS WILL BE EXPECTED TO:

FOLLOW THE THREE STAGE ENERGY HIERARCHY:

1. INCORPORATE ENERGY EFFICIENT DESIGN to reduce the overall energy consumption of a development so proportionally the overall amount to be achieved through the percentage target will be reduced. A range of important design principles should be considered:
   - Orientate buildings so that the main elevation is where practicable facing within 30 degrees of due south to maximise the significant, free benefits the sun can make through passive solar design to space heating and lighting in a building. Main living spaces should be located on the south facing side of the building with kitchens and bathrooms on the north. South facing roof slopes should be designed to permit the installation of solar panels either initially or at a later date. Glazing should be maximised on the south side of a building and minimised on the north side to contain heat;
   - Use advanced glazing systems such as argon filled low-emission double glazing to reduce heat loss;
   - Incorporate heavy, well insulated, internal walls in a relatively airtight building to store solar energy energy preferably using organic or inorganic insulation, from natural or recycled sources;
   - Excessive solar gain can add to the heat generated by lighting and equipment causing overheating and increasing cooling demands. In non residential buildings in particular, these measures should be accompanied by louvres, external blinds, brise soleil or large roof overhangs to provide shade from the sun but allow maximum daylight;

Organic insulation: natural (cellulose, flax, hemp, wool, wool fibre, wool wood, cork)

- Incorporate natural ventilation particularly for non residential buildings, which can be achieved by fitting opening windows or vents in buildings, using displacement ventilation or an atrium to create a rising 'heat stack' which help duct warm air to the colder parts of the building. Buildings designed to be reliant upon air-conditioning will not be encouraged;
- Use indigenous trees and good quality landscaping to provide shelter from prevailing winds and minimise solar exposure in the summer.

Building Regulations: set standards for design and construction which apply to most new buildings and many alterations to existing buildings

2. CONSIDER A VARIETY OF RENEWABLE AND DECENTRALISED OR LOW CARBON TECHNOLOGIES FROM AN EARLY STAGE when the solution is likely to be more cost effective to secure the appropriate percentage of the total energy consumption. Energy efficiency measures that are higher than Building Regulations requirements will be taken into account. Technologies should be designed and sited appropriately to reflect the type, size and location of development as well as to generate maximum benefits to the user. Technologies should be carefully integrated with the character of the area so as not to reduce the amenity of neighbours. Further details on the approach are set out in **APPENDIX 5**

Allowable solutions: The measures permitted for dealing with residual emissions remaining after taking account of carbon compliance measures

3. INCORPORATE ALLOWABLE SOLUTIONS TO DELIVER LOW CARBON OR ZERO CARBON DEVELOPMENT by designing in features like high standard energy efficient appliances to further reduce the energy consumption of new development. Where it is not feasible or viable to provide renewable energy on site it may instead be appropriate to make a contribution to the carbon management fund to improve the energy efficiency of existing homes in Darlington by retrofitting buildings with loft insulation, installing low or zero carbon boilers or adding micro-generation. Further details are set out in the Planning Obligations SPD.

PROVIDE SUFFICIENT SAFE STORAGE SPACE FOR WASTE MINIMISATION within the structure of a building or its curtilage to allow separate storage for all recyclable waste, including paper, cans, glass, cardboard and plastics. Where possible, in residential developments, developers are encouraged to provide space for composting facilities.

INCORPORATE WATER EFFICIENCY MEASURES in new development to help conserve water resources, particularly the aquifer that Darlington lies across. Simple, relatively inexpensive measures such as water efficient taps and fittings will help reduce water bills for the community. Rainwater harvesting uses non potable water for toilets, plant irrigation and car washing and should be considered where appropriate. Space should be incorporated for a storage tank.

[21]PPS25, DCLG, 2006

Flood Risk Assessment: should assess the risks of all forms of flooding to and from development including climate change

ENSURE FLOOD RISK IS MITIGATED APPROPRIATELY to reflect PPS25[21], based on the scale and type of development and the flood zone it is located in. Biodiversity should be incorporated where possible, through storage and attenuation. Where flood risk is an issue each scheme will be judged on its own merits and where required, a Flood Risk Assessment should provide a detailed design to mitigate the impact of flood risk on site and downstream. In these cases the Environment Agency must be consulted at an early stage.

SuDS: imitate natural drainage processes by reducing and slowing the quantity and rate of surface water run off from new development, dealing with run off as close to the source as possible

INCORPORATE SUSTAINABLE DRAINAGE SYSTEMS (SuDS) appropriately to achieve an infiltration capacity to meet or exceed natural or greenfield conditions and to meet the requirements of the Flood and Water Act Management Act 2010[22]. SUDS such as swales, balancing ponds and wetland habitats should be used to enhance water quality, remove pollutants and provide biodiversity opportunities. Further drainage guidance can be found in CIRIA Sustainable Drainage Systems[23] and Approved Document H[24].

See 7.8

[22]Flood and Water Management Act 2010

[23]Sustainable Drainage Systems, CIRIA,

[24]Approved Document H, Building Regulations, DTLR, 2002

SuDS Approving Body: the Council or a Tees Valley body required to adopt and maintain the majority of surface water drainage systems within the public realm

Considerate Constructors Scheme: national scheme established by the construction industry

Northumbrian Water, as the sewerage undertaker, the Environment Agency and the Council or any future SuDS Approving Body should be consulted for guidance to ensure that SuDS schemes are appropriate and for details on adoption.

USE LOCALLY SOURCED MATERIALS where available, such as local stone and brick, which are not only locally distinctive but have proved more durable than many synthetic materials and have lower lifetime environmental costs. Their use should reduce transportation costs, particularly for bulky stone products. Alternatively, materials present on the development site should be re-used or reclaimed. Recycled materials (such as aggregates) should be used for construction to minimise energy use and the environmental impacts of extraction and disposal. Reused roof materials should be considered.

ENSURE GROUND INSTABILITY IS CONSIDERED AT THE DESIGN STAGE where appropriate, to take account of any mining related issues that may occur. Where necessary a ground instability report may be required showing how the design will mitigate the issues identified. See www.coal.gov.uk for more details.

CONSIDER SIGNING UP TO THE CONSIDERATE CONSTRUCTORS SCHEME so sites can be assessed against a Code of Considerate Practice for issues such as compatibility with restrictions on noise, air, light and water pollution, and provision of adequate parking for builders and access for delivery vehicles.

4.4 INTEGRATING GREEN INFRASTRUCTURE AND PUBLIC SPACE

Relevant Core Strategy policies: CS2, CS4, CS14, CS15, CS17 – see Appendix 1

4.4 INTEGRATING GREEN INFRASTRUCTURE AND PUBLIC SPACE

4.4.1 The Borough has a high proportion of green and public space ranging from the historic parks of South Park and North Lodge Park to the newly created West Park and the less formal local open spaces and green corridors that run alongside Darlington's rivers, becks and disused railway lines. Attractive and functional hard surfaced squares and public spaces include the Market Square and High Row.

4.4.2 Parks, public squares, children's play areas, nature reserves as well as smaller places to sit and relax act as the heart of Darlington's communities, bringing people together and providing welcome breathing space within the built up areas, as well as opportunities for health, education, leisure, recreation and culture and the enhancement of natural habitats and the historic environment.

OPEN SPACE STANDARDS

Through good design of new development, opportunities for green infrastructure should be maximised, particularly where development has resulted in the loss of open space and/or the permanent or temporary damage to habitats, directly or indirectly, on or off site. Building green infrastructure into new development will help improve the Borough's open space network, create a net biodiversity gain and improve the Borough's range of priority habitats. It will ensure their protection, extension, enhancement and management as well as creating appropriate access to a range of spaces for the community.

To help achieve these aims, all developments with a **net increase of 5 dwellings (0.2ha) or more or 500m² gross floor area (or 0.4ha)** or more will be expected to

- Maintain and improve the provision of accessible open space in the urban area to 6.2ha per 1000 people with 70% of all spaces being 3* quality or above; and
- Create or enhance at least one priority habitat as identified in the Tees Valley Biodiversity Action Plan[25] on site or if this is not practicable off site in the locality and/or by improving public access to a local wildlife site.

Standards for different types of open space and for each locality are set out in the Council's Open Space Strategy Update Report[3]. Where appropriate, maintenance contributions will be sought equivalent to the cost of 10 years maintenance or any successor scheme. A management plan will be required to show how the maintenance contributions will be used.

On site provision will be secured via condition whilst off site contributions may be secured through a S106 agreement.

Priority habitats: habitats and species of principal importance in the Tees Valley Biodiversity Action Plan

Local Wildlife Sites: community accessible, locally important sites for biodiversity

Protected species: protected by national legislation because of their vulnerable status e.g. bats, Great Crested Newts

[25]Tees Valley Biodiversity Action Plan, Tees Valley Biodiversity Partnership 2010

TO MEET THESE STANDARDS DEVELOPERS WILL BE EXPECTED TO:

CREATIVELY INCORPORATE A VARIETY OF BIODIVERSITY FEATURES APPROPRIATE TO THEIR LOCATION to help prevent biodiversity loss, reverse habitat fragmentation, promote priority habitats and maintain and enhance links to the existing network of wildlife corridors and Local Wildlife Sites. Important design principles to consider:

- Where protected species exist on or next to a site, mitigation measures should be incorporated to protect species, enhance biodiversity and allow movement through improved connectivity to the wider green infrastructure network. Measures should be consistent with the Habitats Regulations[26];

[26]Habitats Regulations for England and Wales 2007

- Local native species should be used in all landscaping and biodiversity schemes. Locally distinctive flora and fauna and natural features like trees, hedgerows, water bodies and grassland should be incorporated and/or enhanced. Where deculverting watercourses and SuDS are appropriate, new habitats should be provided where practicable. The Environment Agency and the Council should be consulted on all proposals near or within a river or floodplain;
- The scale and proximity of buildings should be designed to minimise shading of biodiversity features on or next to the site;
- Greening of buildings and hard landscaping will be encouraged through planting, streets trees, climbing plants and living walls to encourage birds, insects and other biodiversity features. Roof space should create habitats for birds where possible;
- Grassland, unmown grass, verges and native wildflower mixes should be used to add biodiversity value to open spaces and landscaping;
- Improved public access to semi natural greenspace and/or to the wider countryside should be provided where possible to reflect the Darlington Rights of Way Improvement Plan[27];
- Where a development results in the loss of biodiversity, provision should be made to compensate for its loss in the locality to ensure an overall biodiversity gain is achieved;
- All significant development or developments which have a significant impact upon biodiversity will be required to submit an Ecological Masterplan with a planning application. Any identified improvements may be sought through planning obligations.

[27]Darlington Rights of Way Improvement Plan, Bowles Green Limited, 2007

Ecological Masterplan: sets out the site's ecological diversity and identifies measures to maintain and enhance habitats on the site

MAINTAIN AND ENHANCE DARLINGTON'S ARBOREAL CHARACTER to improve the ecological value of spaces, mitigate the effects of climate change and soften the character of the development, allowing it to fit with its surroundings. Important design principles to consider:

- Trees and street trees should be used to define spaces and form avenues or corridors to connect green spaces to help form places which people enjoy;
- Indigenous and mature species of trees and plants should be retained or provided, appropriate to the context of a development and subject to local conditions with respect to proximity to buildings and natural surveillance. Where it is not appropriate to retain trees, replacements should be provided in a suitable location within the site;
- Modern techniques that provide for optimal growing conditions and prevent conflict with surfacing like tree pits and structural cells should be considered;
- Fruit trees should be planted in groups to allow easy maintenance;
- Mass tree planting to fill in left over areas between buildings, which have no function will not be acceptable;
- Maintenance is required for 5 years after planting, to include works and replacement trees;
- Designs incorporating trees covered by a Tree Preservation Order should be discussed with the Council.

Tree Preservation Order: protects good examples of mature, specific trees, group or woodland from development, damage and removal

INTEGRATE HIGH QUALITY, MULTIFUNCTIONAL GREEN INFRASTRUCTURE IN THE EXISTING NETWORK enhancing permeability to promote walkable streets and

cycle paths to provide easy access to other green spaces, the urban fringe and the wider countryside. Access should be provided to a variety of spaces for everyone, including adequate provision for those with disabilities and impairments. Spaces should be provided in accordance with the Open Space Strategy[3] and the Rights of Way Improvement Plan[27] or any successor.

PROVIDE CONVENIENTLY SITUATED, VANDAL PROOF STREET FURNITURE appropriate to the location, co-ordinated with new development and surrounding buildings through a well defined and controlled palette of colours, textures and materials. Seating should allow for rest and relaxation. All furniture and signs should avoid visual clutter and obstacles to movement, ensure ease of maintenance, cleaning and service access, with adequate provision for the disposal of waste.

CREATE PLAY SPACES THAT WILL INSPIRE, EXCITE, CHALLENGE AND SATISFY CHILDREN to encourage outdoor play and activity, social interaction, an understanding of the environment and personal development. Play provision should be consistent with the Planning Obligations SPD. The community should be involved in the design of the space so that it meets their needs. Important design principles to consider:

- Playspace should complement attractive spaces and enhance poorer environments. Materials, features and planting should reflect the distinctiveness and heritage of the local area;

- Spaces should be located away from main roads, noise and pollution with adequate natural surveillance to ensure spaces are well used, safely. Spaces should be easily accessible for children on foot or by bicycle;

- Natural features such as grassy mounds, boulders, logs and planting should be used or incorporated to help make a space attractive, create a landscape to be discovered and adapted, promote biodiversity and imaginative play;
- Multi functional spaces, with non prescriptive, colourful, interesting and exciting play equipment should be created. Through design it should be clear which age group the playspace is appropriate for. Playspaces for different age groups should be located close together to help supervision. Spaces should be flexible, to be adapted to meet the needs of children in the long term as play needs change;
- Inclusive spaces will encourage disabled and non disabled children to play together. Provision for wheelchair users is encouraged in all new spaces, the needs of those with other disabilities and special needs should also be considered; nest swings can encourage inclusive play. The width, gradient and surface treatment of external paths must provide access for all;
- Playspace should challenge children and young people and encourage them to manage risk, in appropriate locations;

- Sustainable play spaces should use recycled or sustainably sourced materials like reclaimed or FSC approved wood;
- Provision of comfortable seating and shelter for parents and carers to allow them to relax.

ENSURE OPEN SPACE AND PLAY PROVISION IS LAID OUT TO THE RECOGNISED, CERTIFIED STANDARD. Where the Council is to provide maintenance, facilities should be suitably laid out, RoSPA certified (if equipped) and maintained to the point of transfer. Maintenance plans should be provided for private spaces to ensure that the space remains attractive and well used.

FSC: Wood approved by the Forest Stewardship Council as coming from forests that have been economically, socially and environmentally sustainable.

RoSPA: Royal Society for the Prevention of Accidents

USE QUALITY LANDSCAPING TO INTEGRATE THE DEVELOPMENT WITH ITS SURROUNDINGS, appropriate to the scale and layout of the plot and buildings. This can reduce the impact development particularly service yards and car parks will have on the local landscape, especially for sites on the edge of the urban area or in the countryside. Important design principles to consider:

- Native species and priority habitats should be used that add biodiversity value to a development. This can reduce the amount of open space required as part of new development. Care should be taken to avoid species that may trap litter;
- Creative subdivision of car parks with native trees and shrub planting will be encouraged;
- Inclusive landscaping schemes should encourage use by disabled persons so their needs must be considered;
- Lighting schemes should be coordinated with tree planting schemes and should minimise light spillage and glare while creating a safe environment for everyone;
- Public art will be encouraged; scale and form should be appropriate to the location and development;
- High quality tree planting schemes that can become successfully established, sustainable and that can provide long term amenity benefits will be encouraged;
- Shrubs likely to reach a height of more than 60cm should not be planted within highway visibility splays at road junctions;
- High quality planting and shrubs are encouraged in small odd shaped areas or slopes steeper than 20°;
- All hard and soft landscaping works should be illustrated on a site plan appropriate to the level of detail in the scheme;
- All landscaping schemes must be accompanied by a management and maintenance plan to cover work from ground preparation, planting through to completion of the established maintenance. For those schemes to be adopted by the Council a sum equivalent to 10 years maintenance will be required, secured by a s106 agreement or any successor.

MAKE USE OF PUBLIC ART, especially as the focus in spaces designed for people to gather. To be successful, art should be incorporated at the earliest stage in the design and not once the scheme is complete. Local history and character should inform the choice of public art, where appropriate. Public art should not be limited to traditional forms; it can also be incorporated into functional objects to provide a theme for an area or can be combined with making provisions for play. Signage, lighting schemes and architectural detailing should all be considered to integrate public art within an area, adding to and shaping character. Community involvement is important to ensure that the art reflects its locality.

Public art: permanent or temporary works of art visible to the public, either part of a building or free standing, includes sculpture, lighting effects, street furniture, paving, railings and signs.

4.5 REFLECTING HERITAGE AND LOCAL DISTINCTIVENESS

Relevant Core Strategy Policies: CS2, CS14 – see Appendix 1

4.5 REFLECTING HERITAGE AND LOCAL DISTINCTIVENESS

4.5.1 Good design creates value and has the capacity to delight the community. The finest buildings stay in the mind, they enhance Darlington's environment, stimulate and excite occupants and visitors. Darlington seeks these same qualities in all its new development.

4.5.2 The Borough has a strong identity and a rich and varied architectural townscape and landscape heritage; its character varies across its distinct neighbourhoods, villages and the wider landscape including woods, rivers and agricultural land. Local distinctiveness arises from the cumulative contribution made by many varied features, often ordinary and commonplace, which may be as simple as specific building materials and often based on an intensity of development like the Victorian villas of the West End that have stood the test of time and that are still relevant today.

4.5.3 A vibrant and visually rich built environment will emerge from successfully fitting together the best of the old and the new. By providing complementary new buildings, small or large scale, new development will reinforce the strength of Darlington's local character and create a sense of place.

DEVELOPERS WILL BE EXPECTED TO:

Section 6

CONNECT NEW DEVELOPMENT WITH THE SURROUNDING NEIGHBOURHOOD by respecting and maintaining building lines and heights, established plot sizes, rhythm and setting, particularly where new development intensifies the built environment. Buildings using contemporary architecture should connect to the established pattern of streets, especially for infill development, reflecting the character of its setting. Innovative ways of interpreting character will be encouraged.

PROMOTE CONTEMPORARY DESIGN WHICH COMPLEMENTS RATHER THAN COMPETES WITH THE PAST, ensuring new development reflects the Borough's character, the site locality and responds to the complexities of the site. The replication of past architectural forms is not always appropriate; design should reflect the locality but be honest to its time and be for a specific function. Attractive, contemporary architecture can be used for non residential development, it should not be the result of standardised construction and its design must have the ability to respond to modern requirements. The design of vernacular farm buildings should be understood and reflected and where appropriate modern representation handled sensitively. Contemporary development which addresses climate change should be integrated in a locally distinctive and appropriate way.

Listed Building: a property or structure, protected by the Government because it has special architectural or historic interest

CONSIDER NEW BUILDINGS IN THEIR CONTEXT, paying particular attention to local historic assets, including Listed Buildings and their settings. Materials and colours should be used that knit the development into the fabric of its location, adding to the interest of the street. In the countryside, where buildings are exposed to wider views, dark, non reflective finishes will be more appropriate than lighter colours. Materials should be of high quality, natural, robust and easily maintained and should age well in the environment.

Conservation Area: area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance

RESPECT AND ENHANCE THE BOROUGH'S DISTINCTIVE QUALITY HISTORIC AND CULTURAL TOWNSCAPES AND BUILDINGS including Conservation Areas, Listed Buildings, Scheduled Monuments and archaeological features and buildings of local historic interest, particularly those which reflect the Borough's industrial heritage. Any new development in or adjoining a Conservation Area should

Conservation Area Character Appraisal: gives detailed information on its designation, character and potential for improvement

Traditional buildings: those likely to have been built pre 1919 with a solid wall construction and with no damp proof course

Skyline landmarks: skyline of central urban area, St Cuthbert's spire, the Market Hall clock tower, St John's clock tower, Station clock tower, tree canopy skyline of SW urban area, the villages, views and vistas of the North York Moors and Dales uplands and parish church clock towers

preserve and enhance the area's special character and appearance, guided by its character appraisal which should inform the design. Listed Building development or change of use requires a high quality design and detailed consideration to ensure the special character of the building and its setting is not affected. Such applications will be considered on their own merits.

REUSE AND/OR ADAPT EXISTING LOCAL HISTORIC BUILDINGS, where practicable, regardless of their status, to preserve local distinctiveness and conserve resources. Gardens and open spaces make a significant contribution to townscape character and should be protected and reflected in design.

ENSURE ENERGY EFFICIENT MEASURES ARE APPROPRIATELY UTILISED to allow traditional buildings to breath, release and absorb moisture. Traditional buildings perform differently than modern buildings and therefore require different energy efficiency methods. Natural insulation materials, like sheep's wool and hemp fibre, are better than modern materials while windows, doors, letter boxes, loft hatches can let cold air in and can all be improved by draught-proofing. Products like durable rubber seals could be used for casement windows while double hung sash windows require the replacement of the parting bead. Secondary glazing is encouraged particularly in Listed Buildings as an alternative to double-glazing.

ENSURE DEVELOPMENT RELATES POSITIVELY TO TOPOGRAPHY AND PROMOTES SKYLINE LANDMARKS ensuring the height and scale of development enhances and improves the views to and from these landmarks and the site in general. The tree canopy, particularly in the south west of the urban area, provides a distinct sense of place and should be reflected in design. In the countryside the visual impact of all new buildings on the skyline, particularly non residential development should be carefully managed through good design. Excessive cut and fill of the natural ground should be avoided.

PRESERVE AND ENHANCE THE CHARACTER OF THE BOROUGH'S LANDSCAPE particularly areas of national, regional or local importance including parks and gardens of historic or landscape interest and key views of the North York Moors and the upland Dales. The built environment should reflect the natural environment in terms of aspect, relief and interaction with natural features. In these areas, buildings should be designed and shaped to seamlessly feel part of the landscape. Buildings in the countryside should maintain that quality in the built form, including its boundaries, providing a continuation of that space. Where screening is necessary local native woodland species should be used.

5 MAKING DARLINGTON DISTINCTIVE

[1]Characterisation Study: analyses the built form for each part of the Borough; its location, type and form of development, identifying key characteristics and distinctive features to be reflected in design

5.1 DARLINGTON CHARACTERISATION STUDY

5.1.1 Delivering quality change that safeguards the best of the Borough's character and secures positive improvements elsewhere requires a clear understanding of the Borough's character, past and the current trends and pressures upon it. One way to achieve this is for design to reflect key elements of the quality environment that already exists. This helps to ensure that a development, whilst having its own identity retains the distinctive qualities that make Darlington different to other towns and cities. The Council has, with the local community, undertaken a characterisation study[1] of the built form of the Borough, specifically the town centre, the distinct neighbourhoods within the urban area and the villages. It is not the intention of this Design SPD to give a detailed appraisal, but the work has informed the detailed design guidance in section 6. The characterisation study can be viewed at www.darlington.gov.uk/planningpolicy.

Section 6

5.1.2 As a result of the Characterisation Study, 7 character zones have been identified on the Darlington Zone Map. These are:

See 5.2

Z1: Town Centre

Z2: Town Centre Outer Ring

Z3: Inner Suburban

Z4: Outer Suburbs

Z5: Rural Area

EZ: Employment Zone

LT: District and Local Services

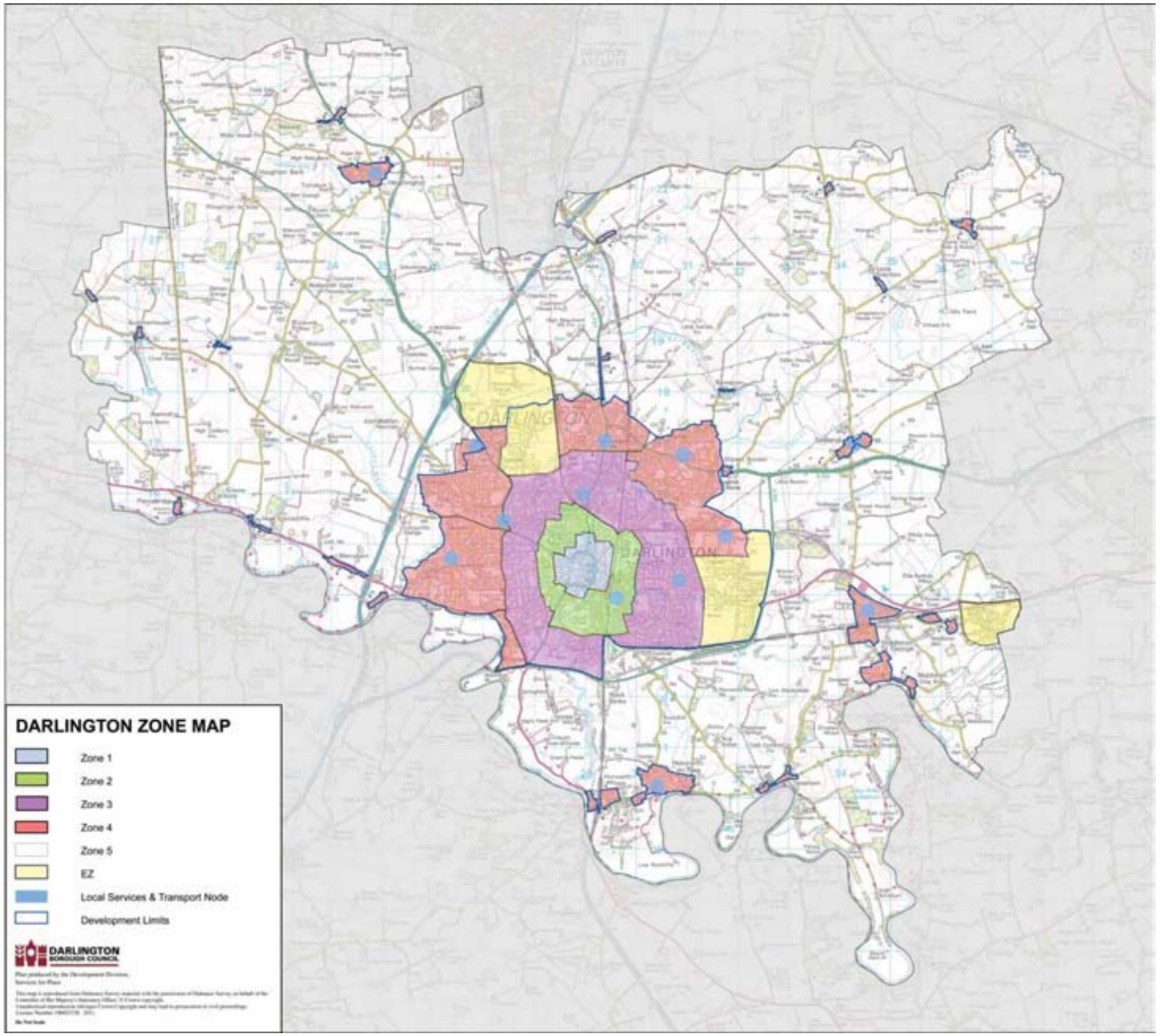
5.1.3 The zones are based on their distinctive townscape, patterns of development, approaches to detailing, presence of open spaces or modern buildings and many other components that are positive, but distinctive to the zone. Individual components may be found elsewhere but the local distinctiveness of each zone is based on the subtle interaction of these elements. Where the immediate locality is not distinctive, does not create a positive sense of place or is not worthy of emulation, the broader character zone should be the guide for new development.

5.2 HOW TO USE THE DARLINGTON ZONE MAP

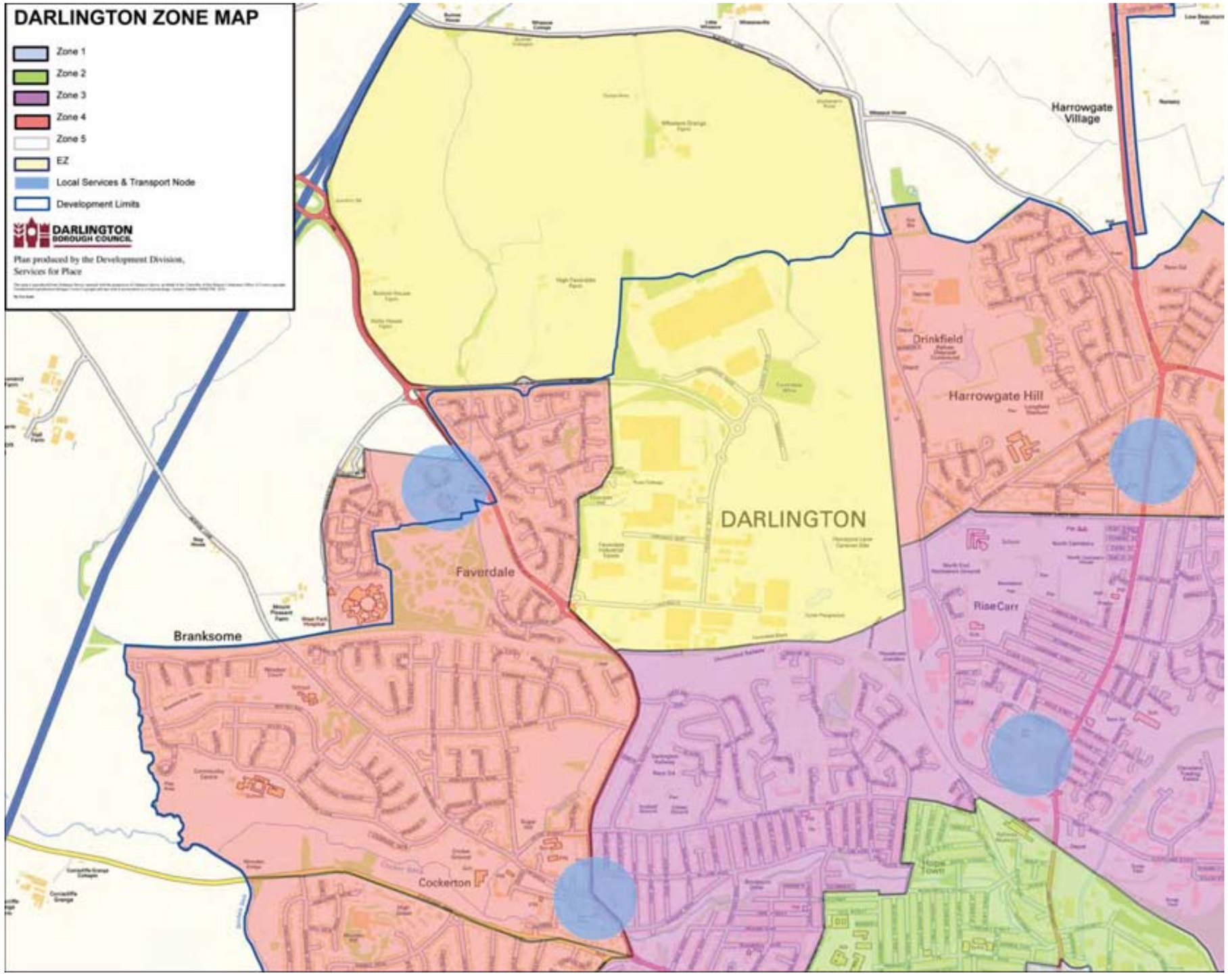
5.2.1 The zones should be used as a broad indication of the general characteristics and features that contribute to the key design elements in a zone. It is important that developers undertake a detailed design analysis of the site's immediate context and its local character to add details of the development's locality to enhance local distinctiveness. For adaptations and extensions to an existing building the new development should conform to the host building.

5.2.2 In general, where a site crosses or is adjacent to a zone boundary, the appropriate detailed design guidance should be taken from the lower zone, unless the detailed design analysis suggests that based on local context, building configuration and distinctiveness an alternative, but high quality design solution is more appropriate.

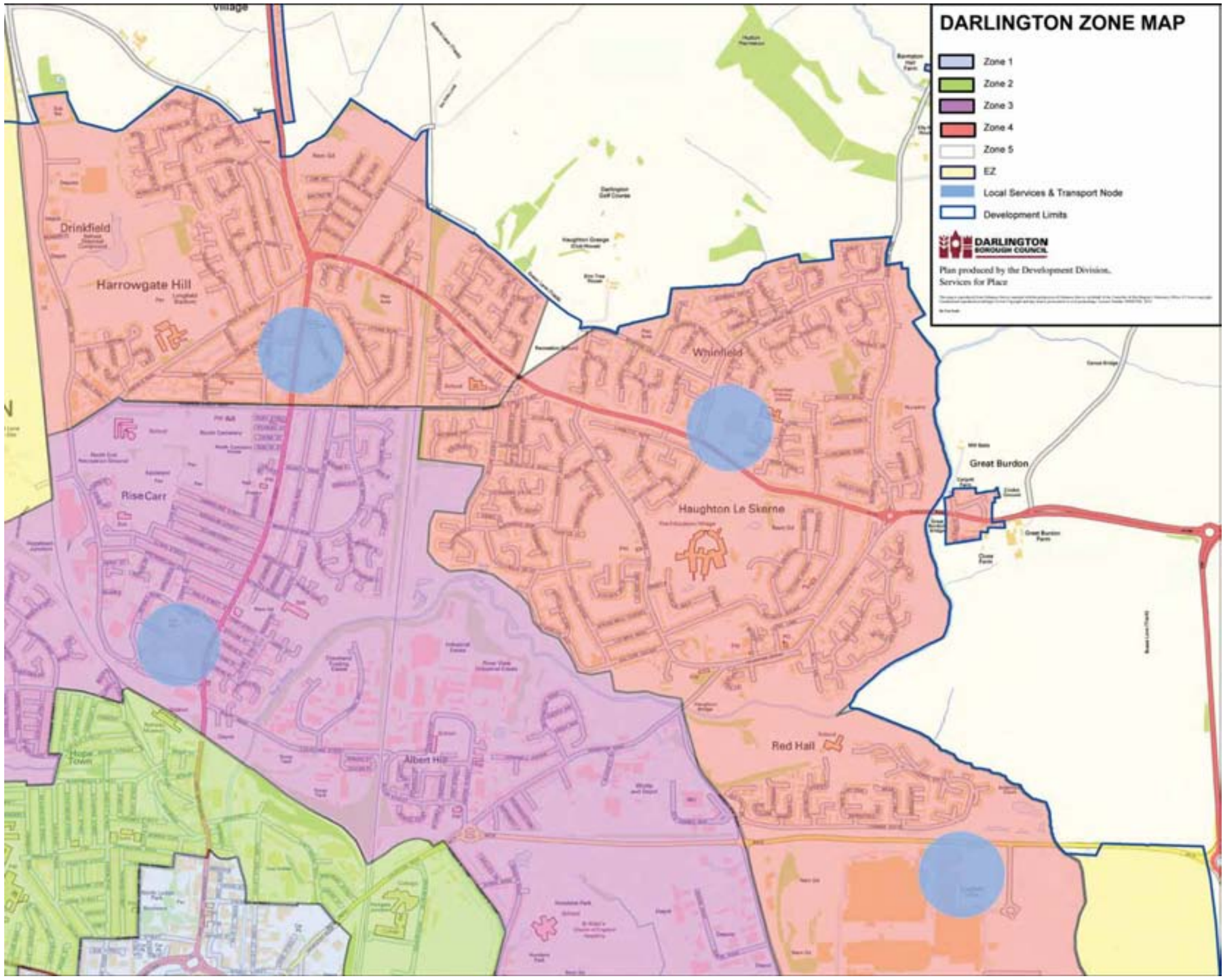
Zone Map


DARLINGTON ZONE MAP
Zone 1
Zone 2
Zone 3
Zone 4
Zone 5
EZ
Local Services & Transport Node
Development Limits
DARLINGTON
BOROUGH COUNCIL

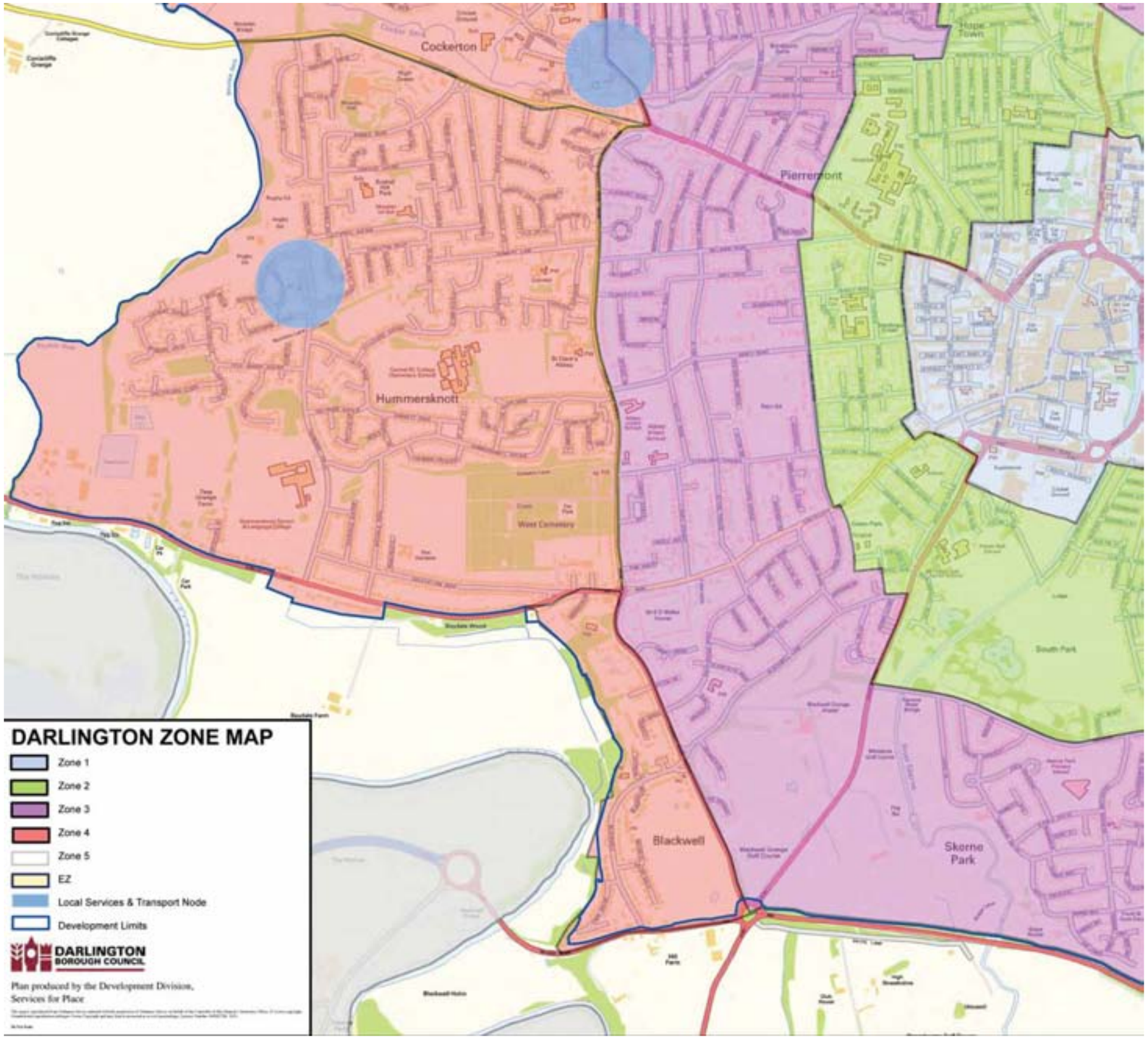
Zone Map - North West



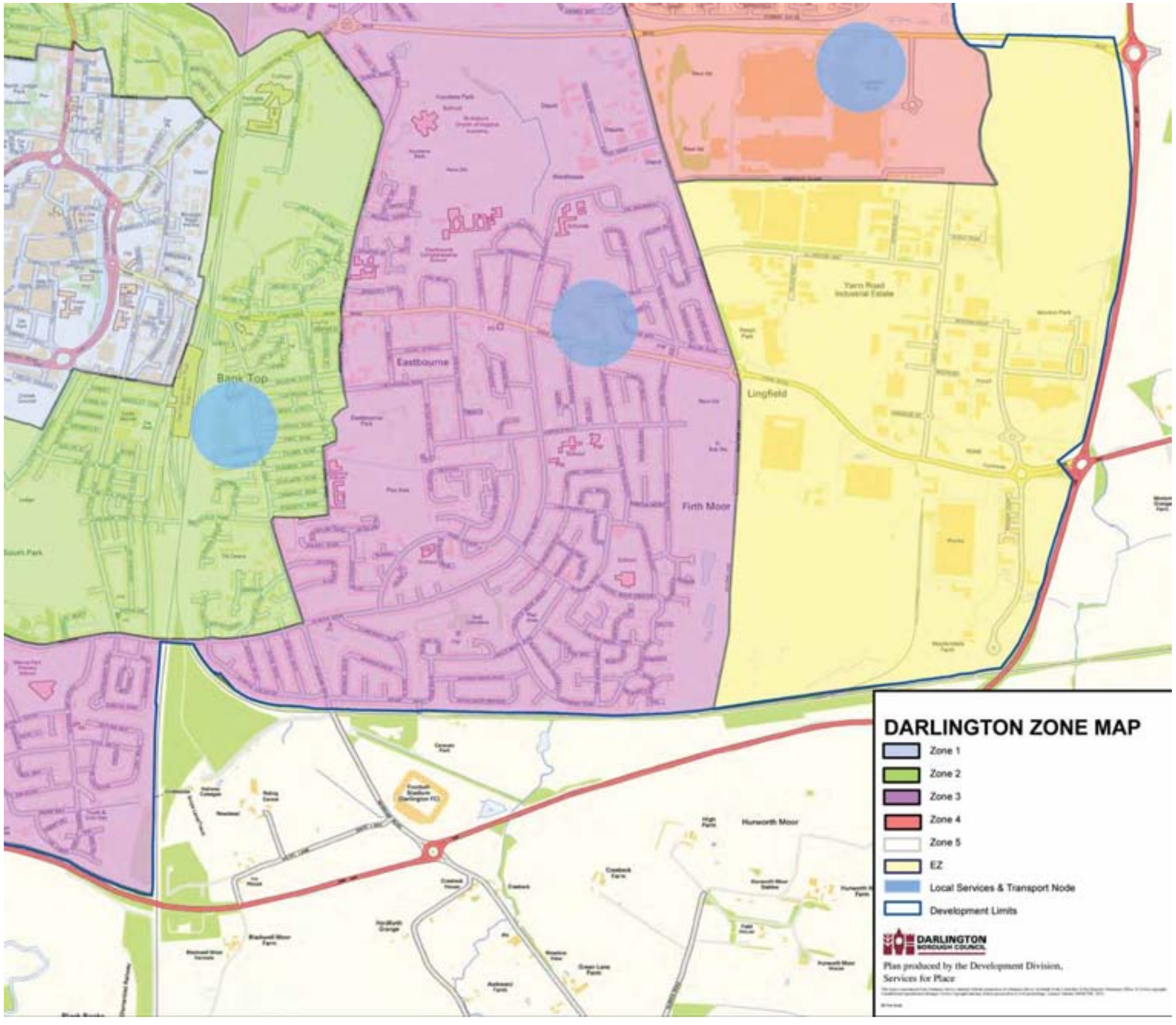
Zone Map - North East



Zone Map - South West



Zone Map - South East



5.3 RESIDENTIAL DENSITY STANDARDS

5.3.1 The design of new development, particularly for housing should help promote the efficient and effective use of land and concentrate development in the urban area. Design influences the type and size of dwellings and helps provide a mix of dwelling types, creating a sustainable pattern of development.

5.3.2 The Core Strategy sets out average housing density standards Across Darlington new housing development should provide for an average density of 30-50 dwellings per hectare to achieve a good mix of dwelling type, size and tenure. Higher densities are encouraged within and on the fringe of the town centre near to strategic and local public transport hubs in the town centre, at Bank Top and North Road railway stations, around district and local centres and along key public transport corridors. Lower densities may be appropriate in regeneration areas or to improve the living and environmental conditions in areas of older housing. Any loss of character from the sub division of larger dwellings or their plots will be resisted.

5.4 HOW TO USE BUILDING CONFIGURATION GUIDANCE

5.4.1 For each zone, detailed guidance has been provided in relation to building heights, plot usage and servicing and parking of new development. In addition to the information provided, the site's immediate context and local character must be taken into account. The developers design analysis will highlight those sites where an alternative design approach may be appropriate to reflect local distinctiveness and meet end user requirements.

5.4.2 Within the scope of this guidance, alterations or extensions to buildings must be appropriate to the existing form, scale, mass and orientation as well as the site's context and local character. Within each zone, where new development abuts a Listed Building or is within or next to a Conservation Area, building heights may be restricted.

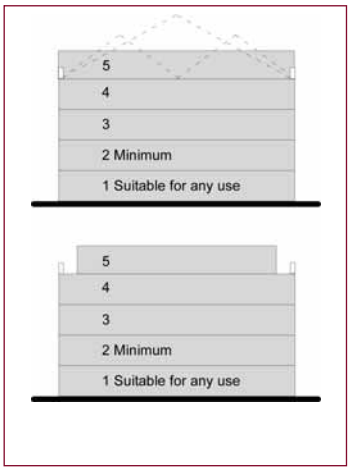
Storey height: from the floor to the eaves.

Half a storey: should be in the roofspace.

5.5 BUILDING CONFIGURATION: Z1

HEIGHTS (2 storeys min – 5 storeys max)

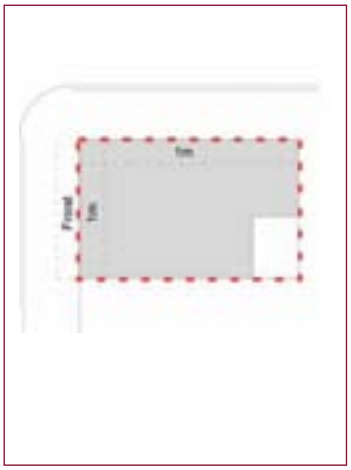
1. Storey heights should be no more than 3m from finished floor to finished ceiling over the whole floor, except on the ground or principal floor.
2. Ground or principal storey heights are a minimum height of 2 storeys to allow any use to be accommodated, with no maximum specified.
3. Where buildings exceed 4 storeys, a parapet, eaves detail or setback shall be used to demarcate the top of the wall.
4. Buildings with a frontage of more than 7m must be 3 storeys or greater.



Section 6.6

PLOT USAGE (frontage 5m min - 60m max)

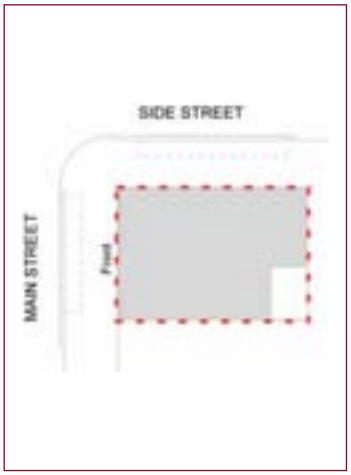
1. Site coverage should be no less than 90% unless for public open space or service yards.
2. The full width of the plot to the frontages should be built out.
3. Defensible space may be created up to 1m using a suitable boundary treatment.
4. A CANOPY or ARCADE is permitted subject to Highways requirements.
5. A FORECOURT may be created for important civic, community or institutional buildings.



Section 6.3
Section 6.4
Section 6.3

SERVICING AND PARKING

1. Parking can be accommodated within the footprint of the building, in either a basement or half basement, internal ground floor space, to the rear on site or within a block.
2. Refuse and recycling storage should be accommodated in a similar location to the car parking.
3. Buildings can be serviced from the front, rear, internally or via a rear service yard (for retail uses only).
4. A lay-by may be provided for deliveries and disabled parking, subject to Highways requirements.



Storey height: from the floor to the eaves.

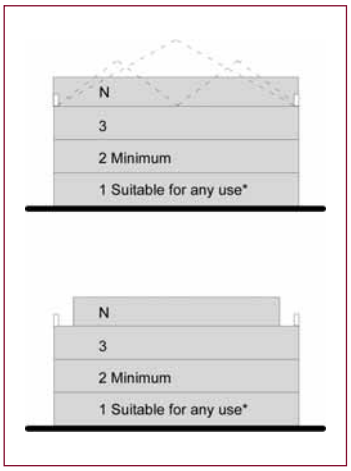
Half a storey: should be in the roofspace.

N: maximum storey height

5.6 BUILDING CONFIGURATION: Z2

HEIGHTS (2 storeys min – 5 storeys max)

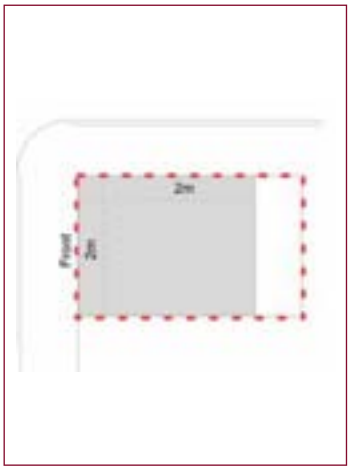
1. Storey heights should be no more than 3m from finished floor to finished ceiling over the whole floor, except on the ground or principal floor.
2. Where frontages address main streets, ground or principal storey heights are to be of a minimum of 2 storeys to allow any use type to be accommodated, with no maximum specified.
3. Where buildings exceed 3 storeys, a parapet, eaves detail or setback should be used to demarcate the top of the wall.



Section 6.6

PLOT USAGE (frontage 5m - 40m max)

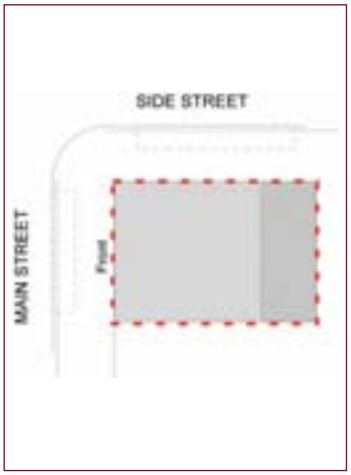
1. Site coverage should be no less than 75% unless for private gardens, rear service yards or access.
2. The full width of the plot to the main street frontage should be built out. A suitable boundary treatment should be used to any yard.
3. Defensible space may be created using a suitable boundary or FRONTAGE TREATMENT.
4. AFORECOURT may be created for important civic, community or institutional buildings.
5. Where a clear span building is required the building to the street frontage should be at least 2 storeys in height.



Section 6.3

SERVICING AND PARKING

1. Parking can be accommodated within the footprint of the building, in either a basement or half basement, internal ground floor space, to the rear on site or within a block.
2. Recycling and waste storage should be accommodated to the rear or internally.
3. Buildings can be serviced from the front, rear, internally or via a rear service yard (for retail uses only).
4. Subject to highways requirements a lay-by may be provided for deliveries and disabled parking.



Storey height: from the floor to the eaves.

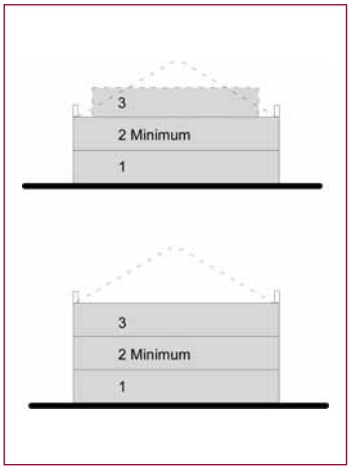
Half a storey: should be in the roofspace.

N: maximum storey height

5.7 BUILDING CONFIGURATION: Z3

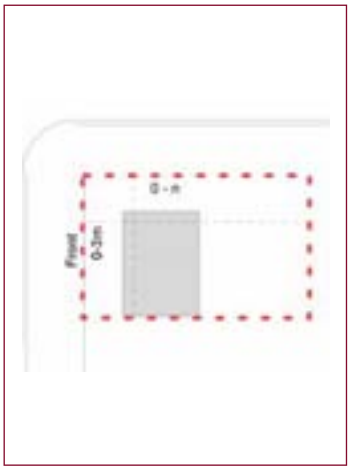
HEIGHTS (2 storeys min – 3 storeys max)

1. Storey heights should be no more than 3m from finished floor to finished ceiling over the whole of the floor, except hallways and entrances.
2. In 3 storey developments, permitted development rights may be restricted to prevent further use of the roofspace.
3. A third storey might be accommodated in the roofspace.



PLOT USAGE (frontage 7m min – 20m max)

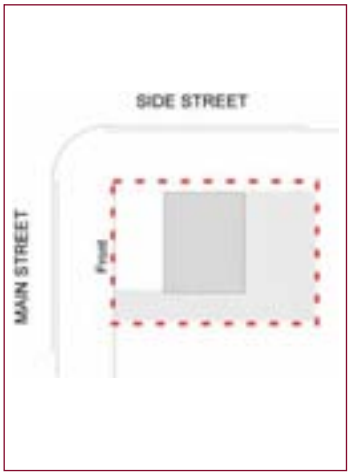
1. Site coverage should be no more than 60%.
2. The full width of the plot to the main street frontage can be built out.
3. Defensible space or gardens may be created to the front, using a suitable boundary or FRONTAGE TREATMENT.
4. The distance from the side of the building to a side street (n) has no limit within the constraints of the plot size. The minimum width between detached dwellings is 2m to the edge of the plot.



Section 6.3

SERVICING AND PARKING

1. Parking can be accommodated to the side or rear of buildings or in a purpose built court within a block. Garages may be provided externally within the plot.
2. Recycling and waste storage should be accommodated to the side, rear or in a purpose built store, which can be communal.
3. Buildings can be serviced from the front or rear (where access is provided).
4. Subject to highways requirements a drive may be provided with direct access to the street.



Storey height: from the floor to the eaves.

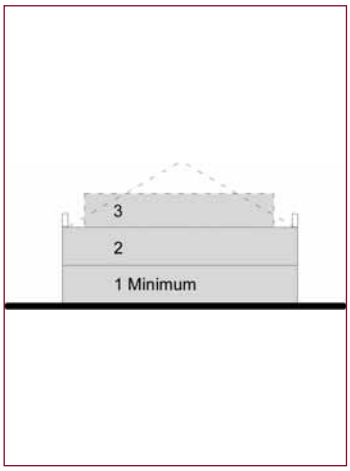
Half a storey: should be in the roofspace.

N: maximum storey height

5.8 BUILDING CONFIGURATION: Z4

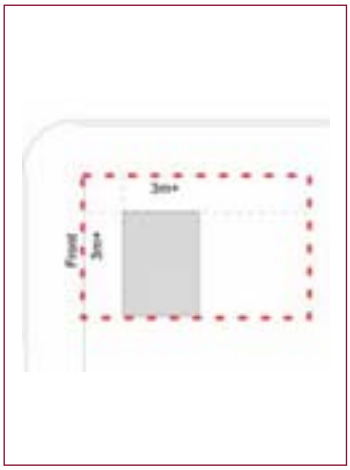
HEIGHTS (1 storey min – 2.5 storeys max)

1. Storey heights should be no more than 3m from finished floor to finished ceiling over the whole of the floor, except hallways and entrances.
2. A third storey might be accommodated in the roofspace.



PLOT USAGE (frontage 7m min – 25m max)

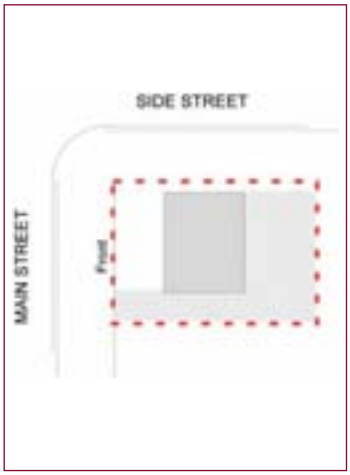
1. Site coverage should be no more than 60%.
2. The full width of the plot to the main street frontage can be built out.
3. Defensible space or gardens may be created using a suitable boundary or FRONTAGE TREATMENT.
4. The distance from the side of the building to a side street (n) has no limit within the constraints of the plot size. The minimum width between detached dwellings is 2m to the edge of the plot.



Section 6.3

SERVICING AND PARKING

1. Parking can be accommodated to the side or rear of the buildings or in a purpose built court within a block. Garages may be provided externally.
2. Recycling and waste storage should be accommodated to the side or rear or in a purpose built store, which can be communal.
3. Buildings can be serviced from the front or rear (where an access is provided).
4. Subject to highways requirements a drive may be provided with direct access to the street.



Storey height: from the floor to the eaves.

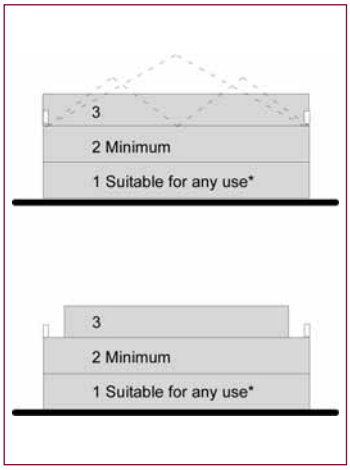
Half a storey: should be in the roofspace.

N: maximum storey height

5.9 BUILDING CONFIGURATION: LT

HEIGHTS (2 storeys min – 3 storeys max)

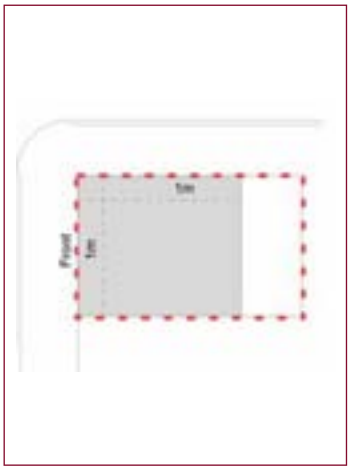
1. Storey heights should be no more than 3m from finished floor to finished ceiling over the whole of the floor, except on the ground or principal floor.
2. Ground or principal storey heights are to be of a minimum to allow any use type to be accommodated, with no maximum specified where frontages address main streets.
3. Where buildings exceed 2 storeys a parapet, eaves details or setback shall be employed to demarcate the top of the wall.



Section 6.6

PLOT USAGE (frontage 5m max – 40m max)

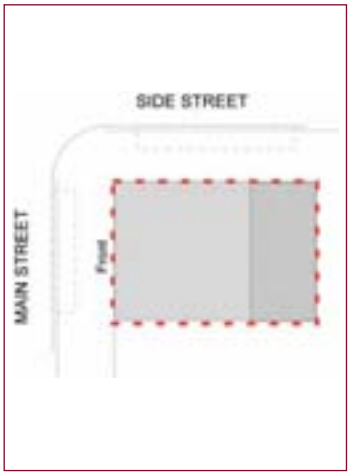
1. Site coverage should be no less than 60% unless for private gardens, rear service yards or access.
2. The full width of the plot to the main street frontage should be built out, with suitable boundary to any yard.
3. Defensible space may be created using a suitable boundary or FRONTAGE TREATMENT.
4. A FORECOURT may be created for important civic, community or institutional buildings.



Section 6.3

SERVICING AND PARKING

1. Parking can be accommodated to the rear on site or as a court within the block.
2. Recycling and waste storage should be accommodated to the rear or internally.
3. Buildings can be serviced from the front, rear, internally or via a rear service yard (for retail uses only).
4. Subject to highways requirements a lay-by may be provided for deliveries and disabled parking.



Storey height: from the floor to the eaves.

Half a storey: should be in the roofspace.

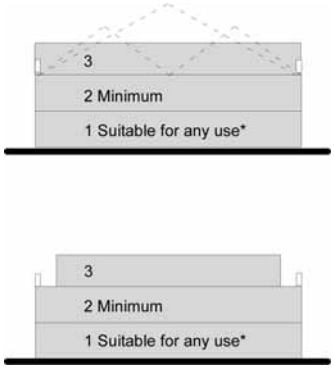
N: maximum storey height

5.10 BUILDING CONFIGURATION: EZ

New development in this zone may have specialised functionality, require ancillary or complementary uses or have specific end user requirements which should be reflected in the design, particularly its scale and form.

HEIGHTS (2 storeys min – 5 storeys max)

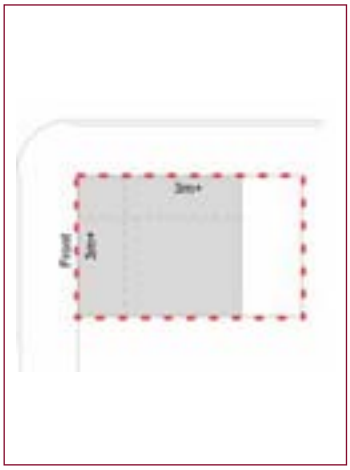
1. Offices should be designed to conform to GENERAL GUIDANCE with a maximum of 5 storeys.
2. Single storey buildings other than clear span warehouses or factories are not permitted.



Section 4

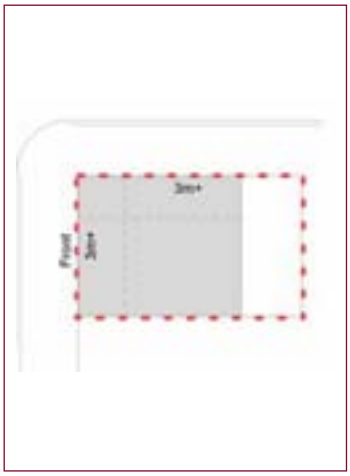
PLOT USAGE

1. Buildings should front the public realm and be set back with landscaping or trees.
2. A clear pedestrian route from road to front door must be provided.
3. Extensions to buildings should ensure that adequate parking and storage can still be contained within the plot and does not spill out onto the street.



SERVICING AND PARKING

1. Vehicle parking can be accommodated to the rear, on site or in a court within the block. Cycle parking should be near to the entrance.
2. Recycling and waste storage should be accommodated to the rear or internally.
3. Buildings can be serviced from the front, rear, internally or via a rear service yard.
4. Subject to highways requirements a lay-by may be provided for deliveries and disabled parking.

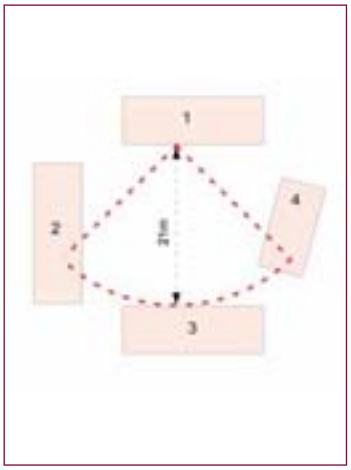


5.11 PROXIMITY DISTANCES: Z1, Z2, Z3, Z4, Z5, LT

Front to front distance relationships may be dictated by Highways standards and other design requirements.

HABITABLE ROOMS

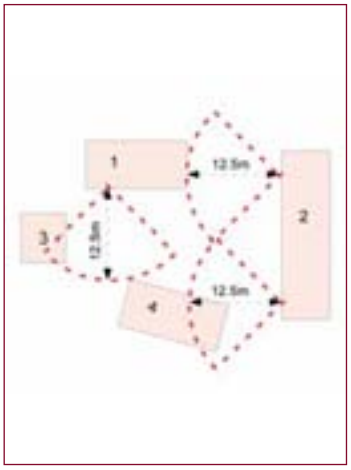
1. The minimum acceptable distance from habitable room to habitable room in 2 storey development is 21m.
2. In developments of 3 storeys or more the minimum acceptable distance from habitable room to habitable room is 27m.
3. Building 2 is considered to be unaffected by Building 1 because it is sited at 90 degrees.
4. Building 3 is considered to be unaffected by Building 1 as it is 21m or more from Building 1.
5. Building 4 is adversely affected because it is sited at less than 90 degrees to Building 1.



NON HABITABLE ROOMS

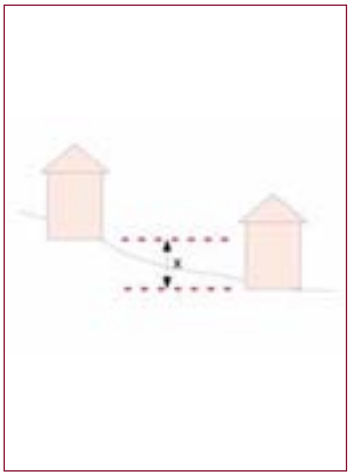
Non habitable room: bathroom, toilet, hall, landing, utility or kitchen

1. The minimum acceptable distance from habitable room to non habitable room is 12.5m in 2 storey development.
2. In developments of 3 or more storeys, the minimum acceptable distance from habitable room to non habitable room is 15m.
3. Building 1 is not adversely affected by Building 2. Building 3 is not adversely affected by Building 1 because it is at an angle of 90 degrees or more.
4. Building 4 is adversely affected because it is sited at less than 90 degrees to Building 2.



EFFECT OF GROUND LEVELS

1. For every 1m difference in finished floor levels between two dwellings or occupied buildings, 2m must be added to the standards set out above.



5.12 BUILDING TYPES

In extending or adapting buildings the resulting form should comply with the guidance below. Where the building type does not conform to the guidance above, the next closest type should be selected.

Section 6.3

A. CAMPUS

A collection of buildings under institutional ownership, connected spatially. This might include further and higher education buildings or hospitals. The main point of entry into the site and reception facilities must be prominent and accessible to pedestrians and cyclists, close to the main road and street network. A variety of frontage treatments might be appropriate for this point of entry.

Z2

B. BLOCK

A building that completely fills the site it occupies with primary, secondary and tertiary frontages. On at least two ground floor frontages there must be a mix of uses complementary to the context.

Z1
Z2 LT
EZ

C. TERRACE

A series of buildings attached by shared walls. This form has thermal performance advantages as well as allowing higher density development.

Z1
Z2 LT
Z3 EZ
Z4

D. SEMI-DETACHED

As above, but in pairs as opposed to rows.

Z5
Z2
Z3
Z4

E. DETACHED

A single building, set within its own grounds

Z3
Z4

Section 6.3

F. HALL

A place of assembly for community or religious activities. This might have a variety of frontage treatments.

Z1 Z5
Z2 LT
Z3 EZ
Z4

G. CLEAR SPAN

A building that takes the form of a large shed suitable for industrial, warehouse or retail activities.

Z2
EZ

6.0 ZONED APPROACH TO DESIGN

6.1 SAFETY AND SECURITY

Section 6.3
Section 6.11

A. DEFENSIBLE SPACE

A buffer can be created between private or internal space and the public realm in areas of high traffic and EZ to reduce the impact service yards and car parking have on the environmental quality of the public realm.


Z1 Z5 Z2 LT Z3 EZ Z4

B. SECURITY SHUTTERS

In new developments or in a comprehensive refurbishment the shutter box should be incorporated into the fabric of the building. Solid metal roller shutters are not acceptable. Internal shutters, perforated to allow views inside are preferable and more secure. Demountable railing and gates may be used on shopfronts. Only in exceptional circumstances are perforated security shutters acceptable.


Z1 Z2 LT EZ

C. WINDOW BARS

Bars on windows are not acceptable in any zone to the exterior of buildings. Internal bars are more appropriate for security reasons, subject to safety and escape considerations.


Z1 Z5 Z2 LT Z3 EZ Z4

D. LIGHTING

The public realm should benefit from adequate levels of lighting to BS-EN standards, preferably white in colour. Where low level lights are specified these should be vandal resistant. Poles should not cause an obstruction to the pavement. Lighting may be attached to buildings to reduce clutter.


Z1 Z5 Z2 LT Z3 EZ Z4

E. DOORS, WINDOWS and LOCKS

New developments must be designed with high quality doors and window locks on the main buildings as well as on associated outbuildings to deter criminal activity. Secure spaces should be provided for the storage of bicycles.


Z1 Z5 Z2 LT Z3 EZ Z4

F. COUNTER TERRORISM SECURITY MEASURES

In addition to these measures sensitive developments or crowded places may require specific counter terrorist security measures including protected spaces and glazing, barriers, CCTV, signage, Perimeter Intrusion Detection systems, access points and control. Use of some materials may be dictated in these cases. The type of measure used should be proportionate to the perceived risk exposed by the building or place.


Z1 Z5 Z2 LT Z3 EZ Z4

6.2 CORNERS

In general, maintaining natural surveillance is important when designing corners. Blank gables are not acceptable. The design of individual buildings can add definition to corners and the intersection of routes.

A. RADIUS

The radius of a corner should reflect the underlying street pattern. Historic or current primary routes often have a large radius, intersecting or connecting routes to a smaller one. Where the connection is perpendicular, corners should be designed to reflect the HIERARCHY of the intersecting street.


Z1 Z5 Z2 LT Z3 EZ Z4

B. DETAILING

Corners are an opportunity for architectural expression. A subtle change in rhythm or articulation may be more appropriate than a grand expression. Where a corner incorporates an ENTRANCE the detailing should reinforce this to aid legibility. At a small scale the detailing of a corner might reflect a practical requirement.


Z1 Z5 Z2 LT Z3 EZ Z4

C. ENTRANCE

An entrance might be formed on a corner and is particularly appropriate in certain zones where the building has a close or direct relationship to the pavement. It may also be possible to place areas of activity that are related, such as reception areas or meeting rooms along the street.


Z1 Z2 LT Z3 EZ

D. HIERARCHY

Where streets intersect the scale and detailing of the corner, buildings should reflect the relative importance of the main and connecting route. For example, if a street leads into the town centre, the corner will be more important than one where the street ends in a dead end or for a smaller, residential street.


Z1 Z2 LT Z3 EZ Z4

E. HEIGHT

Buildings may increase in height to mark significant corners. Where the angle of the connecting streets is acute, buildings may reduce in height.


Z1 Z2 LT Z3 EZ Z4

F. COMPOSITE

Where a corner is a larger radius, a number of connected buildings may be used to create a continuous frontage.


Z1 Z2 LT Z3 EZ

G. SPACE

In certain circumstances, a positive public space can be created at corner intersections.


Z1 Z5 Z2 LT Z3 EZ Z4

6.3 FRONTAGE TREATMENT

A minimum boundary height of 1m is implied.

A. PAVEMENT

Development built to the pavement edge has a direct connection with the street and is appropriate for a number of uses.


Z1 Z2 LT Z3

B. RAILINGS

Railings provide a buffer between the street and private space. They are a great opportunity to incorporate artistic expression, enlivening the street scene as well as being a traditional approach to boundaries. In general, railings should be a subdued colour and finish. Specific controls apply for Listed Buildings and development in Conservation Areas.


Z1 Z2 LT

Section 6.6
Section 6.13

C. WALL

Boundary walls make a significant contribution to the character of an area. Walls may be topped with railings where appropriate and should reflect the building materials of the area. The detailing of coping stones and stone should be carefully considered. Brick bonds can add visual cap interest.


Z2 LT Z3 Z4

Section 6.17

D. FENCE

Minimising the length of fencing along frontages can improve the quality of the public realm. Except in a limited number of village contexts, fences are not appropriate frontage treatments in new development. Security fencing to the front of any new building or development is not permitted.


E. PIANO NOBILE

The creation of a half-basement provides a degree of privacy for ground floor users in an urban context. This may also facilitate parking in a half basement or light penetration where this is used as a living space. This can also be used as an adaptation to flood risk.


Z1 Z2

F. SHOPFRONT

As a means of display, advertisement of services and a point of trade, shopfronts are appropriate in areas where a mix of uses is permitted. Shopfronts should be designed to reflect the age and architecture of the host building, extend no further than the width of the unit frontage and be constructed of high quality, resilient materials.

Z1 Z2 LT EZ

Section 6.4

G. ARCADE

Either behind a row of columns or under a canopy, an arcade affords a degree of shelter and draws pedestrians to the front of a building.


Z1

H. FORECOURT

A positive, semi private space in front of a large or significant building may be appropriate in some contexts. This can make an interesting contribution to the street scene and provide relief in the predominant built frontage. A forecourt will require demarcation through a boundary and gateway. Where a forecourt is permitted it is not to be used for parking, unless in exceptional circumstances.

ZI
Z2 LT
EZ

Section 6.10

I. OPEN PLAN

Open plan development with no boundary treatment should be part of a high quality design, have a maintenance plan and provide biodiversity value.

EZ

6.4 ENTRANCES

Section 6.7

A. OVERSIZED

An oversized entrance can appropriately signify the entrance to public, civic and key buildings. The surrounding detail, decoration and design may create the emphasis even if the opening(s) are a smaller scale.


Z1 Z2 LT EZ

B. DECORATED

Various decorative features might be appropriate to emphasise an entrance. Care should be taken to ensure that the decoration used is in keeping with the scale, proportion and overall design of the building and its locality. Decoration may take a number of forms ranging from brick details to ornate stonework.


Z1 Z5 Z2 LT Z3 EZ Z4

Section 6.3

C. CANOPY

A canopy above a door may be provided. In Z1 it is more appropriate as an arcade.


Z5 Z2 LT Z3 EZ Z4

D. PORCH

An additive structure to signify an entrance and create a buffer from the inside to the outside. Where this is not appropriate a similar function can be provided internally.


Z5 Z3 EZ Z4

Section 6.1

E. RECESSED

Recessed entrances may be used in some zones. In Z1, Z2 and LT they must be capable of being closed off with railings or a gate in the interests of crime prevention. Roller shutters are not permitted.


Z1 Z5 Z2 LT Z3 EZ Z4

F. SHARED

Where multiple properties are accessed from a shared entrance this should be designed to reflect the scale and hierarchy within the elevation.


Z1 Z2 LT Z3 EZ Z4

Section 6.3

G. SHOPFRONT

See Frontage Treatment.

Z1 Z2 LT EZ

Section 6.2

H. CORNER

See Corners.

Z1 Z2 LT Z3 EZ

6.5 OPENINGS

A. WINDOW SHAPE

In general, individual windows should be rectangular throughout the main elevation of new buildings, taller than they are wide and in the proportion of 1:1.6 to 1:3. In upper storeys this may be relaxed to 1:1 or square. Round windows will be permitted in special circumstances to create a feature. Arched windows may be used in a COMPOSITE form, to denote a specific feature or in a special building.


Z1 Z5 Z2 LT Z3 EZ Z4

B. BAY WINDOWS

Where extra daylight is required or to add architectural interest, bay windows may be used. The design of individual component windows should adhere to WINDOW SHAPE. Where proportionally the bay needs to be wide this can be dealt with as a COMPOSITE form. Bay windows typically have a flat roof with an upstand obscuring the roof material. Curved bays are usually found in Z1 and Z2.


Z1 Z5 Z2 LT Z3 EZ Z4

C. HEADERS AND FOOTERS

A variety of header and footer details can be used depending on local characteristics. Where an opening is made, horizontal soldier courses or a lintel should be used. Shallow brick arches, unless as decoration, are not characteristic of the Borough. Shallow arches may be formed from lintel details.


Z1 Z5 Z2 LT Z3 EZ Z4

Section 6.13

D. COMPOSITE

Where a wider opening is required this must be achieved by the use of a composite window form. The opening must be constructed from the predominant wall material or treated in a similar way to BAY WINDOWS. The separation between glazed areas must be substantial.


Z1 Z5 Z2 LT Z3 EZ Z4

E. FRAMES AND GLAZING

The minimum brick reveal for windows in buildings of traditional construction or appearance is 75mm. The use of UPVC windows is discouraged due to lifecycle costs. Traditional glazing appropriate to the area should be used in Conservation Areas or for new development next to or adjoining a Listed Building.


Z1 Z5 Z2 LT Z3 EZ Z4

F. SOLID TO VOID

In buildings of traditional construction or appearance, the solid to void ratio should be no less than 3:1. In all zones, except Z1 this may be relaxed to allow passive solar design, particularly to the rear.


Z1 Z5 Z2 LT Z3 EZ Z4

Section 6.3

G. RHYTHM AND PROPORTION

Openings should follow a vertical rhythm with an unbroken continuity in the wall material from roof level to ground. This can be relaxed where a shopfront is installed.


Z1 Z5 Z2 LT Z3 EZ Z4

H. CURTAIN WALLS

Framed buildings, with an independent curtain wall are appropriate in some zones. Where the wall has the appearance of being from traditional construction the guidance above will apply.


Z1 Z2 LT EZ

6.6 ROOFLINES

Rooftop plant should be placed away from the perimeter of buildings to obscure views from the street.

A. PITCHED

Simple pitched roofs are appropriate for all zones. Where the roof pitch falls below 30° this should be obscured by a PARAPET or the span achieved by creating two parallel roofs. In general, roofs should slope towards the street. Fully exposed gables as the front elevation are not permitted, unless in exceptional circumstances.


Z1 Z5 Z2 LT Z3 EZ Z4

B. HIPPED

At the end of a row of buildings or in semi detached developments the roof can be hipped. Larger detached buildings may also incorporate a hipped roof.


Z1 Z5 Z2 LT Z3 EZ Z4

Section 6.8

C. PARAPET

Parapets should be a continuation of the predominant wall material. Obscured by a parapet a wide variety of roof types, including roof gardens, green roofs and flat roofs can be accommodated. By using detailing a clear distinction can be made between wall and roof.


Z1 Z5 Z2 LT Z3 EZ Z4

D. PARAPET GABLE

Where the roofline of a building is penetrated to provide accommodation in the roof, the wall material is extended upwards to create a small gable. These can be in a variety of styles and should reflect the hierarchy of the building elevation. The roof behind the gable can take a number of forms appropriate to the building and local characteristics.


Z1 Z5 Z2 LT Z3 EZ Z4

E. DORMERS

Placed in the roof, dormer windows can take a number of forms and a variety of designs can be used. Dormer windows in Z1, Z2 and LT must be constructed of the same materials as the wall to be acceptable. Dormers should not cover more than 40% of the length of the roof, and should be set back from the eaves or roof verge.


Z1 Z2 LT Z3 Z4

Section 6.14

F. KNEELERS

Taking the form of a corbel, kneelers are incorporated into roofs along with COPING STONES. Usually only found with pantiles outside Z1. Where a gable wall is left exposed coping stones are used for protection. Occasionally a brick detail may be used.


Z1 Z5 Z2 LT Z3 EZ Z4

G. CHIMNEYS AND VENTS

Every opportunity should be taken to create variety and visual interest in the roofline through chimneys, flues and natural ventilation cowls.


Z1 Z5 Z2 LT Z3 EZ Z4

Section 6.13
Section 6.7

H. EAVES DECORATION

Through materials and/or detail, decorative treatment to the eaves provides an interesting transition from wall to roof level. Dentil courses, ceramic and terracotta tiles can be used. In stone buildings, entablature can be incorporated.


Z1 Z5 Z2 LT Z3 EZ Z4

I. TOPOGRAPHY

Topography should be expressed in the roofline of new development. Where the ground slopes, roofs should step down accordingly. Unless following an existing street pattern, buildings should be placed parallel to the contours on sloping sites.


Z1 Z5 Z2 LT Z3 EZ Z4

J. ROOF GARDENS AND TERRACES

The provision of roof gardens and terraces can be achieved through the use of a PARAPET roof in Z1, Z2 and LT as well as through a variety of means in other zones.


Z1 Z5 Z2 LT Z3 EZ Z4

K. BARGE BOARDS

Barge boards can be simple or ornate but are only appropriate in a limited number of zones.


Z5 Z3 Z4

L. CURVED

Curved roofs should only be used where there is a specific functional need, performance requirement or where it is in response to the site and context.


Z2 Z3 EZ Z4

Section 6.7

M. DECORATIVE FEATURES

The roofline can be enlivened by a number of decorative features. These can add visual interest and can enhance the distinctiveness of a development.


Z1 Z5 Z2 LT Z3 EZ Z4

6.7 DETAIL AND DECORATION

Section 6.4

A. TILES

Tiles and other ceramics are locally distinctive details in many areas. They may be used as an entrance, inside doorways or as architectural features.


Z1 Z5 Z2 LT Z3 EZ Z4

B. PLAQUES AND MOTIFS

Individual features and repeated motifs in a development increases local distinctiveness and identity. Simple forms can be repeated through a development.


Z1 Z5 Z2 LT Z3 EZ Z4

C. ARCHITECTURAL GLASS

Use of architectural glass, where possible, can emphasise features and enhance the quality of many building types. Architectural glass can be installed as part of double glazing systems.


Z1 Z5 Z2 LT Z3 EZ Z4

Section 6.11

D. RAILINGS AND METALWORK

Railings and metalwork offer an opportunity to create distinctive details. These can be incorporated as public art.


Z1 Z2 LT

E. BANDING

Stone banding is used to complement architectural forms and create definition within an elevation. Horizontal courses of contrasting brick should not be used for this purpose. Bricks can be used as detailing, although the use of contrasting colours will be discouraged. Outside the zones indicated stone banding should be reserved for public or civic buildings.


Z1 Z2 LT EZ

Section 6.6
Section 6.13

F. CERAMICS

Either used around doors and windows or to add definition to an elevational treatment a variety of materials and techniques can be used.


Z1 Z2 LT Z3 EZ Z4

G. BRICK SPECIALS

In larger developments the use of brick specials can create visual interest and unique buildings.


Z1 Z2 LT Z3 EZ Z4

H. TERRACOTTA DRESSINGS

Many important buildings in Darlington have this kind of detailing.


Z1 Z2 LT

6.8 SUSTAINABLE DRAINAGE

Section 6.6
Section 6.10

A. GREEN ROOFS

Can be an intensive use as a roof garden or an extensive use with sedum matting. Extensive roofs can require little structural modification to standard roof designs and can be accommodated behind a parapet. Green roofs also provide a valuable habitat. 80% coverage would be acceptable.


Z1 Z5 Z2 LT Z3 EZ Z4

B. RAINWATER REUSE

Rainwater and surface water can be harvested from the roof, stored in a tank and reused later for flushing toilets and vehicle washing, reducing the amount of potable water used. These work well over large roof areas in EZ.


Z1 Z5 Z2 LT Z3 EZ Z4

Section 6.10
Section 6.11

C. FILTER STRIPS AND SWALES

Vegetated surface features that drain water evenly; filter strips are gently sloping areas of ground but swales are long shallow channels. Can be used in green infrastructure or road verges. Can provide a valuable wildlife habitat and can be effective at removing pollution from water.


Z5 Z2 Z3 EZ Z4

Section 6.10
Section 6.11

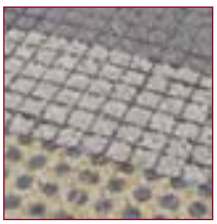
D. BASINS AND PONDS

Basins are free from water in dry weather but ponds contain water all the time. Both are fed from drains or swales to slowly release the water into the ground. Basin can be used for recreation, ponds provide a valuable wildlife habitat but must be designed to have shallow edges for safety. Neither have to be stocked with fish.


Z5 Z2 Z3 EZ Z4

E. PERMEABLE PAVING

Encourages water to drain through paving, rather than run off it. New streets, parking areas, pavements and squares must use permeable paving or other appropriate porous materials such as gravel, grasscrete or porous blocks to ensure surface water can infiltrate into the ground.




Z1 Z5 Z2 LT Z3 EZ Z4

F. SOAKAWAYS

Soakaways store the immediate stormwater run off below the ground to allow infiltration into the adjacent soil and are particularly useful when dispensing stormwater from roofs. Can be used for dealing with small quantities of water from small scale developments and are useful to help drain playing fields and public open space.


Z5 Z2 Z3 EZ Z4

G. REED BEDS

A reed bed system can be used as part of small scale sewage treatment systems. The reeds use the sewage for growth and effectively clean the water. Can be a useful alternative in remoter areas to a septic tank.


Z5 Z3 EZ Z4

6.9 RENEWABLE AND LOW CARBON ENERGY

As technologies develop other measures to those below may be acceptable.

A. WIND

Wind power can be suitably designed for a number of contexts. Either vertically or horizontally orientated, care needs to be taken to ensure that there is sufficient wind energy available at the site. Wind speeds and consistency are more likely to be achieved in lower density developments, although in all zones except Z1 wind power is acceptable in design terms.


Z5 Z2 LT Z3 EZ Z4

B. SOLAR

Photovoltaics can be installed as a roof or wall material and can be fitted to existing buildings in panels. Equally solar hot water systems can be integrated into new and existing buildings. If integrated during construction the cost will be reduced. Solar energy works best in buildings with significant roof areas such as larger houses and industrial units.


Z1 Z5 Z2 LT Z3 EZ Z4

C. COMBINED HEAT AND POWER (CHP)

In partnership with other uses this can be a good solution, producing electricity and heat as a by-product. Care should be taken to use the heat produced as opposed to wasting it. CHP systems can be small enough for individual buildings but work best integrated into higher density developments.


Z1 Z5 Z2 LT Z3 EZ Z4

D. BIOMASS

The burning of non fossil fuels can reduce carbon emissions. This may be the fuel choice for CHP systems. Woodchips are a common biomass fuel, although many others are being developed. When specifying biomass the fuel should be sourced locally and continuity of supply should be considered.


Z1 Z5 Z2 LT Z3 EZ Z4

E. HEAT PUMPS

Heat pumps can be used in a number of contexts. Ground or air source heat pumps can be used in lower density developments, air to air systems can be used in most areas. Ground source heat pumps work well under large, flat surfaces like car parks. Air source pumps can be effective in apartments and on the roof of larger developments.


Z1 Z5 Z2 LT Z3 EZ Z4

F. DISTRICT HEATING

Where a CHP plant is used or in other cases district heating can provide an efficient source of heat in higher density developments to distribute efficient heat from one plant across a wide area through a network of insulated pipes.


Z1 Z5 Z2 LT Z3 EZ Z4

6.10 BIODIVERSITY

To enhance biodiversity provision in new development, developers are required to provide or enhance habitat features on site or in the locality.

A. BUILDINGS AS HABITAT

New buildings can provide a number of habitat opportunities in addition to the measures below. Habitats can be created for nesting birds, bats and insects without compromising the performance or amenity of the building.


Z1 Z5 Z2 LT Z3 EZ Z4

Section 6.8

B. GREEN ROOFS

Extensive single species or intensive multi species green roofs make different contributions to habitats such as for birds and insects. These may be turf based or be a rooftop grassed area. 80% coverage would be acceptable.


Z1 Z5 Z2 LT Z3 EZ Z4

Section 6.12

C. LANDSCAPING

The landscaping around buildings can make a significant contribution to habitats and biodiversity if combined with or connected to other habitats. Native species should be used. Choice of plants and SHRUBS should avoid those that trap litter.


Z1 Z5 Z2 LT Z3 EZ Z4

Section 6.11
Section 6.12

D. STREET TREES AND FRUIT TREES

As part of the wider green infrastructure network significant planting of street trees can create diverse habitat opportunities for insects, birds and bats. Indigenous street trees where appropriately planted can define spaces. Fruit trees should only be planted in groups to create an orchard garden to provide easy harvesting.


Z1 Z2 LT Z3 EZ Z4

Section 6.11

E. GRASSLANDS

Where space allows and as part of the wider habitat provision, grasslands can be created at varying scales. To be of value, smaller areas must be connected directly to the green infrastructure network.


Z5 Z2 Z3 EZ Z4

Section 6.8

F. WETLANDS

Either as a stand alone scheme, or integrated with sustainable drainage, wetlands such as ponds are a valuable habitat resource and suitable for many zones. A buffer zone should be created between the development and a watercourse/wetland appropriate to its scale and location.


Z5 Z2 Z3 EZ Z4

G. WOODLANDS AND WET WOODLANDS

Woodland provides a valuable range of habitats, wet woodland being more appropriate in certain circumstances near a water source. Careful design of the woodland edge can create forage and shelter opportunities and should be well integrated into adjoining habitats without being fenced off. A buffer zone should be created between the development and a watercourse/wetland appropriate to its scale and location.


Z5 Z2 Z3 EZ Z4

6.11 GREEN INFRASTRUCTURE

A. PLAYGROUND

Designed specifically for children's recreation, playgrounds should be enclosed, have limited points of access and benefit from natural surveillance from nearby roads and streets. Playgrounds should be designed not to cause noise nuisance to local residents and can be stand alone provision or integrated with other open space.


Z1 Z5 Z2 LT Z3 Z4

Section 6.12

B. PLAZA

Defined by building frontages a plaza is designed for recreational, commercial or civic purposes. Trees should form part of any design. Plazas should be placed to benefit from high footfall, commercial or leisure attractions and be constructed of high quality materials. PUBLIC ART is encouraged in all plazas.


Z1 Z2 LT Z3 EZ

C. GREEN SQUARE OR PUBLIC GARDEN

Squares are defined by building frontages and streets appropriate to the locality and may be used for informal recreation. Predominantly green in character, with tree cover offering habitats and shade, squares should contain seating and in areas away from the street, adequate lighting. Paths should be provided along key desire lines to facilitate ease of movement. Informal sport may be appropriate.


Z1 Z2 LT Z3 EZ Z4

D. GREENSPACE

A larger open space partially defined by frontages and streets but may also have an interface with the countryside and green corridors. Greenspace should benefit from natural surveillance, with paths and routes accessible to all. A greenspace should incorporate a variety of open space types to promote multifunctionality and greater use during the day and evening. Informal sport may be appropriate.


Z2 LT Z3 EZ Z4

E. PARK

A semi natural large open space, that may have defined boundaries close to streets and residences, but which may interface with the wider green infrastructure network. Natural surveillance should be maintained where possible with buildings fronting the park, separated by a road or street. Informal sport may be appropriate.


Z5 Z2 Z3 Z4

Section 6.10

F. NATURE RESERVE

An area set aside for nature conservation. Appropriate access should be accommodated in all zones to provide an outdoor classroom for all ages.


Z5 Z2 LT Z3 EZ Z4

G. GREEN CORRIDOR

Fulfilling the needs of transport and access as well as providing wildlife and habitat opportunities, corridors are appropriate in all zones as part of the green infrastructure network. Open space needs must be considered alongside recreation, transport and sustainable drainage needs. In terms of natural surveillance, corridors should be treated the same way as streets in terms of building orientation. Informal sport may be appropriate.


Z1 Z5 Z2 LT Z3 EZ Z4

H. OUTDOOR SPORTS PROVISION

Specific sports provision such as playing fields and Multi Use Games Areas should be designed where possible to benefit from natural surveillance, be well lit but not reduce residential or wildlife amenity and be accessible to all. High quality changing facilities and toilets should be provided.


Z1 Z5 Z2 LT Z3 EZ Z4

I. ALLOTMENTS

Specific provision for the growing of produce should be designed to be secure, adequately lit and benefit from natural surveillance. Connection to a secure water supply will also be needed.


Z1 Z5 Z2 LT Z3 EZ Z4

J. RIGHTS OF WAY NETWORK

A network of publicly accessible paths that cross the Borough. Some connect to longer distance footpaths that continue in neighbouring authorities. Provide valuable source of recreation and access between the urban area and the countryside.


Z1 Z5 Z2 LT Z3 EZ Z4

6.12 LANDSCAPING

Section 6.10

A. TREES

Subject to growth, ultimate size and root spread considerations, trees are encouraged in all new developments. Indigenous STREET TREES where appropriately planted can define spaces and may be required in significant developments. In Z1 a contribution may be sought for off site provision. Species must be agreed with the Council. Can provide screening of open storage, especially in Z5 and EZ


Z1 Z5 Z2 LT Z3 EZ Z4

Section 6.15
Section 6.8

B. HARD LANDSCAPING

Natural materials are required in Z1 for all newly created paved areas. Elsewhere unless specified by separate guidance or detailed design guidance, other materials may be used. Tarmac may be used for pavements, but large expanses of tarmac without other materials to provide interest is not appropriate. Sustainable drainage of hard landscaped areas must be considered.


Z1 Z5 Z2 LT Z3 EZ Z4

C. SHRUBS

The planting of shrubs should be considered carefully so not to create a trap for litter or conceal illegal activity. In general, outside ornamental gardens, species should be native and of local provenance. Unmanaged conifer hedging should be avoided.


Z1 Z5 Z2 LT Z3 EZ Z4

D. STREET FURNITURE

All new public spaces must have adequate seating. All significant developments outside Z1 must provide seating at regular intervals for a place to rest. The amount of seats will depend upon the type of development. New seats should be designed to accommodate the needs of all users of varying height and ability. Adequate provision for waste disposal and recycling will be required in all public spaces.


Z1 Z5 Z2 LT Z3 EZ Z4

E. HEDGEROWS

The reinforcement of existing hedgerows is encouraged. Where appropriate new hedgerows should be native and of local provenance. Can help provide screening of open storage, especially in Z5 and EZ.


Z1 Z5 Z2 LT Z3 EZ Z4

F. PATHS

All paths created through landscaping must be accessible to all. Where steps are a feature in a landscape scheme, an alternative in the form of a ramp must be provided.


Z1 Z5 Z2 LT Z3 EZ Z4

G. PUBLIC ART

Public art can be permanent or temporary, providing focal points and can aid legibility. Art can either be part of a building or free standing, including sculpture, lighting, STREET FURNITURE, paving, railings and SIGNAGE. It can also provide a theme for an area or can be used for children's play.


Z1 Z5 Z2 LT Z3 EZ Z4

H. LEVELS

Careful consideration must be given to levels to ensure that overlooking does not become a nuisance. Where an existing higher landscape feature is in place, access should be restricted through landscaping..

Z1 Z5 Z2 LT Z3 EZ Z4

Section 6.11

I. LANDSCAPE BELTS

Landscape belts must be designed as part of the green infrastructure network and be fronted by development to ensure natural surveillance. Where landscape belts are to the rear of properties, access must be restricted. They can help to effectively screen service yards, storage areas and car park areas to reduce the impact on adjoining residential properties. Must be of sufficient width to create adequate screening, no less than 10-15m.

Z5 Z2 Z3 EZ Z4

J. SIGNAGE

Business signage can be accommodated on front elevations, advertising the presence of the building and company but avoiding the need for free standing signs, flags and banners which can look unsightly and provide clutter. Signs should reflect the character, appearance and architectural detailing of the development and its locality particularly in Z1 and Z5. Only in EZ can signs define the entrance to a business plot. Planning permission may be required for new signs and posters.

Z1 Z5 Z2 LT Z3 EZ Z4

6.13 MATERIALS

Materials should express their structural or functional role or historic use. Unfinished concrete or concrete cladding panels are not acceptable.

Section 6.7

A. BRICK

A variety of brick types can be used but should reflect local context and type. Bricks should be predominantly red in colour and only in exceptional circumstances should other colours be specified. All bricks need to be agreed. The detailing of brickwork is very important. Brick should not be used as a cladding material in panels. Reuse may be appropriate.


Z1 Z5 Z2 LT Z3 EZ Z4

Section 6.7

B. STONE

Stone, other than in the rural context, is primarily dressed and reserved for important buildings. Where used it is laid in courses throughout the elevation. Stone is also used for details, creating openings and bays. Polished stone may be used for stallrisers on shopfronts. Artificial stone should only be used for details in Z1, Z2 and LT, subject to heritage considerations.


Z1 Z5 Z2 LT

Section 6.7

C. CERAMICS

Terracotta, faience and modern ceramics are suitable for detailing and as cladding materials.


Z1 Z5 Z2 LT EZ

D. GLASS

Other than as a window material, glass walls may be used in certain circumstances, subject to environmental performance considerations.


Z1 Z2 EZ

E. RENDER

Subject to local context, render may be an appropriate wall finish. It should be detailed in such a way to resist discolouration by weathering and should not be used directly abutting the public realm as this can encourage graffiti. In all zones, render should be white, cream or natural self coloured. Other colours may be appropriate in some contexts which should be identified through the design appraisal.


Z5 Z2 LT Z3 EZ Z4

F. TIMBER CLADDING

Timber cladding is a renewable building material, appropriate to a number of contexts. Timber cladding should not directly abut the public realm and should not be painted or coated with coloured treatments. Timber may be treated against weathering.


Z5 Z2 Z3 EZ Z4

G. METAL

Metal may be an appropriate wall finish in some contexts. Metal cladding might take the form of smooth panels, a beaten finish or profiled.


Z2 EZ

6.14 ROOF MATERIALS

A. TILE
Pantiles are appropriate in all zones. Subject to heritage legislation and conditions, these may be substituted with concrete tiles except in Z1.


Z1 Z5 Z2 LT Z3 EZ Z4

B. SLATE
Subject to roof detailing, slate is an appropriate material in all zones. Slate should be used on buildings with a raised gable. Artificial slate may be substituted in every zone except Z1.


Z1 Z5 Z2 LT Z3 EZ Z4

C. METAL
Sheet metal roofs, usually profiled are appropriate in limited circumstances. See LEAD also. Large extensive roofs create a large amount of surface water run off and effective sustainable drainage must be implemented.

Z2 EZ

D. LEAD OR EQUIVALENT
Small areas of lead may be used on domestic buildings. Larger areas may be appropriate on community or religious buildings. Equivalent materials can be used, subject to conservation requirements.


Z1 Z5 Z2 LT Z3 EZ Z4

E. SHINGLE
A sustainable roof material suitable for certain types of development.


Z5 Z2 Z3 EZ Z4

F. FELT OR GLASS REINFORCED PLASTIC
Where a flat roof is unavoidable, felt or preferably Glass Reinforced Plastic can be used. The detailing of the roof edge should obscure the use of felt. This method can be used on the roof of bay windows. Polycarbonate may be an alternative.


Z5 Z2 LT Z3 EZ Z4

G. GREEN ROOF
Section 6.6
Section 6.8
See Sustainable Drainage

Z1 Z5 Z2 LT Z3 EZ Z4

6.15 LANDSCAPE MATERIALS

Materials should reflect their structural or functional role or historic use.

A. SANDSTONE

High quality sandstone paving in both flags and setts can be used in all zones. This material is the preferred surface in Z1, Z2 and LT for pavements. Colour and density should be chosen to express the natural variations in the material. Local stone should be specified in preference to imported natural materials.


Z1 Z2 LT Z3 EZ Z4

B. GRANITE

In Z1 and Z2 granite may be used for public realm schemes for both paving and kerbs. Shap granite, with its pink hue, is characteristic of the historic use of granite in Darlington and should be used appropriately.


Z1 Z2 LT

C. SCORIA BLOCKS

Usually found in back lanes and alleys these locally distinctive blocks are unsuitable in new surfaces. Their use should be limited to detailed inclusion in small areas alongside other materials.


D. CONCRETE COMPOSITE PAVERS

These can be specified in circumstances where SANDSTONE might be used, except in Z1 or when prescribed through specific area based design guidance.


Z2 LT Z3 EZ Z4

E. CONCRETE OR CLAY SETTS

Within developments and in the creation of the public realm, concrete or clay setts may be used. Shade and tone must be close to natural materials and they should not be used to create pictoral or geometric patterns from different colours. The use of PERMEABLE PAVING should also be explored.


Z2 LT Z3 EZ Z4

F. TARMAC

As a road and pavement material, tarmac may be used in all zones. Large expanses of tarmac will not be appropriate, particularly as the main material in public realm schemes without the use of other materials to add interest.


Z1 Z2 LT Z3 EZ Z4

G. COBBLES

In some contexts, cobbles are a locally distinctive floorspace material. Where used, level access should be provided across them to allow access for those with disabilities.


Z1 Z2 LT Z3 EZ Z4

Section 6.8

H. PERMEABLE PAVING

See Sustainable Drainage

Z1
Z2 LT
Z3 EZ
Z4

6.16 RAINWATER GOODS

A. MATERIALS

The use of plastic rainwater goods is permitted in all zones except Z1, in Conservation Areas or for Listed Buildings, where metal should be used.


Z1 Z5 Z2 LT Z3 EZ Z4

B. CROSS PAVEMENT DRAINAGE

Where rainwater is disposed of across the pavement, a covered channel should be used.


Z1 Z5 Z2 LT Z3 EZ Z4

C. DESIGN OF THE SYSTEM

Rainwater should not be disposed of onto lower roofs as this causes staining. Gutters should not pass dormer windows where they meet the eaves.

Z1 Z5 Z2 LT Z3 EZ Z4

Section 6.8

D. DESTINATION

Where possible rainwater should be disposed of separately or intercepted before being routed to a combined sewer. Sustainable drainage should be considered before other drainage.


Z1 Z5 Z2 LT Z3 EZ Z4

E. DECORATIVE

Rainwater goods can provide an opportunity for expression and innovative solutions are encouraged where appropriate following a design appraisal.


Z1 Z5 Z2 LT Z3 EZ Z4

6.17 VILLAGE SUMMARY

Within Zone 4, reflecting the individual design features in Darlington's villages the following design features will be appropriate to each village.

VILLAGES	OPENINGS		ROOFLINES		BOUNDARY TREATMENT				MATERIALS		
	Lintels	Soldier Courses	Dormers	Parapet Gables	Wall	Fence	Railings	Stone	Brick	Render	Paint/ Whitewash
Barmpton	•	•			•				•	•	
Bishopton		•			•				•	•	•
Brafferton	•			•	•						
Denton	•				•			•	•		•
Great Stainton	•	•			•				•	•	•
Heighington	•				•			•		•	•
High Coniscliffe	•				•			•	•	•	•
Hurworth	•	•	•		•		•		•	•	•
Hurworth Place	•	•		•	•		•		•	•	•
Killerby	•				•			•		•	•
Little Stainton		•			•			•	•	•	•
Low Coniscliffe	•	•			•			•	•	•	•
Merrybent					•						
Middleton One Row	•	•		•	•				•	•	•
Middleton St George	•		•		•				•	•	•
Oak Tree	•				•				•		
Neasham		•			•			•	•	•	•
Piercebridge	•				•	•		•		•	•
Redworth	•				•			•	•	•	•
Sadberge	•	•			•				•	•	•
Summerhouse	•				•			•			•

7 MONITORING AND REVIEW

[28]Planning and Compulsory Purchase Act 2004

7.1 Monitoring the provision of good quality design in new development will take place as part of the LDF Annual Monitoring Report required under the Planning and Compulsory Purchase Act 2004[28] and as required for the completion of other statistical returns. It will enable the Council to identify and monitor the number of developments that meet identified standards across the Borough.

7.2 Circumstances in which a review of this Design SPD will be considered include:

- The adoption of policies on design in the emerging Local Development Framework which have replaced the policies identified in 1.1.9 of this SPD; or
- There is a significant change in national legislation or planning guidance; or
- The Council considers that the Design SPD is insufficiently effective in delivering high quality design in new development.

7.3 The Council will engage with key stakeholders and the community in any review of the SPD, in accordance with the provisions set out in the Statement of Community Involvement[16].

APPENDIX 1: RELEVANT ADOPTED LOCAL DEVELOPMENT PLAN DESIGN POLICIES

Policy CS2: Achieving High Quality, Sustainable Design

High quality, safe, sustainable and inclusive design will be promoted in all new developments. All development proposals should:

(a) make efficient use of land, existing buildings and resources;

(b) reflect and/or enhance Darlington's distinctive natural, built and historic characteristics that positively contribute to the character of the local area and its sense of place;

(c) create a safe and secure environment that will incorporate the principles of Secured by Design;

(d) support inclusive communities, by providing links to existing networks to ensure safe, convenient and attractive access for pedestrians, cyclists, public transport users and for disabled people;

(e) easily connect to key social and community facilities and incorporate appropriate utilities provision, promoting sustainable neighbourhoods;

(f) incorporate measures to reduce carbon emissions, promote energy management and adapt to climate change through the use of sustainable design and construction techniques to meet the appropriate level of the national sustainable building standards or any successor:

Residential development 2013-2016

1 2013: Code for Sustainable Homes rating 4

2 2016: Code for Sustainable Homes rating 6

Non residential development

3 2010-2016: BREEAM 2008 standards 'very good-outstanding'

(g) create safe, attractive, functional and integrated outdoor spaces that complement the built form, relate well to the Borough's green infrastructure network, promote biodiversity and geological interests and incorporate public art; and

(h) provide vehicular access and parking suitable for its use and location, reflecting appropriate maximum parking standards set out in the Tees Valley Highway Design Guide.

Policy CS3: Promoting Renewable Energy

The development of renewable energy schemes, including microgeneration, together with any ancillary buildings and infrastructure, will be supported and considered in the context of sustainable development and climate change. Significant weight will be given to the wider environmental, economic and social benefits arising from renewable energy schemes whilst considering the anticipated effects, individually and cumulatively, upon:

(a) the surrounding natural, built, historic and cultural landscape and townscape including buildings, features, habitats and species of national and local importance; and/or

(b) residential amenity including visual intrusion, air, dust, noise, odour, traffic generation, recreation and access; and/or

(c) the operation of air traffic and radar systems.

Appropriate mitigation and/or compensation measures and monitoring to address any effects identified and considered will be required prior to any development proceeding.

On site provision of decentralised and renewable or low carbon sources of energy, including micro-generation will be required to achieve the following standards, unless it can be shown that it is not feasible or viable:

1. at least 20% of predicted energy supply in the strategic locations identified in Policy CS1 (except the Rest of the Urban Area);
2. at least 10% of predicted energy supply in major developments (including conversions) of 10 or more dwellings or 1000m2 non residential floorspace.

Where specific opportunities exist, development will be required to connect to existing biomass or combined heat and power installations or district heating schemes. Shared energy schemes within new or existing major or significant developments or schemes which could supply energy via a local private wire network or into the National Grid will be supported. Where it can be demonstrated that the required percentage of renewable energy supply cannot be delivered on site, a contribution to a carbon management fund will be required to be invested in off site renewable energy and/or energy efficiency projects in the Borough.

Policy CS4 Developer Contributions

Developer contributions will be negotiated to secure the necessary physical, social and environmental infrastructure required as a consequence of development. Developer contributions must be consistent with national planning guidance and appropriate to the type and scale of development and should mitigate any additional impacts the development will have on the locality.

The appropriate range and level of developer contributions sought will be assessed in a comprehensive manner, taking into account the viability of the development and any additional unforeseen costs associated with the development. Infrastructure provision will be sought, where appropriate, through the use of standard charges, tariffs and formula.

The provision of infrastructure will be linked directly to the phasing of development on land throughout the Borough to ensure that appropriate enabling infrastructure is delivered in line with future growth. Site related infrastructure will be prioritised to reflect the identified needs in that locality to include, but will not be limited to:

1. affordable housing provision;
2. early years, primary, secondary and tertiary education and extended services provision to serve new and existing communities;
3. provision and enhancement of multifunctional green infrastructure;
4. providing for and improving accessibility within the Borough by a variety of modes of sustainable transport;
5. provision, enhancement and management of protected and priority species and habitat networks;
6. employment skills and training opportunities as part of the construction of major new development;
7. road and highways improvements; and
8. utilities infrastructure including off site renewable energy projects

Developer contributions may be sought, where appropriate, from major developments to contribute to the delivery of strategic infrastructure to enable the cumulative impacts of developments to be managed in a sustainable and effective manner. These will include, but will not be limited to:

9. a carbon management fund to improve energy efficiency of existing development;
10. sport and recreation provision and enhancement;
11. improvements to the public realm and provision of public art; and
12. strategic road and highway improvements.

Infrastructure will, where necessary, be coordinated and delivered in partnership with other authorities and agencies.

Policy CS10: New Housing Development

Provision will be made for average annual net additions to the dwelling stock, for the years 2011-2026, as follows:

2011 - 2016: about 350

2016 - 2021: about 350

2021 - 2026: about 400

Land for new housing will be allocated in the following strategic locations, in accordance with the locational strategy set out in Policy CS1, with priority for delivery being the order and timing of delivery indicated below:

	Number of new dwellings (about)		
	2011-16	2016-21	2021-26
(a) Rest of Urban Area	0	600	450
(b) Town Centre Fringe	0	200	450
(c) North Western Urban Fringe	0	150	550
(d) Eastern Urban Fringe	0	0	150

This new land is in addition to housing development in the following locations that is expected to be met through existing commitments:

	Number of new dwellings (about)		
	2011-16	2016-21	2021-26
(i) Rest of Urban Area	900	120	0
(ii) Central Park	205	340	0
(iii) Lingfield Point	320	400	400
(iv) West Park	350	50	0
(v) Others	230	35	0

Where housing delivery does not come forward as envisaged, housing delivery will be maintained by bringing forward development in the next priority location, as outlined in (a) to (d) above, where suitable, available and deliverable sites have been identified, where it does not undermine the Council's key regeneration objectives, and so as to contribute, as far as possible, to meeting the national minimum target for 60% of new housing to be on previously developed land.

Where the strategy outlined above is delivering 80% or less of the average annual net additions to existing stock required, windfall housing development in appropriate locations at the urban fringe, and then within or adjacent to the larger villages, may be permitted, provided that early delivery of such development is secured by planning conditions and/or such other arrangements as may be agreed with the applicants.

Average housing density on new developments will be expected to achieve 30-50 dwellings per hectare across the Borough overall. Higher densities will be encouraged within and on the fringe of Darlington town centre, around North Road railway station, around district and local centres identified in Policy CS9, and along the key public transport corridors, identified in Policy CS19.

Policy CS11: Meeting Housing Needs

New housing and the conversion and adaptation of existing dwellings will be required to contribute to achieving an overall balanced housing stock that better meets local needs and aspirations, particularly the needs of an ageing population and increasing affordable housing provision.

A target of at least 35 additional affordable houses per annum has been set for the period 2011-2016 and a

target of at least 50 per annum thereafter.

All developments of 15 dwellings (or 0.5ha) or more within the main urban area and 5 dwellings (or 0.2ha) or more outside of it will be required to provide, or contribute towards the provision of, an appropriate mix of housing to meet identified needs. The mix should include:

- Up to 30% affordable housing;
- Housing for people with disabilities;
- Housing for older people, including housing capable of being readily adapted to meet a range of needs;
- Detached family housing containing four or more bedrooms in all appropriate locations.

The amount and exact mix of provision will be negotiated with developers on the basis of up-to-date evidence of housing needs and aspirations, the size, type and tenure of the existing and committed stock and development viability. Exceptionally, where it is not appropriate to make provision on-site, developers will be expected to enter into a Section 106 agreement to enable the equivalent value of off-site provision to be secured. At the strategic locations (b), (c) and (d) listed in CS10, the percentage of affordable housing required will be set out in the housing allocation policy of the Making Places and Accommodating Growth Development Plan Document.

Policy CS12: Existing Housing

The Council will continue to work towards achieving and maintaining a maximum of 3% of vacancies in the existing housing stock. It will do this by:

(i) supporting the regeneration and improvement of existing housing areas, particularly within North Road, Northgate, Central, Bank Top, Park East, Cockerton West and Haughton East wards;

(ii) giving priority to repairing, adapting or remodelling existing housing, particularly to improve energy efficiency and to ensure public housing meets the 'Darlington Standard', where this is financially viable. Estate layouts and the local environment will also be enhanced where appropriate. Exceptionally, selective demolition and redevelopment may form part of a housing regeneration strategy, where:

(a) there is evidence of sustained low demand and obsolescence; and

(b) it would prevent further decline; and

(c) repair, adaptation and remodelling have been considered and demonstrated to be economically unviable or unsustainable; and

(d) it diversifies existing housing tenure in the neighbourhood; and

(e) it accords with the overall planning framework for the area.

Policy CS13: Accommodating Travelling Groups

Provision will be made for travelling groups at the existing sites of Honeypot Lane, Neasham Road, and other small sites within the Borough. Where required, additional sites for Gypsies and Travellers and Travelling Showpeople will be allocated in accordance with the following criteria, which will also be the basis for determination of windfall sites, ensuring that sites:

a) have appropriate access and are in a sustainable location for schools, shops, employment opportunities and other local facilities and services; and

b) are located and designed so as not to have an unacceptable negative impact on existing residential amenity or existing landscape character; and

c) are appropriate to provide a safe and healthy environment for residents; and

d) are located in areas not at risk from flooding; and

e) are located and designed so as not to have a significant negative impact on the natural, archaeological or historic environment.

Preference will be given firstly to locations within and then adjacent to existing settlements, and then to the re-use of brownfield land in other locations.

Policy CS14: Promoting Local Character and Distinctiveness

The distinctive character of the Borough's built, historic, natural and environmental townscapes, landscapes and strong sense of place will be protected and, where appropriate, enhanced by:

A. Protecting and improving the distinctive character of Darlington town centre, the main urban area and the countryside including:

1. the character and appearance of the central area skyline such as the landmarks of the Market and Station clock towers, St Cuthbert's spire and St John's Tower;
2. the tree canopy skyline, such as in the south west of the main urban area;
3. views along the approaches to the urban area, such as along Grange Road, Coniscliffe Road and Staindrop Road/Woodland Road;

B. Protecting and enhancing the separation and the intrinsic qualities of the openness between settlements and between the main urban area's different neighbourhoods including:

4. The strategic corridors:

i) River Tees;

ii) River Skerne;

(iii) River Skerne Corridor to West Park;

(iv) Darlington, Middleton St George, A66/A67 Corridor to Stockton;

5. The green wedges at Cocker Beck, Blackwell/Skerne Park and Haughton/Red Hall;
6. The green corridors of Staindrop Road and the Denes, Firthmoor and McMullen Road, the Stockton and Darlington railway trackbed, the Faverdale Black path and Barnard Castle railway trackbed and Baydale Beck;
7. The appearance and environmental value of Grade 1, 2, 3 agricultural land;

C. Protecting and enhancing the distinct landscape character of:

8. Tees Lowlands;
9. Durham Magnesian limestone plateau;
10. Durham Coalfield Pennine Fringe;

D. Protecting and enhancing the quality of the wide views of the North York Moors, upland Dales and the villages across the Tees Valley;

E. Protecting, enhancing and promoting the quality and integrity of Darlington's distinctive designated national or nationally significant built heritage and archaeology as well as:

11. buildings, their settings and features of historic and archaeological local importance in Conservation Areas;
12. buildings, features and landmarks on the local list;
13. buildings and features that reflect Darlington's railway, industrial and Quaker heritage; and
14. buildings on the local 'at risk' register.

Policy CS15: Protecting and Enhancing Biodiversity and Geodiversity

The protection, restoration, extension and management of the Borough's biodiversity and geological network will be delivered to help achieve the target level of priority habitats and species set out in the UK and Durham Biodiversity Action Plans by:

1. conserving, restoring and enhancing the condition of sites and areas identified as having high biodiversity and geodiversity value including:

(a) Strategic wildlife corridors, for example along the River Tees and River Skerne;

(b) Local Nature Reserves;

(c) Local Wildlife Sites.

2. ensuring that new development would not result in any net loss of existing biodiversity value by protecting and enhancing the priority habitats, biodiversity features and the geological network through the design of new development, including public and private spaces and landscaping;
3. restricting or managing access and use where appropriate, to conserve an area's existing biodiversity value whilst enhancing biodiversity along access corridors and linking habitat networks with high biodiversity and geodiversity value;
4. protecting and enhancing healthy ancient woodland, mature trees, street trees, hedgerows and community forestry; and
5. protecting and improving watercourses, buffer strips and wetland, incorporating integrated surface water management and flood water storage, where appropriate.

Policy CS16: Protecting Environmental Resources, Human Health and Safety

New development should protect and, where possible, improve environmental resources, whilst ensuring there is no detrimental impact on the environment, general amenity and the health and safety of the community. Development which may have an adverse impact on environmental resources should be avoided. Exceptionally, development may be permitted to promote regeneration or provide for essential infrastructure. In these cases, it should comply with national planning guidance and statutory environmental quality standards for:

(a) areas at risk from river flooding along the main rivers of the River Tees, River Skerne and Cocker Beck, and the ordinary watercourses of Neasham Stell, Baydale Beck and West Beck;

(b) areas at risk from surface water run off, groundwater, mine water and sewer flooding;

New development will be focussed on areas of low flood risk, that is Flood Zone 1, as identified by the Borough's Strategic Flood Risk Assessment. In considering development on sites in higher flood risk areas, the Sequential and Exception Tests must be passed and the sequential approach applied on site.

To reduce the impact of fluvial and surface water flood risk in the Town Centre Fringe a strategic flood risk management scheme will be required setting out appropriate sustainable mitigation measures. Flood storage compensation, restoration of the natural floodplain, the creation of a green corridor next to the River Skerne, flood resilience and resistance measures will all be required.

(c) air, land, light or noise pollution;

(d) contaminated land and unstable land; and

(e) water quality of the River Tees, River Skerne and Cocker Beck and other water courses and the Magnesian Limestone Aquifer.

Development proposals must include an assessment appropriate to the type and extent of impact and any associated risks to the satisfaction of the relevant environmental body. Proposals will only be permitted where the impact and risks are, or can be mitigated appropriately for the proposed use.

Policy CS17: Delivering a Multifunctional Green Infrastructure Network

The green infrastructure network will be protected and, where appropriate, enhanced and extended to provide a quality, accessible and safe network of well connected, multifunctional green spaces to meet the formal and informal recreation needs of the community, help reduce health inequalities and enhance the visual amenity, biodiversity, landscape and historic character of the Borough. This network will include:

a) Strategic corridors that have been identified in the Tees Valley Green Infrastructure Strategy:

(i) River Tees;

(ii) River Skerne;

(iii) River Skerne Corridor to West Park;

(iv) Darlington, Middleton St George, A66/A67 Corridor to Stockton;

b) Green wedges at Cocker Beck, Blackwell/Skerne Park and Haughton/Red Hall;

c) Locally Important Open Spaces that have been identified in the Open Space Strategy;

d) Ornamental parklands such as Newbus Grange and Neasham Hall;

e) Community forestry at South Burdon, Skerningham and Merrybent;

f) Strategic Countryside site at Skerningham;

g) Allotments;

h) Urban fringe;

i) Grade 1, 2, 3 agricultural land;

j) The Rights of Way network; and

k) Open countryside.

The loss of any part of the green infrastructure network will only be considered in exceptional circumstances for the provision of essential infrastructure or where it has been demonstrated that the site no longer has any value to the community in terms of access and usage, is not required to perform an alternative green infrastructure function, is not required to meet a shortfall in the provision of that open space type or another open space type, and an alternative equivalent or better space in terms of quality, quantity, accessibility, biodiversity, flood storage, attractiveness and functionality is available.

Policy CS19: Improving Transport Infrastructure and Creating a Sustainable Transport Network

The Council and its partners will work together, where appropriate with the aid of developer contributions, to make the best use of and improve existing transport infrastructure within and connecting to the Borough, having considered first solutions to transport problems that are based on better management and the provision and promotion of sustainable forms of travel.

For the road network this will be by:

(a) mitigating against congestion at pinch points and continuing to actively manage roads that are under its control as local highway authority;

(b) working with the Highways Agency to ensure the safe and efficient operation of the strategic road network; and,

(c) providing new local access roads to open up the broad locations for development identified in this Core Strategy.

Specific priorities for the road network will be:

(i) carrying out improvements at problem points, such as the North Road / Whessoe Road junction;

(ii) protecting and promoting the urban radial routes of North Road, Haughton Road, Woodland Road and Yarm Road as key public transport corridors, and Coniscliffe Road, the Darlington Eastern Transport Corridor and Grange Road as secondary public transport corridors;

(iii) as required to meet the needs of new development, upgrade the capacity of the A66(T) to the east and south of the town by junction improvements.

For the rail-based transport network this will be by:

(d) in the short term (up to 2016), providing new stopping facilities for rail services to the east of Bank Top railway station and serving Durham Tees Valley Airport;

(e) in the longer term (up to 2026), investigating the extension of light rail services through Central Park to Darlington town centre, and an additional halt at Morton Palms employment area; and,

(f) in the short term (up to 2016), to integrate rail with all other transport modes, particularly in the corridor between Bank Top railway station, the town centre and Central Park, and at North Road railway station.

For cycling, walking and other public transport this will be by:

(g) improving accessibility for all to employment, education, health, recreation, leisure and shopping facilities, particularly fresh food shops, including links between villages and between villages and the town;

(h) improving local connections across busy transport corridors which act as barriers to local access, including reducing the barrier effect of the A66 for non-motorised users in conjunction with the Highways Agency;

(j) facilitating the development and implementation of school, workplace, residential and railway station travel plans;

(k) improving public rights of way and links to long distance footpaths; and,

(l) improving cycle routes and ancillary infrastructure as part of the national, regional or local cycle network.

Specific priorities for cycling, walking and public transport will be:

(iv) in the short term (up to 2016), improving pedestrian and cycle links between the town and the villages, including crossing the A66 and A1;

(v) in the short term (up to 2016), improving routes for all road users from the town to south-west Durham, other parts of the Tees Valley and North Yorkshire;

(vi) in the short-to-medium term (up to 2021), improving local accessibility to schools, workplaces, centres and neighbourhood facilities and other destination points;

(vii) in the short-to-medium term (up to 2021), improving connectivity across the inner ring road between the town centre and the Town Centre Fringe.

Throughout the plan period, the needs of disabled people will be considered in the design and implementation of the transport system and works will be undertaken to ensure that the Borough's transport infrastructure remains effective as the climate changes.

'SAVED' BOROUGH OF DARLINGTON LOCAL PLAN DESIGN POLICIES

Relevant to All Development

POLICY E14 - Landscaping of Development

Proposals for development will be required to incorporate appropriate hard and soft landscaping which has regard to the setting of the development in its form, design and plant species, and which enhances the appearance of the development and its setting. Off site planting will be sought by negotiation where the Council considers that this would help to integrate the development into its setting.

Criteria Based Policies

POLICY E8 - The Area of High Landscape Value

The Council will give special attention to conserving landscape character and quality within the area of high landscape value in the Tees Valley and the west of the Borough. Development which is acceptable in principle under Policy E2 and development on the edges of built up areas within and adjacent to the area of high landscape value, will be permitted if it is of a high standard of design reflecting the scale and traditional character of buildings in the area and does not detract from the high landscape quality. Essential infrastructure development which cannot meet these design requirements should be designed to ensure that any detrimental impact on the character of the area of high landscape value is minimised.

POLICY E9 - Protection of Parklands

Development affecting the parks and gardens of landscape or historic interest listed below will not be permitted where it detracts from their character or appearance or prejudices either the survival or reinstatement of historic features including designed plantations. Planning permission, if granted, will be subject to conditions aimed to ensure that such features are taken into account in the design and implementation of the required landscape works. Where parkland is in more than one ownership, the Council will encourage owners to cooperate so that such landscape works, whether on or off the application site, contribute to the safeguarding or rehabilitation of the designed landscape in its entirety.

1. South Park, Darlington;

2. North Lodge Park, Darlington;
3. Blackwell Grange, Darlington;
4. Rockcliffe Park, Hurworth;
5. Middleton Hall, Middleton St George;
6. Walworth Castle;
7. Redworth Hall;
8. Hall Garth, Coatham Mundeville;
9. Newbus Grange, Hurworth;
10. Neasham Hall

POLICY E12 - Trees and Development

Development proposals will be required to take full account of trees, woodlands, and hedgerows on and adjacent to the site. The layout and design of the development should wherever possible avoid the need to remove trees and hedgerows and provide for their successful retention and protection during development. Where removal is unavoidable, any required landscape works should be so designed as to compensate, on or off the development site, for the loss to the amenity of the area. Development which would harm materially any area of ancient woodland protected under Policy E20 will not be permitted.

POLICY E38 - Alterations to Business Premises

Alterations to retail and business premises, including the installation of shopfronts, security measures and signing will be permitted if there would be no material adverse effect on the character and appearance of the building, or of the street scene in which the building is located. Proposals will be assessed against the following criteria:

1. Existing shopfronts which contribute to the character of the building or streetscene should be retained and restored rather than being replaced;
2. New shopfronts or alterations to existing shopfronts should respect the scale, proportions and character of the building and of neighbouring buildings and shopfronts;
3. Security measures which are integral elements of the overall shopfront design, including stallrisers and specialist glazing, will be preferred;
4. If further security measures are essential, grilles or lattice shutters with housings integrated into the shopfront design will be preferred to solid shutters;
5. Signing should be coordinated and be an integral part of the overall shopfront design.

POLICY E42 - Street Furniture

The Council will encourage proposals for items of street furniture which minimise adverse impact on their surroundings with particular regard to numbers, siting and appearance. Proposals which would detract from the character or appearance of listed buildings, conservation areas and the countryside, be detrimental to residential amenity or interfere with pedestrian flows will be discouraged, and, where subject to planning control, will not be permitted. The Council will encourage the planned coordination of street furniture where concentrations occur, and the removal of inappropriate existing items. Items of historical interest should be retained where possible.

POLICY H7 - Areas of Housing Development Restraint

In the countryside, outside the development limits, new residential development will be permitted where:

1. It is essential for the proper functioning of a farm or forestry enterprise for a farm or forestry worker to live at or in the immediate vicinity of his/her place of work; or
2. It involves the conversion of an existing structurally sound building without adversely affecting its character or that of its setting; or

3. It involves the subdivision of an existing residential building; or
4. It extends an existing residential building without materially detracting from its character or that of its setting.

POLICY H12 - Alterations and Extensions to Existing Dwellings

Alterations and extensions to existing dwellings will be permitted provided that:

1. They are in keeping with the character, design and external appearance of the property;
2. They are in keeping with the streetscene and surrounding area;
3. They maintain adequate daylight entering the principal rooms of nearby buildings;
4. They maintain adequate privacy in the rooms, gardens and other outdoor areas of nearby buildings;
5. They are not overbearing when viewed from neighbouring properties; and,
6. They maintain adequate garaging or car parking and other external space within the curtilage.

POLICY H13 – Backland Development

Permission will not be granted for residential backland development which unacceptably conflicts with:

1. The free and safe flow of traffic;
2. The privacy and quiet enjoyment of neighbouring dwellings and gardens in general, and of dwellings which adjoin any proposed accessway in particular; or
3. The scale and character of the surrounding neighbourhood.

POLICY EP6 - Prestige Employment

The following areas of employment land will normally only be developed for prestige employment sites:

1. Yarm Road Industrial Area;
2. Faverdale Industrial Area;
3. Heighington Lane Business Park Extension.

Development will normally be required to achieve a high standard of design and landscaping. Only use classes B1, B2 and exceptionally B8 will be considered.

APPENDIX 2 REFERENCE LIST

Government Guidance

www.communities.gov.uk
Planning Policy Statement 1 (PPS1): Sustainable Development, ODPM, 2005
Planning Policy Statement 1 (PPS1) Supplement: Planning and Climate Change, DCLG, 2007
Planning Policy Statement 3 (PPS3): Housing, DCLG, 2010
Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Growth, DCLG, 2009
Planning Policy Statement 5 (PPS5) Practice Guide: Planning for the Historic Environment, DCLG, 2010
Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas, ODPM, 2004
Planning Policy Statement 9 (PPS9): Biodiversity and Geological Conservation, ODPM, 2005
Planning Policy Guidance 14 (PPG14): Development on Unstable Land, DoE, 1990
Planning Policy Guidance 17 (PPG17): Open Space, Sport and Recreation, DETR, 2001
Planning Policy Statement 25 (PPS25): Development and Flood Risk, DCLG, 2010
Code for Sustainable Homes, DCLG, 2008
By Design, DETR, 2000
Safer Places, ODPM, 2004
Safer Places: A Counter Terrorism Supplement (Consultation), Home Office, 2009
Design for Play: A guide to creating successful play spaces, DCSF, 2008
Preparing Design Codes: A Practice Manual, DCLG, 2006
Building a Local Sense of Belonging, DCLG, 2009

www.dft.gov.uk
Manual for Streets, DfT, 2007
Guidance on Transport Assessment, DfT/CLG, 2007
Inclusive Mobility, DfT, 2002

Regional Guidance

Regional Spatial Strategy for the North East, North East Assembly, 2008

Sub Regional Guidance

Tees Valley Car Parking Standards, Tees Valley Authorities, 2008
Building in Sustainability: A Guide to Sustainable Construction and development in the North East, Durham County Council
Tees Valley Highways Design Guide and Specification: Residential and Industrial Estates Development, Tees Valley authorities

Local Plans and Strategies:

www.darlington.gov.uk/planningpolicy
Darlington Local Development Framework Core Strategy, DBC, 2011
Borough of Darlington Local Plan, DBC, 1997
Darlington Open Space Strategy, DBC, 2007
Darlington Affordable Housing Supplementary Planning Document, DBC, 2007
Darlington Rights of Way Improvement Plan, Bowles Limited, 2007
Town Centre Conservation Area Character Appraisal, DBC, 2010
West End Conservation Area Character Appraisal, DBC, 2010
Middleton One Row Conservation Area Character Appraisal, DBC, 2010
Coatham Mundeville Conservation Area Character Appraisal, DBC, 2009
Denton Conservation Area Character Appraisal, DBC, 2008
Bishopton Conservation Area Character Appraisal, DBC, 2008
Northgate Conservation Area Character Appraisal, DBC, 2007
Victoria Embankment Conservation Area Character Appraisal, DBC, 2007
Cockerton Conservation Area Character Appraisal, DBC, 2006

Piercebridge Conservation Area Character Appraisal, DBC, 2006
One Darlington Perfectly Placed, Darlington Partnership, 2008
Darlington Climate Change Strategy, Darlington Partnership, 2006
Darlington Strategic Flood Risk Assessment Level 1, JBA, 2009

Other Organisations' Guidance

www.cabe.org.uk
Building for Life, CABE, 2008
Promoting Better Public Space Design, CABE Space, 2007
Design and Quality Standards, Housing Corporation, 2007 www.housingcorp.gov.uk
Building in Context, English Heritage, 2007
Shared Interests, English Heritage, 2009

Reducing mobility handicaps: towards a barrier-free environment, Institution of Highways and Transportation, 1991
www.securedbydesign.com
www.breeam.org
www.environment-agency.gov.uk
www.ciria.org
www.nwl.co.uk
www.energysavingtrust.org.uk
www.saferparking.co.uk

APPENDIX 3 MATERIAL AND INFORMATION REQUIRED TO BE SUBMITTED WITH FULL OR RESERVED MATTERS PLANNING APPLICATIONS

The promotion of sustainable design as a key planning principle suggests that sustainability issues should form part of the Design and Access Statement rather than forming a separate statement. Most applications, (excluding householder, change of use, tree and advertisement applications) will be required to produce a Design and Access statement incorporating the Sustainability Statement. All parts of the statement should be considered together and prepared when carrying out the detailed design analysis at pre-application stage.

The length of the Design and Access Statement will be dependent on the size, complexity and the significance of the site being developed. The Statement should be concise, clear and easy to read. Jargon should be avoided. Visual aids are a useful tool and could take the form of plans, illustrations or photos.

Design and Access Statement

This statement should explain how the designer has considered the site, and explain how their proposal is the best response to the site's constraints and the principles of this document. The following must be considered:

Use What buildings and spaces will be used for

Amount How much would be built on the site

Layout How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site

Scale How big the buildings and spaces would be (their height, width and length)

Landscaping How open spaces will be treated to enhance and protect the character of place

Appearance What the building and spaces will look like, including building materials and architectural details

Access Vehicular and transport links: why the access points and routes have been chosen, how the pedestrian and cycle network have been integrated and how the site responds to road layout and public transport provision

Inclusive access: how everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping

Sustainability Code for Sustainable Homes/BREEAM standards: illustrate how the appropriate standard has been met. Key issues include:

- Reuse of land and buildings
- Maximising the use of natural systems
- Conserving energy, materials and water resources
- Reducing the impacts of noise, pollution and microclimate effects
- Ensuring developments are comfortable and secure
- Conserving and enhancing the natural environment and biodiversity
- Promoting sustainable waste
- Promoting sustainable construction

Renewable energy standard: the renewable energy matrix (see **APPENDIX 5**) should be completed showing how the appropriate percentage target has been met. It should not describe what different

technologies could be used but rather should explain the chosen technologies that will be used and how they will be incorporated into the design.

Failure to provide this information may delay the determination of the application, or the completion of any legal agreement.

Further details of information to be submitted with a planning application can be found on the local validation list on the Council's website www.darlington.gov.uk/planning

APPENDIX 4 ARCHITECTURAL GLOSSARY

Arcade	A covered walkway or passage
Argon filled low emission double glazing	Thinly coated window with two layers (panes or glazing) of glass separated by an air space which reradiates and allows the sun's heat to pass through but reduces heat loss from the building.
Atrium	Large open space, several storeys high, with a large glazed roof or large windows, often situated in commercial buildings behind the main entrance to create feeling of space and light.
Bargeboard	Boards fastened to the projecting gable of a roof to hide and protect the end of roof timbers.
Bat roost	Place where a bat lives, either natural or man made bat box
Brick bonds	A row of bricks consisting of alternate courses of headers and stretchers
Brise soleil	Permanent sun shading techniques; typically a horizontal projection extending from the sun side of a building to prevent overheating
Canopy	Projection that provides shade, shelter and decoration usually over a door or window
Cladding	Covering applied to outside of building for aesthetic or protective purposes, can be in panels
Coping Stone	A finishing or protective stone, flat or sloping that form the top of an exterior wall or building
Corbel	Projecting block, usually stone to carry weight above, can be plain or decorated adding detailing to a building
Dentil course	A small block, repeatedly used in moulding, usually at the end of rafters
Duct	A round or rectangular tube, constructed of sheet metal, fibreglass board or a flexible plastic-and-wire mix located within a wall, floor, and ceiling that distributes heated or cooled air in buildings
Eaves	Underside of a sloping roof overhanging a wall
Embodied Energy	Total amount of available energy that was used to make a product
Entablature	Mouldings which lie horizontally above columns, usually above a door or entrance
External blind	Fixed to the outside of a building, protect against direct sunlight and prevent buildings from overheating
Faience	Glazed ceramics, in a variety of colours used in walls and can provide ornamental detail
Flue	Duct, pipe or chimney to take gas from a fireplace, water heater, boiler or generator outside
Forecourt	Open area in front of a building's entrance
Fossil insulation	Combination of manmade and fossilised vegetable matter includes polystyrene and polyurethane foam
Framed building	A building with its structure made from metal, reinforced concrete or timber, usually covered in cladding or infilled with brick, wattle and daub
Frontage	The full length of a plot of land or a building measured alongside the road onto which the plot or building fronts
Gable	Portion of walls between the lines of sloping roof

Glass reinforced plastic	A plastic material strengthened by glass fibres used as roof material, door surrounds, canopies
Hipped roof	Gentle sloping roof where all sides slope down to the walls
Kneeler	Block of stone at the top of a wall to finish the eaves of a parapet
Lintel	A horizontal beam supporting the wall above a window or door opening, can be made of wood, stone, steel or concrete
Living walls	Wall either free standing or part of a building that is partially or completely covered with vegetation
Louvre	Window, blind or shutter with horizontal slats that are angled to let in light and air but keep out rain, direct sunshine and noise. Can be used externally as on modern shutters buildings
Natural ventilation	Created by the difference in the distribution of air pressure around a building as a result of gravity and wind pressure affecting the airflow. See Stack effect
Natural ventilation cowl	Covering used to increase the draft in a duct and prevent backflow, usually hood shaped
Organic insulation	Made from natural vegetation, generally from renewable materials like cork, expanded rubber, wood fibre, help, sheep's wool, old newspaper
Parapet	Wall like structure at the edge of a roof, terrace or balcony. It can extend above a roof, with the wall continuing above the line of the roof protection or to control the amount of light and heat entering windows
Potable water	Water that is sufficiently high quality that can be drunk or used without risk or harm, such as drinking water
Perimeter Intrusion Detection systems	Electronic surveillance system including alarms, CCTV, laser technology, motion sensors
Piano Nobile	Main floor of a house which contains the principal rooms, given added emphasis by having a ground floor or basement and minor floors above
Pitched roof	Roof structure where the roof leans to one side of the house, with the rafters connected to the highest wall, inclined to the lower wall, which forms the pitch
Polycarbonate	Plastic coating which can be used for roof materials
Profiled steel	Steel moulded into sheets or corrugated sheets, usually for roofs or industrial walls for warehouses
Protected glazing	Blast resistant glass which is laminated
Protected spaces	In sensitive developments located above ground or first floor surrounded by blast-resistant partitions, full-height masonry or concrete walls, away from windows, external doors and walls, stairwells, lift shafts and the area in between the building's perimeter and the first line of supporting columns
Render	Building material used as a coating for walls
Roof overhangs	Exterior roof overhangs provide shade for south facing parts of buildings like windows, doors, and walls. May be solid, louvered, vegetation-supporting and may be fixed, operable, and/or removable
Rooftop vents	A stationary or rotating vent usually made of galvanized steel, or polypropylene
Roof verge	Open edge of a roof where it meets a gable wall
Sedum matting	Living carpet for green roofs
Setback	Making upper storeys of a building further back than the lower ones for aesthetic, structural or land use restriction reasons

Setts	Blocks of stone or landscape materials
Shap granite	Pale pink rock
Soldier courses	A course of bricks laid with the long side upright, usually above a window
Solar harvesting	Using energy from the sun as energy or lighting in new development
Stack effect	Where inside and outside temperatures are different warmer indoor air rises and escapes the building at higher level while colder, denser air from the exterior enters the building at the lower level.
Stall risers	The panel below the cill in a shopfront
Tactile Paving	Textured paving used on footpaths to assist disabled persons, particularly at crossing points or to identify change from footpath to cyclepath
Timber cladding	Use of long thin overlapping timber boards that cover the outside wall of a building
Unfinished concrete	Concrete that has been left roughly finished after pouring and exposed
Upstand	Raised masonry to a gable wall or parapet

APPENDIX 5 RENEWABLE ENERGY MATRIX

Developers or housebuilders should use the following approach to demonstrate how their development proposals meet the requirements for sustainable energy:

1. Calculate the predicted energy supply

This is the total baseline energy (electrical and heating) that would be consumed by the development when occupied per year, built to current Part L Building Regulations minimum requirements. There are a number of tools that can be used to calculate the regulated energy baseline including the National Home Energy Rating (NEHR) for residential development and Energy Consumption Guide ECON 19 for non residential development.

These do not include calculations for unregulated energy (cooking, appliance, outdoor lighting). Based on the BREDEM 12 (the BRT domestic energy model) used for estimating the energy consumption in dwellings for space heating, water heating, lighting and electrical appliances, and cooking an additional 20% should be added to account for the excluded items.

2. Describe the measures that are proposed to achieve design for energy efficiency

This should include all measures proposed to meet the appropriate Code for Sustainable Homes/BREEAM level.

3. Calculate the actual predicted energy consumption

This is the predicted energy consumption of the development after deducting the energy efficiency measures. For CSH3 that would be 25% and in 2013 for CSH4 it would be 44%. While for CSH 5 and 6 there is 100% improvement above Part L this does not include unregulated energy use.

Figures should be provided for the annual predicted energy demand for:

Heating (and where proposed cooling)

Hot water

Lighting

Electrical appliances

Energy figures should be expressed in KWh/year

4. Calculate the appropriate amount of renewable energy to be generated

This will need to be at least 10% for major developments and the Rest Of the Urban Area strategic location. Each site within each of the following strategic locations: the Town Centre, Town Centre Fringe, Central Park, North Western Urban Fringe, Eastern Urban Fringe and Durham Tees Valley Airport will contribute towards the overall minimum target of 20% for each broad location. The percentage target for each site within these locations will be set out in the Making Places/Accommodating Growth DPD.

5. Decide what measures will be used to generate the renewable energy

A range of options must be considered to demonstrate the viability of the chosen solution. Viability considerations include solar orientation, solar and wind resource, supplies of fuel (for biomass), visual impact and installation and running costs.

6. Complete the renewable energy matrix

A copy is overleaf or can be viewed or downloaded from the Council's website www.darlington.gov.uk/planningpolicy. This should be submited with the Design and Access Statement as part of a planning application.

Renewable Energy Matrix

				Predicted annual delivered energy requirements for:				Total predicted energy consumption
				Space Heating	Water Heating	Lighting		
Type of Fuel (delete as appropriate)				Gas/Elec	Gas/Elec	Elec		
Units		No. units/sqm floorspace						
Source of energy consumption on the development site	Building type 1		kWh/yr					
	Building type 2		kWh/yr					
	Building type 3		kWh/yr					
	Add lines as needed							
	SITE TOTAL (Baseline)		kWh/yr **(1)**	**(1)** + (1) x 0.2 = **(2)**				**(1)**
	Add 20% for unregulated energy e.g. appliances			**(1) x 20/100 + (1) = (2)**				**(2)**
	Deduct 25% for energy efficiency*			**(2)** – (2) x 0.25 = (3)				**(3)**
	10% Requirement **(3)**			**(3)*** 0.1 = (4)				**(4)**

Renewable Energy	Proposed Technology	Amount proposed (e.g 4x solar thermal panels at 2m² each)	Annual energy proposed from renewable technology (kWh/yr) (5)	At least 10% from renewable technology This should be more than (4)
			(5)	

*This is the predicted energy consumption of the development after deducting the energy efficiency measures at CSH3. This matrix will be updated from 2013 to be 44%.

The matrix may be revised to reflect any changes to national guidance or Building Regulations.

APPENDIX 6 INFORMATION REQUIRED FOR ASSESSING FINANCIAL VIABILITY

Where a developer considers that there are exceptional unforeseen costs (in addition to foreseeable costs like highways works, remediating contamination, known flood mitigation, piling, demolition, planning obligations) that together with the provision of on site renewable and decentralised or low carbon energy provision would make a proposed scheme unviable, the onus will be on the developer to clearly demonstrate this.

The developer will be expected to provide sufficient appropriate financial evidence to enable the Council through its Viability Assessment Model or an independent consultant, chosen by the Council, but paid for by the developer, to assess the information and provide the Council with an interpretative report, capable of publication, indicating whether the costs attributed are reasonable. The financial evidence should contain calculations of the main factors in sufficient detail for viability to be properly assessed, including the expected profit margins for the developer.

Information provided should make it clear how the value and percentages have been reached but the format is left to the developer. Developers are encouraged to complete the sheet overleaf though for exceptional costs such as ground conditions, asbestos etc as these will need to be quantified by an independent professional report.

Failure to provide this information may delay the determination of the application, or the completion of any legal agreement.

Economic Viability Test

APPRAISAL SUMMARY			
	Gross Development Value	**Gross Development Costs**	**Net Development Value**
GROSS DEVELOPMENT VALUE	**£**		
Unit numbers and sizes (bedrooms/sqm)			
Unit mix (detached, semis, flats/ B1, B2, B8			
Unit price/rental value			
GROSS DEVELOPMENT COSTS		**£**	
Site Acquisition Costs			
Legal fees			
Agent Fees			
Stamp duty			
Price paid for land			
Construction Costs			
Construction			
Contingency costs			
Infrastructure costs			
Professional Fees			
Abnormal costs - specify			
Planning obligation costs (not included above)			
Disposal Costs			
Sales/Letting Fees			
Legal Fees			
Marketing Fees			
Finance			
Land			
Construction			
Total Finance Cost			
Profit			
BALANCE			**£**

NOTES

Darlington Borough Council July 2011

DARLINGTON BOROUGH COUNCIL

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