neighbourhoods for living

A GUIDE FOR RESIDENTIAL DESIGN IN LEEDS

WHY HAS THIS GUIDE BEEN PRODUCED?

Much recent guidance has been produced on design at national level. This guide seeks to supplement that and provide support for the Unitary Development Plan. The guide specifically provides further clarity for developers and designers in Leeds regarding:

- the themes and principles of residential design

- the character and essence of Leeds

- submission requirements and analysis based process.

WHO IS THE GUIDE FOR?

It is expected that this guide will be of value to a variety of groups:

- **developers** - to improve the quality and choice of housing in Leeds, to appoint full design teams capable of exploring and responding to the complete range of issues, to address the need for local facilities in development

- **design teams** - to provide improved design of houses, streets, spaces and local facilities in Leeds District (Architects, Landscape Architects, Highways Engineers, Urban Designers, Mechanical/Electrical Engineers, Structural Engineers, Surveyors, Drainage Engineers, Public Art consultants, Planners, Ecologists etc.) - to provide background for the broad inter-disciplinary and sustainable approach to design

- **local amenity societies and community groups** - to encourage local character analyses to contribute to future development (residential area character appraisals and Village Design Statements)

- **businesses** - to consider the context and 'catchment' of housing and the value of facilities and services associated with housing areas

- **politicians and other representatives of the community** - to assess the characteristics and enhancements (especially of spaces and facilities) needed to improve a neighbourhood

- **general public** - to stimulate interest in the evolving and improving attitude to the home and the neighbourhood, and to engender a sense of ownership beyond the house to the streets and spaces of the places people live

- **students** - individual design/development disciplines may find the guide useful in explaining the 'holistic', inter-disciplinary approach to good housing design.

HOW TO USE THE GUIDE?

It is expected that the guide will be used in a variety of ways (ranging from strategic to detailed) including to provide:

- an outline of the existing neighbourhoods/districts of Leeds

- an approach to landscape analysis

- a background to a residential-based character analysis

- key principles required for general good practice in housing design

- references - national and local policy framework and background reading

- examples of good practice in drawings and mapping to initiate proposals for a site

- clear submission requirements for planning applications

- some of the features of local distinctiveness in Leeds

- background to explore a range of house types (and relevant densities) and appropriate approach for sites.

The starting point for an enquiry into the content of the guide will vary. The guide should be used to explore the:

- **issues** - an enquirer concerned with a particular topic will start there and use the cross references to enable a more 'holistic' approach to the design issues to emerge. The topics are inter-connected just as the design team is expected to work in an inter-disciplinary way

- **process** - the section entitled 'Bringing it all Together' provides an approach to the processes of design with case studies. The 'Outline' at the start of the document indicates the type of information/drawings required to submit a planning application.

STATUS OF THIS DOCUMENT

This document is adopted as Supplementary Planning Guidance by Leeds City Council to complement the Unitary Development Plan - 9th December 2003.

This has followed consultation with key interest groups, including developers, designers, Leeds Civic Trust, elected members, the police, professional institutes (Urban Design Alliance), housing associations, House Builders Federation, access officers and others.

(Urban Design Alliance consists of Royal Institute of British Architects, Royal Town Planning Institute, Royal Institution of Chartered Surveyors, Landscape Institute, Institute of Highways and Transportation, Institution of Civil Engineers, Civic Trust and Urban Design Group)
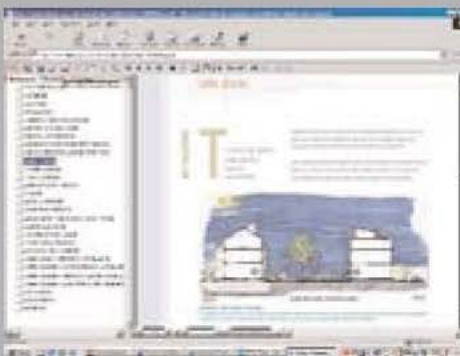
WEBSITE

The document is also in electronic form (pdf) - available for download from Leeds City Council website (www.leeds.gov.uk). This form allows easy navigation through the document with bookmarked sections/topics.

Foreword 2015.

This is now the 3rd edition of Neighbourhoods for Living, where the Council sets out the quality of design we would like to see in Leeds.

We want to work together to complement the rich character of our city, towns, villages and suburbs and continue to create the great legacy of producing places and houses that last and are worthy of future generations. To do this we need to ensure we have sustainable economic growth, a suitable housing mix and excellent places to live for all residents.

This document is a guide to help make the planning process effective and efficient for everyone. By adhering to this document and involving key stakeholders early in the process, we hope that the planning process will be as straightforward as possible.

We know that partners from developers to individual residents agree with us on the need for quality. We have had collaborative workshops and engaged with designers, housing providers, Councillors, Council officers and other stakeholders to look at how we can achieve this. What we agree on far outweighs our differences on a wide variety of issues. So putting this down in paper makes our shared commitments clear, whilst setting out what we feel are the requirements for quality building in Leeds.

Councils do not just set the rules, we also have to follow them in our own building works. I'm delighted that we are looking to create around 1,000 new Council homes in the next few years. This will give us an opportunity to do what we expect of others and leave a legacy of high quality design- others will, I am sure, criticise us if we fail to live up to our own expectations.

Please do have a look at the rest of this document, even if you have read a previous version. We want to see high quality development in Leeds, in order to provide places for people to live for generations. The best route to finding out our opinion on a feature is to look through this and, if you still need advice from the planning department, to pick up the phone.

Councillor Richard Lewis
Leeds City Council
Executive Board Member for
Regeneration, Transport and
Planning

Councillor Richard Lewis.
Executive Member for
Regeneration, Transport
and Planning.

Leeds
CITY COUNCIL

'Neighbourhoods for Living' was published in December 2003. Over the past 4 years it has been well used by developers, designers and planners. We have distributed over 1000 copies and its success as a tool for us all to achieve better design is illustrated by the fact that the first print run has 'sold out'!

Good design is central to making successful places. Its value is acknowledged by developers and residents alike. In January 2005 our Executive Board adopted Ten Urban Design principles which underpin our work and these have become strong drivers for all our development work. Renaissance Leeds and the Vision processes with our partners in the Leeds Initiative are embedding the need for quality and character in all our neighbourhoods - creating places which we can all be proud of.

Leeds is thriving with development activity and we have important regeneration programmes emerging throughout the district The 'sustainable communities' agenda is also central to what we do and it is appropriate that the national Academy for Sustainable Communities is located in Leeds.

In November 2005 we hosted a workshop with housebuilders, designers, interest groups, planners and decision-makers. This was constructive, interesting and enjoyable, and there was a clear desire to create design excellence, responding to local character.

We are committed to continuing to work with developers, designers, communities and other partners to deliver better ways of working together to protect and enhance our environment - to create places which will be well-used and well-loved by residents and visitors - 'neighbourhoods for living' that will last and be worthy of future generations.

Note: the re-printed document remains unchanged apart from this new foreword and list of contacts at the back.

People want to live in Leeds. There is increasing demand for homes in our city and we must build appropriately to meet that need. We are all very aware of mistakes of the past in approaches to residential development. How do we make better places for us all to live in, both now and in the future?

This guide is about managing change. It is vital for us to develop sustainably - to protect what we value for future generations, to improve existing neighbourhoods and to create new places that will be attractive, safe and enjoyed for years to come.

Leeds has a unique range of settlements from leafy suburbs and villages to market towns, former mining towns, inner urban areas and a vibrant city centre. What gives different neighbourhoods their sense of identity? The answer is the variety of qualities and characteristics - landmarks, building styles, walking routes, spaces, landscape, local amenities etc. In this guide, the themes of **use**, **movement**, **space** and **form** have been used to develop key objectives and principles to help us understand these characteristics and so build better places to live.

Also, developers, architects, planners and landscape architects should work with communities to analyse sites and prepare proposals. This guide points towards the need for good multi-disciplinary design teams working together from the start of the process. This is a crucial ingredient for successful development.

I am confident this guide will achieve highest quality design in Leeds and better places to live for us all.

COUNCILLOR ELIZABETH MINKIN
Former Executive Member for
Development and Sustainability
Chair of Leeds Architecture
and Design Initiative

Original foreword to previous versions of
Neighbourhoods for Living

contents

outline

This guide is expected to be of value to the variety of participants involved in residential design in Leeds. It provides relevant guidance for all types of residential proposal, ranging from small scale infill housing schemes to major projects on large sites involving a mix of uses.

Co-ordinated Approach

There is a broad range of aspirations for residential design in Leeds. Developers, politicians, designers, residents, amenity/conservation groups, planners, local businesses, and others have different views of how to achieve appropriate housing design for the 21st century and beyond. It is the role of developers, designers, planners and politicians to reconcile these (sometimes conflicting) aspirations. This guide begins the process in Leeds to bring these aspirations together - it provides an approach and principles which inform the design and procurement of new housing in Leeds. This has grown from the existing national guidance and the need to enhance Leeds' particular qualities. It also provides further clarity for developers about submission requirements for planning applications.

Individual design disciplines have different starting points from which the process of design is delivered. The resultant proposals have an emphasis based on those aspirations. A highway engineer may prioritise efficient traffic penetration, a landscape architect may consider the creation of beautiful spaces to be the key aspiration, a resident may require a generous living room with a view or large garage as the primary requirement etc.

An urban design-led approach to producing 'neighbourhoods for living' seeks to bring the aspirations (and design disciplines) together in an inter-disciplinary way. The design approach and procurement process that explores and responds to the varied aspirations in a rigorous way should always apply in the development of housing. This guide seeks to provide a framework for this to happen.

ASPIRATIONS
There is a broad range of aspirations for residential design

QUALITY OF LIFE IN RESIDENTIAL AREAS

- Walkable Neighbourhoods
- Sense of Community
- Close to good Public Transport
- Safe and Attractive for Cycling
- Opportunities for work nearby
- Bin Lorry, Delivery & Fire Appliance Access
- Natural Surveillance against Crime
- Trees, Grassy Spaces and Landscape
- Local Shops nearby
- Attractive Buildings
- Public Spaces Usable/Enjoyable
- Place for Car
- Communal Space
- Sun into House/Garden
- Private Open Space
- Access for All
- Place to Play
- Lifetime Homes

Key Issues

Key issues facing residential design include the need to:

- meet the need to create more homes (increasing number of households) and generally increase average density across the District

- reduce the amount of countryside, and other greenfield land, being built on and give priority for new homes on previously developed land

- create development that respects and enhances its local context, distinctiveness and character (both visually and in usage/activity)

- improve quality and choice of house type (highest design quality, range of size/household/tenure/price/garden/context, accessibility for disabled people, accommodate ageing population)

- create walkable neighbourhoods with associated other uses and facilities (reducing the need to use the car and increasing the attraction of good public transport routes nearby)

- create attractive, people-friendly places (with less dominance of highway dimensional criteria in the design of streets and spaces)

- create a safe and secure environment for all, which engenders community pride in neighbourhoods (creating a positive sense of place, active streets and 'natural' surveillance)

- support existing and future urban regeneration using high quality residential design

- improve the quality of illustrations and information provided with submissions for planning approval.

Leeds City Council's second Corporate Plan sets out our priorities for 2002-5 which cut across all areas of the Council's work - six of the ten priorities link with the issues of 'neighbourhoods for living': reduce crime, work towards meeting the Government's housing decency standard, support older people to live independent lives, achieve more sustainable patterns of travel, enhance the environment and protect it for future generations, and reduce waste and increase recycling.

Themes and Key Objectives

The main topics of the guide are split into four themes:

- **USE**

- **MOVEMENT**

- **SPACE**

- **FORM**

The four themes are inter-related in the same way as the work of key built environment disciplines are inter-related (USE - Town Planners, MOVEMENT - Highways Engineers, SPACE - Landscape Architects, FORM - Architects). Positive multi-disciplinary working is the key to developing successful places to live.
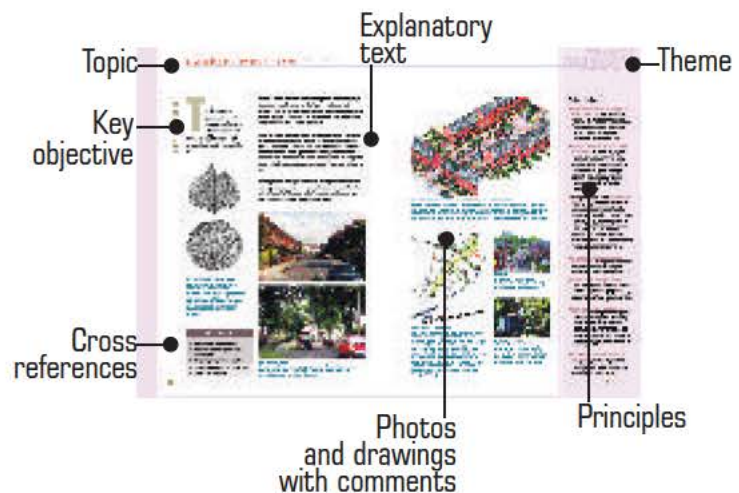
LAYOUT OF GUIDE
Each topic has a key objective, a series of principles and illustrations/ text which provide guidance for development

MULTI-DISCIPLINARY WORKING
There was a participatory workshop on Neighbourhoods for Living. People from a range of disciplines and interest groups explored the draft document and tested/commented on its content by looking at a range of sites and issues (at Leeds Metropolitan University on 24th February 2003)

Key Objectives for each Topic

USE

creating neighbourhoods - to create neighbourhoods that respect the local context, offer a choice of housing and provide good access to complementary local facilities within walking distance.

density and mixed uses - to create vitality, with increased development densities supporting a range of services, mixed uses and public transport.

SPACE

making attractive spaces that work - to create people-friendly places that allow for necessary vehicular access.

safer places - to create safe and secure places with effective natural surveillance.

private spaces - to provide well designed private and semi-private open space for all dwellings, appropriate to the design character of the area.

publicly accessible spaces - to provide a varied network of attractive, usable and safe publicly accessible spaces as part of a hierarchy of places.

designing for parking - to provide appropriate parking at discreet but safe locations within the development.

wildlife - to retain existing important species and habitats and maximise opportunities for habitat enhancement, creation and management.

MOVEMENT

making connections - to create connected layouts that provide choice, and improve access to facilities and public transport.

developing the movement network - to develop a framework of connected spaces that respect all users by offering a safe attractive environment for all.

FORM

local character - to ensure that proposals respect the local character by enhancing the positive attributes whilst mitigating negative aspects.

scale and massing - to provide built forms that contribute positively to the townscape whilst respecting the scale of adjacent spaces.

landmarks, views and focal points - to take every opportunity to create good design that respects key views, landmarks, and focal points.

quality buildings - to create high quality building design with appropriately designed elements.

homes for the future - to develop wherever possible on brownfield sites with efficient energy use, minimising waste production and pollution.

privacy and intrusion - to safeguard privacy and amenity.

Design Process and Planning Submission Requirements

It is recommended that applicants make contact with the local planning authority at the earliest stage to discuss submission requirements and initiate the design process appropriately. Clearly there will be different approaches to small infill schemes and large new estates. It is expected that development briefs will be agreed for larger sites to provide a good basis for design development.

The process required is analysis-based, context-driven and creative, to produce highest quality design. At the outset a developer/designer should:

■ explore the policy framework (national/ local/neighbourhood)

■ explore existing area-based studies (for example, Conservation Area appraisals, Village Design Statements, Urban Design Strategies)

■ explore relevant precedents of highest quality design (designer's own portfolio, journals, books, site visits, responses to similar contexts).

Image provided by Carey Jones Architects


DISTANT VIEW (photomontage at night)

The key stages for all proposals are:

■ **analysis** - existing situation (site and adjacent areas) - a thorough analysis provides a good foundation for the next stages of the design process

■ **concept** - broad proposals based on analysis

■ **scheme** - proposed layout and form based on concept

■ **detail** - based on analysis-concept-scheme.

Within each stage a series of analyses/ illustrations is needed, and these should form part of the design statement in the planning submission. For the designers, this process is both iterative and cyclical, as each stage provides an opportunity to explore and test ideas.

The range of analyses, annotated maps and illustrations (existing and proposed) required will depend on a variety of site specific issues, raised by their scale, the particular proposals and their surrounding context.

DISTANT VIEW (sketch)
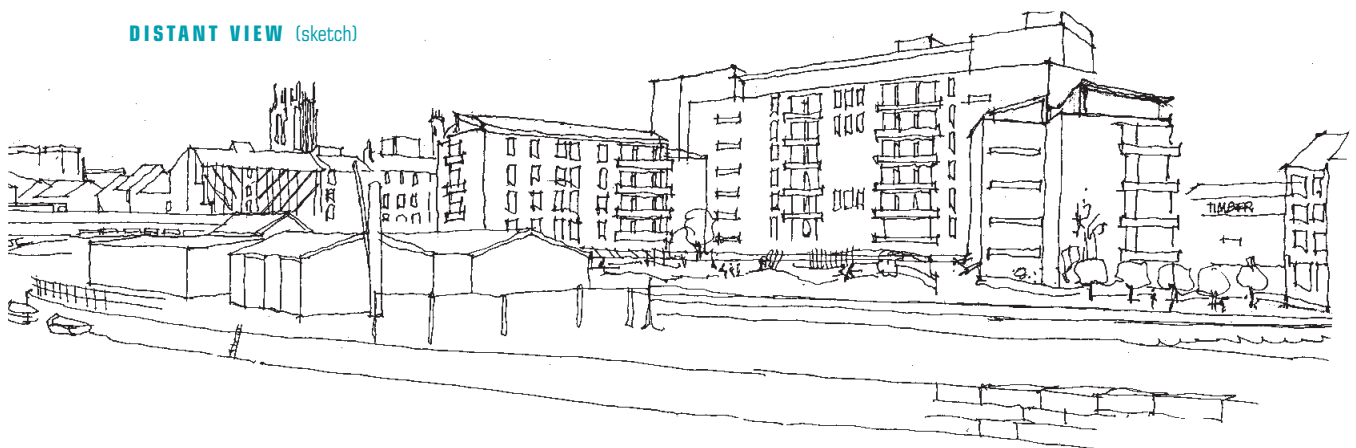
In addition to the basic requirement for location plans, floor plans and elevations there is some basic illustrative matter which should be used, namely:

- existing context analysis map(s) - likely to be 1:1250 or 1:500 OS map base, fully annotated with urban design analysis key attributes such as views, building lines, skylines, materials, style, land uses, access and active use of spaces/ relationship between buildings, streets and spaces, transport network especially adjoining streets and missing links

- proposed context analysis map(s) - this should indicate the response of the proposals to their surroundings in a similar style and scale to the existing context analysis map(s) and its impact within and on the surrounding area. Other proposals that will effect the context also need to be included

- streetscene sketches - views of proposed development from surrounding area as seen by passers-by at street level, as detailed sketches showing responses to the streetscene in full context

- more distant views - existing views affected by the development proposals, showing full context. (this may have to include evidence that proposed development is not visible from important distant views)

- images of style, materials and detail of buildings and setting - photographs of details and architectural style (similar proposals), detailed sketches, sample materials, photographs of detailed techniques/ materials, street furniture, and landscape elements which have had a few years to weather and mature.

There is no particular preferred format for presenting this information - CAD, photomontage or hand drawn illustrations are acceptable, provided they are in colour, accurate and indicate the full context. The submitted illustrations need to be easy to photocopy for consultees comments. Physical models need to be easily transportable and accurate, and show their context.

Some of these may form part of the explanation in the design or transport statements that will be expected to accompany any significant application.

Refer to 'Bringing it all together' for further information and case studies.

STREETSCENE IMAGE (photomontage)   *Image provided by Carey Jones Architects*

IMAGE OF STYLE MATERIALS AND DETAIL

Image provided by West & Machell Architects

Policy Context

A change in approach to residential design is being pursued at both national and local level. There is a significant amount of good design guidance for residential development available at the moment.

The Commission for Architecture and the Built Environment (CABE), the House Builders Federation (HBF) and other professional groups are contributing to the debate / initiative at a national level. The Office of the Deputy Prime Minister (ODPM) is responsible for the Planning Policy Guidance notes which provide a basis for the importance of good design (PPG1), for considering housing (PPG3). In particular there is a strong foundation for this guide in the following national government documents:

■ **By Design:** Better Places to Live (A Companion Guide to PPG3) [DTLR/CABE, 2001] - provides broad and detailed guidance to improve residential design (houses, spaces and mixed uses).

■ **By Design:** Urban Design in the Planning System - Towards Better Practice [DETR/CABE, 2000] - sets out the importance of design issues in the statutory planning system.

■ **Places, Streets and Movement:** A Companion Guide to Design Bulletin 32 - Residential Roads and Footpaths [DETR, 1998] - provides clear direction to ensure that places to live are not dominated by unrelieved vehicular areas.

Other important national documents include:

■ **Inclusive Mobility:** A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure (DoT, 2002) - the overall objective of the guide is to provide inclusive design and through that achieve social inclusion

■ **Crime & Disorder Act 1998 Section 17**: places a duty on local authorities to do all that it reasonably can to prevent crime and disorder - this includes the design of residential development.

"We believe we are about to see a step change in the quality of new housing."

(Building for Life team - HBF, CABE and the Civic Trust - 2002).

The Leeds context

This guide supports the national work at a local level, and aims to underline the principles and processes which should create better 'neighbourhoods for living'. It also provides an outline of some of the particular attributes of Leeds and an approach to analysis based design that should underpin all proposals for housing development.

This guide (Supplementary Planning Guidance SPG 13) aims to complement the adopted Unitary Development Plan (UDP). This guide supersedes the previous SPG 13 ('Housing Density Draft for Consultation', 2000) and Residential Design Aid 4 ('Space About Dwellings', 1989). There are other guides produced by Leeds City Council's Development Department which provide relevant background information. These include:

- **'Sustainable Development Design Guide'** (SPG 10, 1998)

- **'Site Development Guide'** (1995)

- **'City Centre Urban Design Strategy'** - including appendix Design Framework for Leeds (SPG 14, 2000)

- various **Village Design Statements** for parts of Leeds

- **'Securing space for existing and new trees'** (forthcoming - data in Residential Design Aid 4 is still current until then)

- **'Designing for Community Safety'** takes the underlying principles of **'Secured by Design'** and demonstrates how they can be used to create good design with good physical security that results in safe sustainable communities.

In addition there are Corporate policies, such as that to reduce road casualties especially children, and documents, including:

- Leeds Initiative's **'Vision for Leeds** - A Strategy for Sustainable Development 1999 to 2009' in which there are relevant strategies such as Integrated Transport, Better Neighbourhoods and Confident Communities.

- West Yorkshire Local Transport Plan and its associated strategies eg Walking Strategy.

Contact Development Department for latest list.

'Neighbourhoods for Living', as Supplementary Planning Guidance, supports the existing policy and, in particular, provides guidance which complements the Unitary Development Plan.

In brief, this guide aims to provide:

- inspiration to improve design

- basic principles to underpin residential design

- background to local character

- strategic considerations relating to appropriate site location

- analytical approach to considering local character

- context-driven approach to the process of preparing design proposals for sites

- clear direction to provide more sustainable development

- an understanding of the potential to increase general density with highest quality design

- good/poor practice examples (house design and residential layouts)

- examples of illustrations and analysis expected to be provided with submissions for planning approval.

Most alterations, extensions or demolitions of listed buildings will require separate listed building consent in addition to planning permission. There is a presumption that all listed buildings will be retained and sympathetically treated. Similarly conservation area consent will be needed for substantial demolition of all but the smallest buildings in a conservation area. It is expected that all buildings that make a positive contribution to a conservation area will be retained and the development used to enhance the special character of the area. These consent submissions will need to be accompanied by a full justification of the proposals.

(SEE www.leeds.gov.uk/conservation).

SUSTAINABLE DEVELOPMENT

Within the document there is an underlying concern to achieve sustainability - providing a fundamental concern for future generations (especially the environmental and social implications of design). Major concerns include:

- choice of site (preferably previously developed land, well connected to existing facilities and public transport routes)
- optimising density to reduce land take
- using less energy in construction
- reducing energy consumed in use/ occupation
- efficient waste management
- controlling pollution
- engendering community pride and safe/secure neighbourhoods
- improving quality of life and accessibility for all
- respecting and improving existing ecological systems/habitats/ improving biodiversity.

Better Design

Leeds has a rich legacy of housing. Throughout history 'models' have been used to develop housing. A variety of house types were based on previous models, such as the Georgian terrace, the Victorian suburban villa, the 'back to back', the 1960s tower block, the 1930s semi. Some of these are more successful than others.

In recent years the model for new design has been limited and the design quality stifled. The rigid approach to house and layout design has led to detached or semi-detached plans with poorly enclosed front gardens and unimaginative architecture which are dominated by unrelieved vehicular provision. This has become a model that has failed to meet a number of the aspirations for housing.

An important aim of this guide is to encourage a variety of models (and some special individual designs) - building on the successful historical models that still work today. Developing in existing urban areas requires a response to context that has been lacking in recent years. In particular, there is a need to vary the limited 'palette' of volume house builders, which has been responsible for significant detrimental impact on the 'local distinctiveness' of Leeds. There are diverse character areas throughout Leeds, ranging from the intensive city centre to leafy suburbs. Situations from which appropriate design solutions may develop can be classified as city centre, urban, suburban and edge.

Highest quality design solutions should emerge in Leeds based on best practice.

GEORGIAN TERRACED HOUSE
In most city centre situations these have been converted to offices, but could still become attractive houses/flats

VICTORIAN SUBURBAN VILLA
Many have become high quality flats with private garden space

VICTORIAN ROW OF TERRACED HOUSES IN INNER SUBURBS
Robust buildings have lasted well and provide excellent streets provided the car is tamed

INTER-WAR SUBURBAN SEMI-DETACHED HOUSES
Still traditional family homes in suburbs of Leeds

RECENT LOW RISE BLOCK OF AFFORDABLE FLATS TO RENT
Attractive, award-winning design

FORMER CLOTHING FACTORY
Now converted into luxury flats

FLATS IN MEDIUM RISE TOWER BLOCK
1960s tower blocks have proved to be generally unsuitable for family housing - however some have been successfully improved/modernised

RECENT RIVERSIDE APARTMENT BLOCK
Attractive flats with good balcony space

MODERN MOVEMENT STYLE OF 1930S
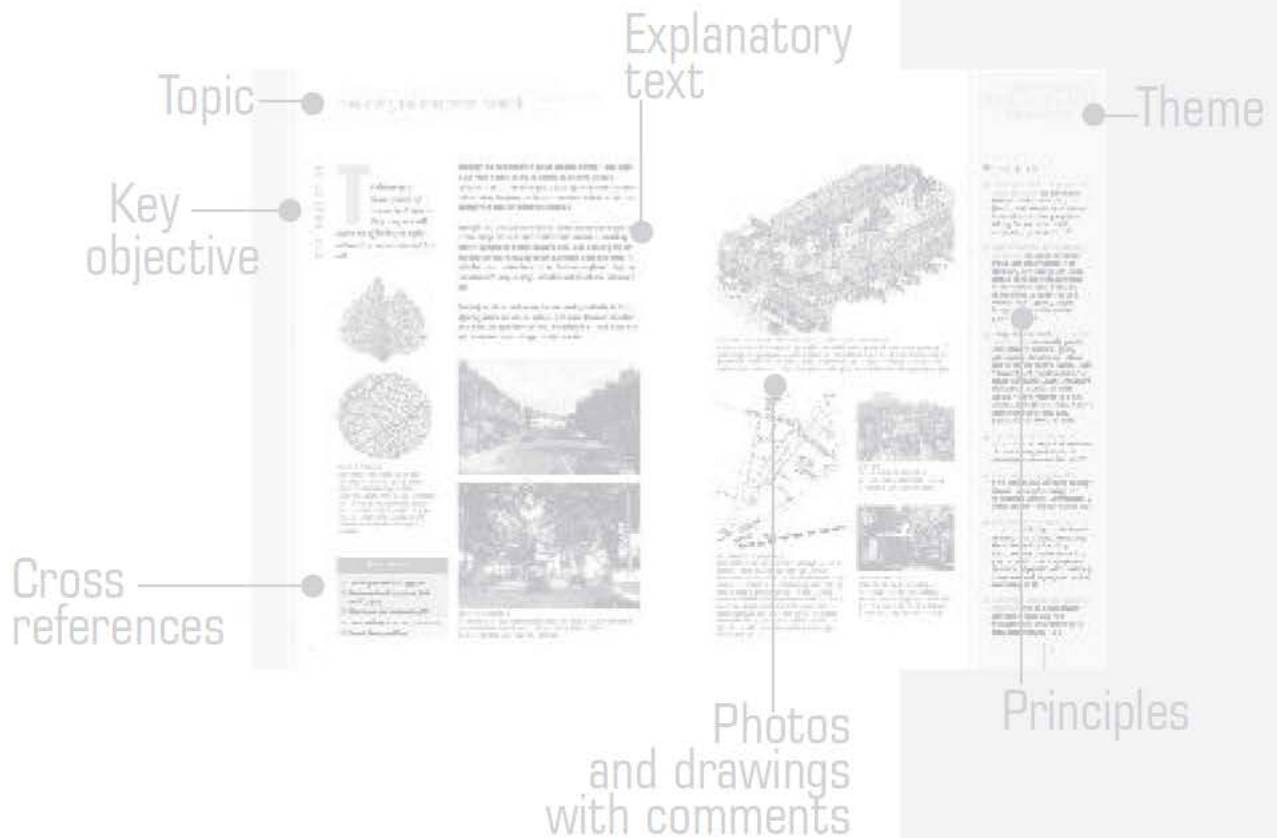Provides light, attractive living space

RECENT 'OPEN PLAN ANYWHERE SUBURBIA' DETACHED HOUSES
This limited model for housing has had a detrimental effect on the local distinctiveness

Topic

Key objective

Cross references

Explanatory text

Photos and drawings with comments

Theme

Principles

*T*o create neighbourhoods that respect the local context, offer a choice of housing and provide good access to complementary local facilities within walking distance.

SEE ALSO :

- Density and mixed uses (pg16)
- Making connections (pg18)
- Developing the movement network (pg20)
- Local character (pg40)
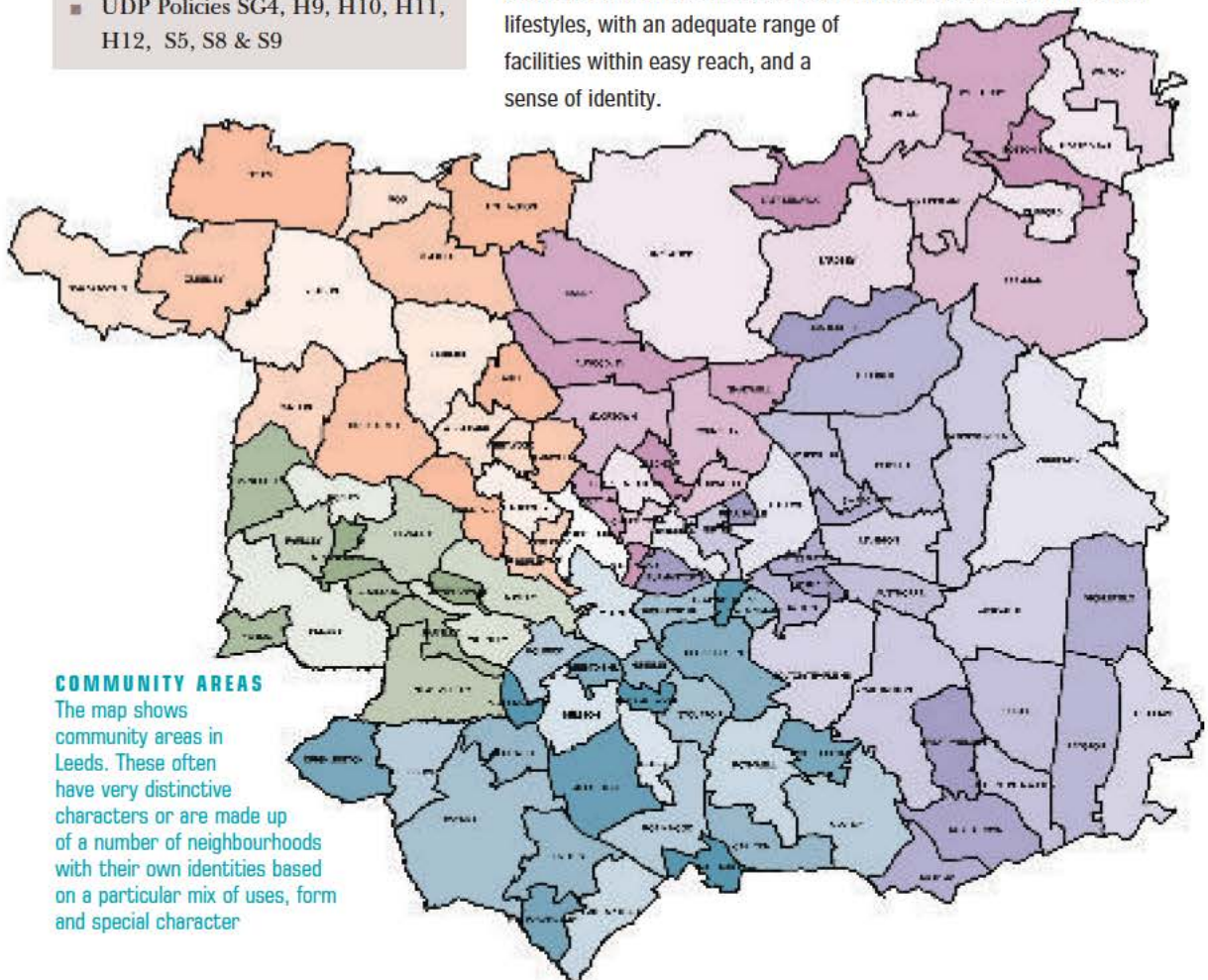- UDP Policies SG4, H9, H10, H11, H12, S5, S8 & S9

Leeds is not a single entity; it is made up of many different towns, villages and distinct areas. These in their turn are made up of smaller neighbourhoods. Their boundaries are not always clear-cut and may vary depending upon what is being considered and who is considering it. Nevertheless a general consensus can be established based upon - the general character and form; where the focus is (shops and community facilities); who they serve; how the neighbourhood is accessed and how it relates to what adjoins. Many housing developments are poorly connected to adjacent areas and have few facilities. The end result is estates as opposed to successful places or neighbourhoods.

Most new residential development will take place within existing neighbourhoods and benefit from their existing local centres and neighbourhood shopping facilities. So it is important that new development is conceived as part of the overall neighbourhood, with enhanced walking access to support existing centres and facilities. In Leeds there is a patchwork of existing neighbourhoods which have distinct identities based on their particular form or special character, focused on local and town centres.

Successful stable balanced neighbourhoods have a wide choice of properties, including affordable housing, to suit different incomes and lifestyles, with an adequate range of facilities within easy reach, and a sense of identity.

COMMUNITY AREAS
The map shows community areas in Leeds. These often have very distinctive characters or are made up of a number of neighbourhoods with their own identities based on a particular mix of uses, form and special character

DISTINCT CHARACTER AREAS
Becketts Park and Grove Lane are two distinctive neighbourhoods in Headingley with varied characteristics organised around distinctive neighbourhood units. It will often be useful to refer to historical sources which will give clues to the special characteristics of an area, any former activities, or historical attributes which should be strengthened
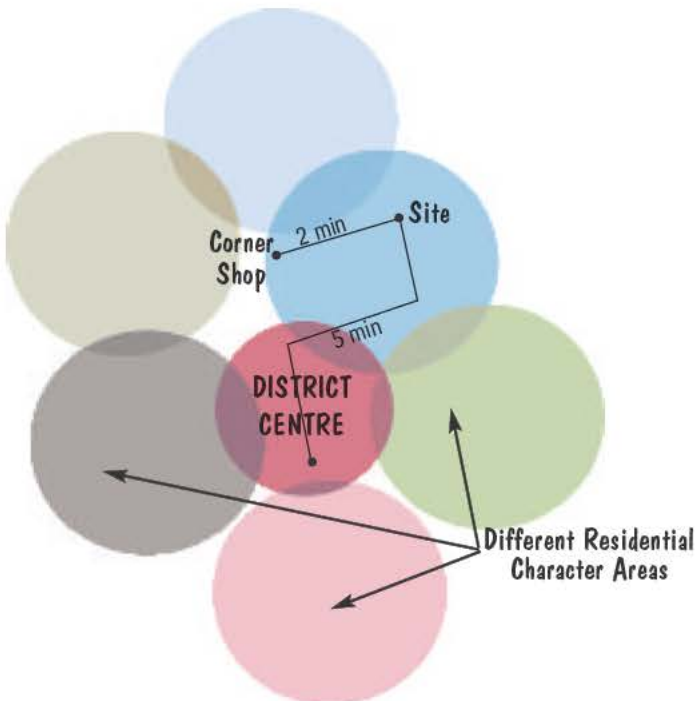
ACCESS TO LOCAL FACILITIES
New developments should ensure that there is easy walking access to existing local facilities. With very large developments provision of new local facilities would be considered as part of the development provided it meets UDP requirements

Principles

- **relate the site to its particular neighbourhood** or character area and consider how particular attributes or activities can be strengthened (1)

- **avoid sites which do not have easy access to existing local facilities** (2)

- **consider the scheme as part of the larger community** to ensure compatible with each other, balanced with a range of services, without increasing reliance on the car (3)

- address needs of whole community and **create neighbourhoods that offer choice** in housing and ensure access to local facilities, with new development organised around these neighbourhood units (4)

- **link development into overall network of facilities**, and relate it to its locality, promoting the development of additional facilities where necessary (5)

- ensure that new development is **within easy walking distance of local facilities** and networks. (6)

FURTHER GUIDELINES

"People should be able to walk in 2-3 minutes (250metres) to the post box or telephone box: the newsagent's should be within 5 minutes (400 metres). There should be local shops, the bus stop, the health centre and perhaps a primary school within a walking distance of (say) 10 minutes (800 metres)."

English Partnership: URBAN DESIGN COMPENDIUM page 35

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density and mixed uses

To create vitality, with increased development densities supporting a range of services, mixed uses and public transport.

Higher density development can reduce land take and the need to travel whilst encouraging better public transport and range of local services.

However, density is only a measure; it is a product of design, not a determinant of it. Therefore increasing density should not be at the expense of amenity and quality of the environment, good access for disabled people, or how well connected the site is, nor should it lead to other problems such as on-street parking. In some areas higher densities may not be appropriate such as where landscape considerations should dominate. In the city centre the overall scale of development and good accessibility means that some very high quality developments can achieve very high densities.

In some areas of Leeds there are large extended families. The measure of dwellings per hectare (dph) does not take into account family size, and by implication house size. There needs to be a flexible approach to appropriate solutions.

Mixed use developments provide the opportunity for higher densities, particularly in the city, town, district and local centres where the use of larger buildings can be maximised. They are especially appropriate for single people or couples without children, as part of a balanced community that includes affordable family housing. Mixed uses and a variety of house types also ensure that people are around throughout the day increasing natural surveillance and vitality. Care needs to be taken when mixing uses to avoid conflict between residents and car/goods vehicle parking, use and associated activity.

MIXED USE
Residential blocks with ground floor retail uses create a more active ground floor frontage - This will give the flats better security by being elevated from the public realm as well as better all round surveillance
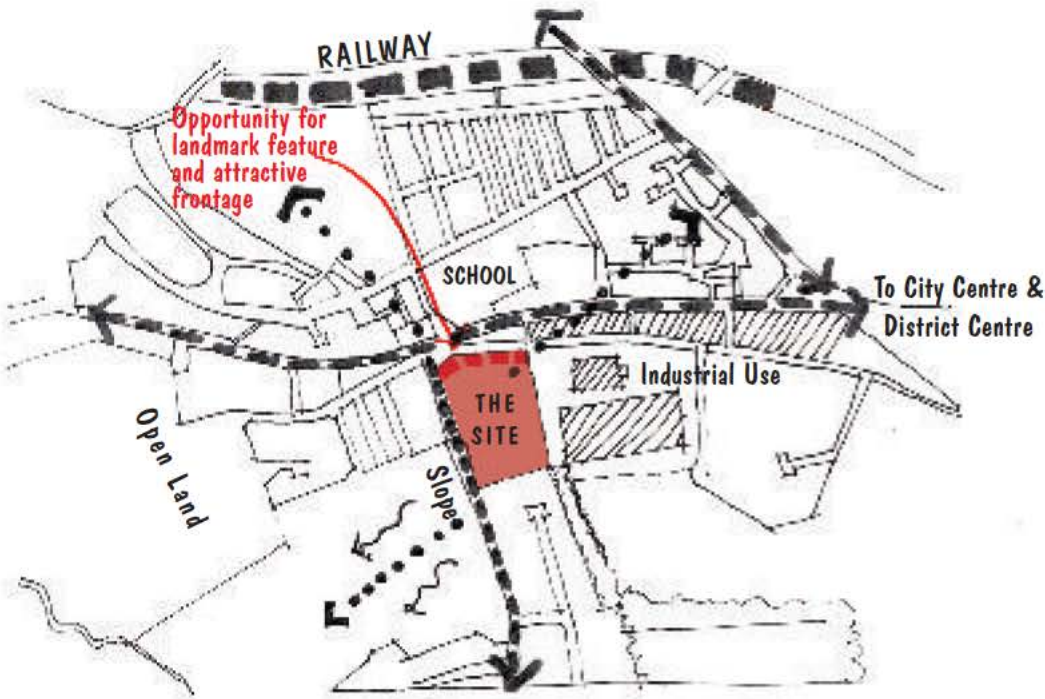
CORNERS OFFER OPPORTUNITIES
This site here is located at a junction of routes and creates an opportunity for a higher density block on the corner to form a landmark building

DENSITY
A Georgian terrace and a 60s apartment block, have similar densities: up to 100 dwellings per hectare (dph). Density is only a measure, and can take on different building forms

AFFORDABILITY
Affordability does not mean lower quality: award winning affordable housing

Principles

■ development should normally **achieve average densities of 40-50dph** subject to overall design criteria being met (accessibility, site context and good design) (7)

■ consider the scheme as part of the larger community and **ensure good access to a balanced range of services** overall (8)

■ **provide a mix of house types, form, densities, tenure** and, where appropriate, mix of uses to suit specific site characteristics, responding to accessibility to existing facilities, transport and local character. This may vary within the site (9)

■ **maximise natural surveillance** by providing a variety of house types and, where appropriate, a mix of uses to ensure people are around throughout the day (10)

■ in accessible locations, important corners or close to local centres **developments will be encouraged at higher densities** (11)

■ design **affordable housing as an integral part** of the overall scheme from the outset. (12)

See Also :

■ Creating neighbourhoods (pg14)
■ Local character (pg40)
■ Scale and massing (pg42)
■ Landmarks, views and focal points (pg44)
■ Homes for the future (pg50)
■ UDP Policies SG4, SA8, H7, S8 & S9

**T**o create connected layouts that provide choice, and improve access to facilities and public transport.

A development should be linked to, and integrated with, what is around as well as internally, by convenient, safe and direct routes that will encourage walking and cycling. Not only will this increase the convenience for new residents it will also encourage the use of existing local facilities. Care needs to be taken to ensure that these do not become easy escape routes for criminals. - ensure they are overlooked and do not provide hiding places. Whilst they would generally be associated with vehicular routes they could utilise appropriate public greenspace (as defined in UDP). The layout must also ensure that "rat runs" are not created.

Maximising connections provides choice, encourages street activity and natural surveillance. Layouts based on linked streets allow more flexibility and for change in the future.

For larger schemes it will be appropriate to prepare travel plans and to encourage the occupiers to use public transport. It may be appropriate to divert buses through the site.
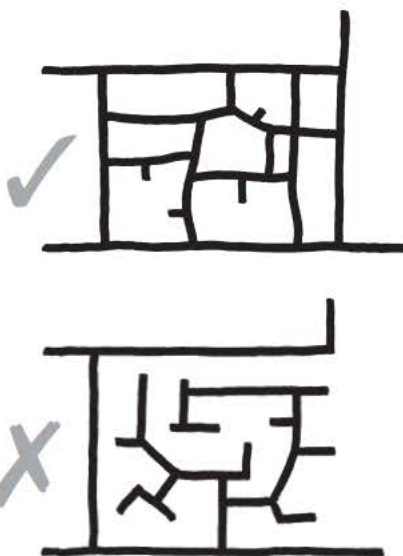
CONNECTED LAYOUTS
Linked streets are encouraged within a site, but care is needed to ensure "rat runs" are not created. Layouts based purely on culs-de-sac should be avoided (lower diagram)
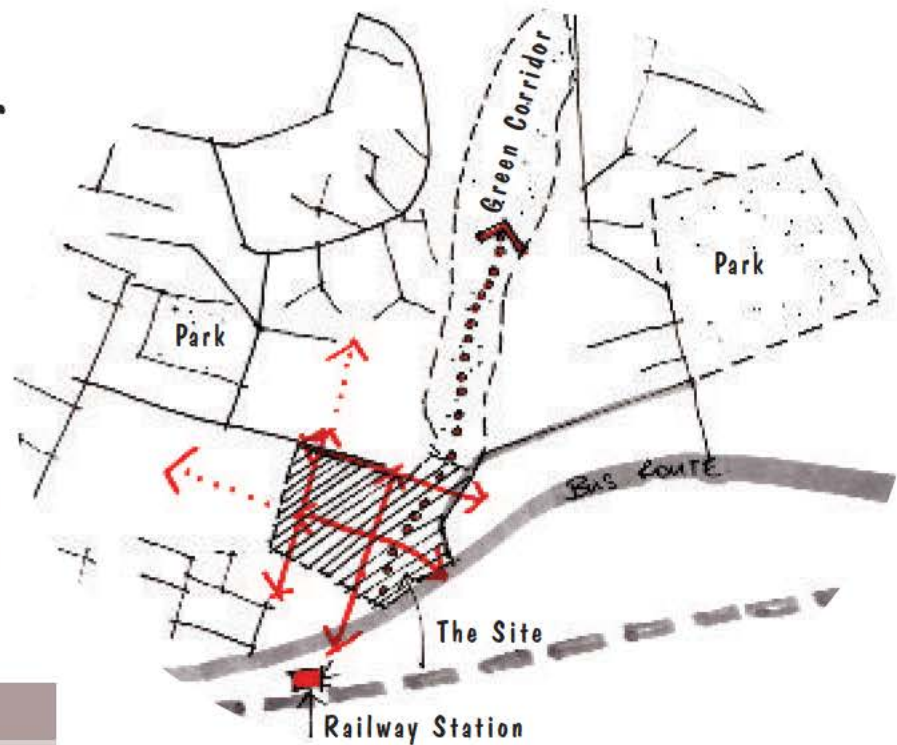
CONNECT TO WHAT IS AROUND
Connect a development to adjacent streets, footpaths and local facilities by providing linked streets across a site which feed into the wider network

LINKING ROUTES
Routes should lead to
where people want to go

CYCLE PARKING
Safe and convenient cycle parking
may be needed at destinations for
visitors

CULS-DE-SAC
Short culs-de-sac with activity throughout the
day can provide natural surveillance against crime
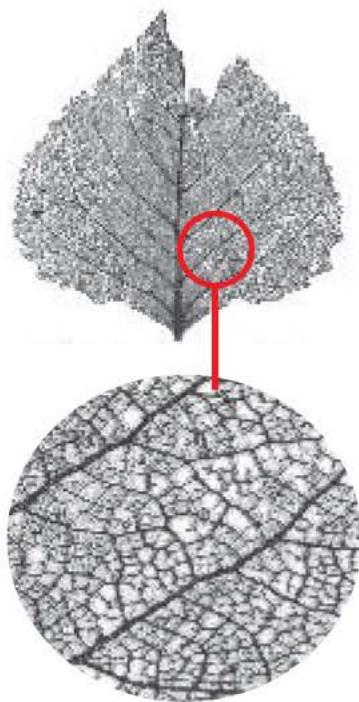and a safe place for children to play

DIRECT ROUTES
Routes should feel safe, be direct and obvious.
Here the station platform is clearly seen from the
road

Principles

◼ **provide safe, convenient, direct and easy access to everyday facilities** and employment locations on foot, cycle and/or public transport to and through the site; make sure there is adequate provision for disabled people (13)

◼ **connect new development into existing streets and footpaths** - which provide further connections to other neighbourhoods, town centres, established strategic bus routes and railway stations (14)

◼ **streets should lead to somewhere**, be simple and clear, providing choice for residents and visitors whilst discouraging "rat running" of vehicles; where appropriate enhance existing off-site links (15)

◼ **provide layouts based on linked streets** to allow more flexibility and change in the future. Generally avoid culs-de-sac, except as a limited part of a linked layout (16)

◼ **maximise connections** to spread impact of traffic rather than concentrating it as far as practical (17)

◼ **consider the requirements of public transport** early in the design process. Make contact with the Highway Authority and operators. Bus stops should be well located, overlooked and provided with appropriate facilities. (18)

developing the movement network

To develop a framework of connected spaces that respect all users by offering a safe attractive environment for all.

The layout of a development should be designed to make it easy to get to and move through, as well as offering an attractive and safe environment for all. This will require developing a movement framework and identifying the quality and form the movement network should take, through the creation of a hierarchy of spaces.

The layout of a development should not be dictated just by the geometry of road design, but must cater for all forms of movement, so walking and cycling should be at least as easy and convenient as using the car. This does not mean excluding the car but striking a balance between it and other users. Routes should connect to where people want to go, be convenient with easy crossings, attractive, well lit and safe, and easy to find.

The designer should analyse how the new development will effect the adjoining streets and ensure the layout addresses the issues identified such as increasing intensity of traffic. The solutions will depend upon the specific circumstances and opportunities available.

ROAD NETWORK
Sometimes nature provides us with excellent precedent for design work. Here, a leaf structure provides a connected layout. Primary and distributor roads should be clearly defined. Other roads/spaces should relate to the shape of a site, and maximise natural traffic calming characteristics and shared surfaces

TRAFFIC CALMING
The street at the top encourages greater speed than the lower one where narrower street, parked cars, building reducing forward vision and overhanging trees all combine to slow cars

BALANCE BETWEEN VEHICLES AND OTHER CONSIDERATIONS
A layout should reflect urban design qualities and should not be purely dictated by the geometry of road design. An appropriate balance needs to be achieved that caters for all forms of movement, so pedestrians should find it at least as easy and convenient as the car user. Where pedestrians and vehicles share the same surface priority needs to be given to the pedestrian with appropriate signing

MOVEMENT NETWORKS
Determining how people will move through an area in order to link to local facilities will help establish movement patterns for a site. An initial assessment of routes and facilities is a useful starting point. Priority here is given to pedestrians by developing a tight network of linked residential streets which feed into a tree lined avenue, which forms the major vehicle route. Footpath links across the green area provide alternative direct routes to the railway station and bus stops - which maximise choices to encourage walking and cycling

STREETS
Streets should be designed to encourage social interaction and play. For example Methley Home Zone

NEW INITIATIVES
Initiatives like on-line shopping can reduce the need for major shopping trips and the car usage associated with that. However it does lead to delivery vehicles returning with the shopping

Principles

■ **maximise choice for people to make journeys** to, from and within the development, not just for car users; a movement network should be prepared taking full account of all movement generated (19)

■ **base movement on a network of spaces** (streets, squares, mews and courtyards); the hierarchy and design of roads should enhance this approach (which should accommodate appropriate vehicle tracking without carriageway edges being dominated by vehicle geometry) (20)

■ design layouts with **priority for pedestrians** especially people with disabilities/emergency vehicles/cyclists/horse riders and public transport users. *(see "hierarchy of consideration" in West Yorkshire Local Transport Plan 2001-2006).* Where vehicle traffic volume is high, create appropriate crossings to encourage safe and easy pedestrian movement (21)

■ **encourage positive social interaction** to engender a sense of community/ownership of street/natural surveillance (22)

■ **discourage through-traffic** from residential streets (except buses) by careful design of connected layout. Define clearly which are for through traffic (23)

■ **slow traffic on residential network** utilising the design of buildings and spaces (including Home Zones), a flexible grid based on the local context is a good model for an appropriate network; physical traffic calming measures and signage should be secondary (24)

■ **encourage traffic-free housing schemes** where appropriate, provided there is a firm management arrangement to ensure continuity. (25)

21

To create people - friendly places that allow for necessary vehicular access.

The movement network will establish a framework of interconnected routes defining blocks of housing, open spaces and other uses. The landscape framework will provide a context for these. The layout of housing within the blocks can take a variety of forms such as streets, squares, court, mews and avenues. The context should help establish the appropriate character for these spaces in the overall design concept. Successful spaces are defined and enclosed by buildings, structures and landscape.

Spaces and streets around homes are multi-functional places. They should be designed in response to the amount of pedestrian and vehicular traffic anticipated which will need to be quantified, and the character to be created, rather than rigidly following conventional engineering standards. If designed well, pedestrians and cars should be able to mingle safely around the home.

These spaces should be accessible to everyone including disabled users with clear safe routes for visually impaired people when kerbs and footways are not provided.
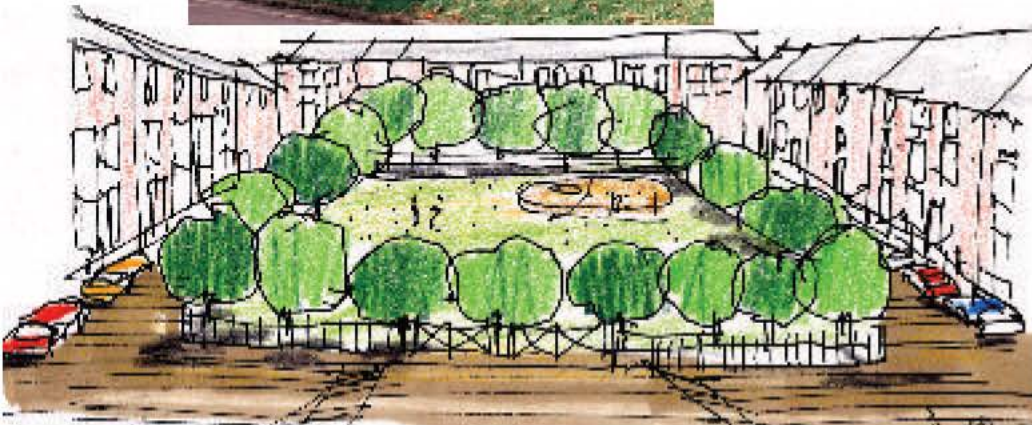

AVENUE

CHARACTER OF THE SPACE
Consider the character and form of spaces within a development such as avenues, squares, and mews - and create a framework of spaces

SQUARE

MEWS

Principles

■ **prepare a landscape framework at the outset** of any scheme to integrate buildings and spaces within the wider context. A quality, well considered landscape design is fundamental to the creation of distinctive and attractive surroundings that will be satisfying places in which to live (26)

■ **design streets as spaces for people** and not just in response to the rigid geometry of road design. At the outset develop a framework of spaces (streets, squares and courtyards) and consider how movement relates to them. (Ensuring there is adequate provision for the vehicles that will use them). Avoid indiscriminate use of safety barriers/guardrails - there will be a presumption against their inclusion - good design should minimise use to maintain safe and usable pedestrian routes and spaces (27)

■ use **imaginative and innovative solutions to street design** (28)

■ design streets and spaces to **provide good access** and clarity **for disabled people**. Ensure these routes are accessible to all and not obstructed by steps, overhanging planting, lack of places to rest/sit, lack of dropped kerbs or poorly surfaced (29)

■ **involve local people**, where appropriate, in the information gathering process to inform the design of spaces and connections. *(see Bringing it All Together)* (30)

MULTI-PURPOSE SPACE

Within the layout the houses face onto a Home Zone, a space that people and vehicles share with a good level of natural surveillance. To produce a successful scheme it is important to accurately quantify traffic flows at an early stage in the design process and design accordingly. Care needs to be taken to control vehicle speed and avoid "rat running" by careful detailing and where necessary traffic management

HOME ZONES

"A home zone is a residential street in which the living environment clearly predominates over any provision for traffic. It is an environment where the design of the spaces between homes provides space for motor vehicles but where the wider needs of residents are also fully accommodated. This is achieved by adopting approaches to street design, landscaping and highway engineering that control how vehicles move without restricting the number of vehicular movements."

Mike Biddulph; HOME ZONES - A planning and design handbook.

A similar approach of reducing car dominance should be considered for all residential streets throughout Leeds where appropriate - not just where a formal Home Zone is designated.

CHILDREN'S PLAY

Children need somewhere to play. The photo shows a street with limited traffic. Normal street design needs to respond to this better

DISTINCTIVENESS OF STREETS

Many residential areas in Leeds have simple structures. It is often the landscape elements and use of materials which provide their visual quality. A terrace frames a street, stone boundary walls and setts in the carriageway give the street a distinctive identity

HOME ZONES

Trees, shrub planting, brick paviors and careful management of traffic provides a street for people at Methleys Home Zone

SIGHT LINES

Even when vehicles are moving at slow speeds it is important to ensure that there are adequate sight lines for the manoeuvres being made. Parking usually involves vehicles moving backwards

STREETS ARE FOR PEOPLE

Design streets as public spaces for people, not just in response to engineering considerations - they should encourage neighbour interaction

Principles (cont)

- consider the **historical network of spaces** in an area. Positive qualities of these can be used as a basis to develop the new (31)

- use the building form and enclosure to **create spaces with a sense of local identity** (32)

- **use informal shared surfaces** where appropriate - road/footway (without kerb line delineating the precise vehicle path). (*see HOME ZONES*) (33)

- manage/**slow traffic speeds by the arrangement of buildings and spaces**, positioning of trees and planting, bollards and other street furniture to delineate the carriageway (34)

- layouts should minimise clutter by **co-ordinating design of signage and street furniture** (35)

- **use imaginative public art** where appropriate to enhance spaces (including consultation with local people) (36)

- carefully choose **materials and construction methods** which provide a visually attractive result, and ensure that they are vandal resistant and durable with minimal maintenance. (37)

SEE ALSO :

- UDP Policies SG2, SG4, SA1, N12, N23, N25, N26, T5, T6 & T23

To create safe and secure places with effective natural surveillance.

Neighbourhoods should feel safe and pleasant as people move around them. To achieve this buildings need to overlook public areas with frequent windows and doors to provide natural surveillance.

Articulating facades with bays and porches creates a welcoming feeling. Small set backs can be used to soften impact and create variety, but care needs to be taken to avoid creating places of concealment.

Natural surveillance needs to be maximised by having people around. This means occupants having differing lifestyles - young families and retired as well as those out at work all day. People passing through also provide 'eyes on the street' that limit the time thieves have to work uninterrupted.

QUIET   BUSY/NATURAL SURVEILLANCE   QUIET
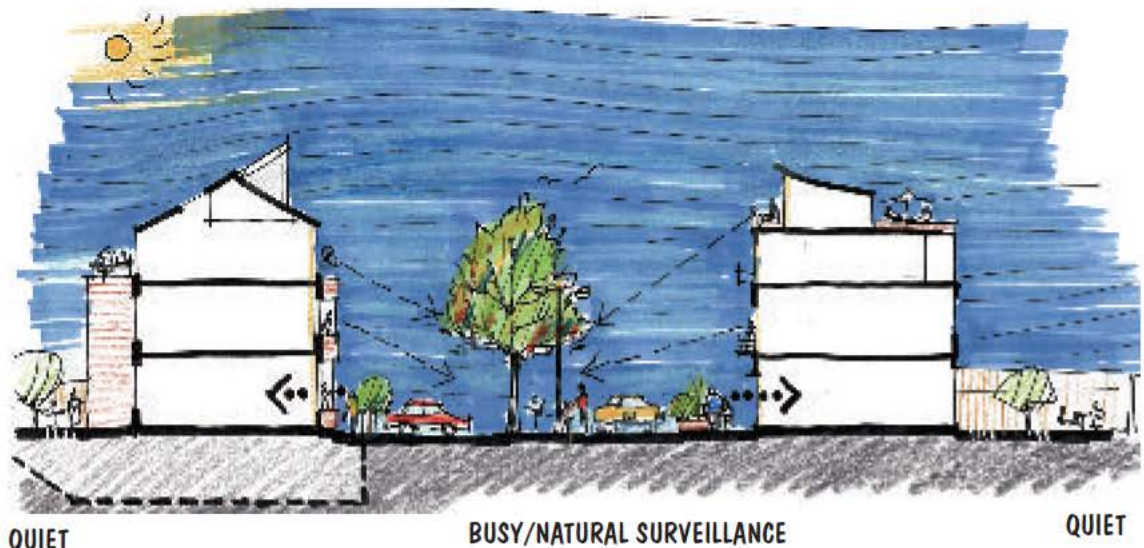
STREETS ARE SPACES FOR PEOPLE
A suitable environment for both people and vehicles needs to be created, that encourages positive social interaction to engender a sense of community and ownership, which leads to its active use and thereby natural surveillance

NATURAL SURVEILLANCE
It is important that the street can be seen from the main rooms of the house — this provides natural surveillance

FRONTS

FRONTS AND BACKS
Buildings should front onto streets, whilst back gardens should be private and face each other to form secure private areas which are inaccessible to the public (if there is no access through for bins, bikes etc proper provision needs to be made at the front to avoid them being left out on the street obstructing pedestrian access)
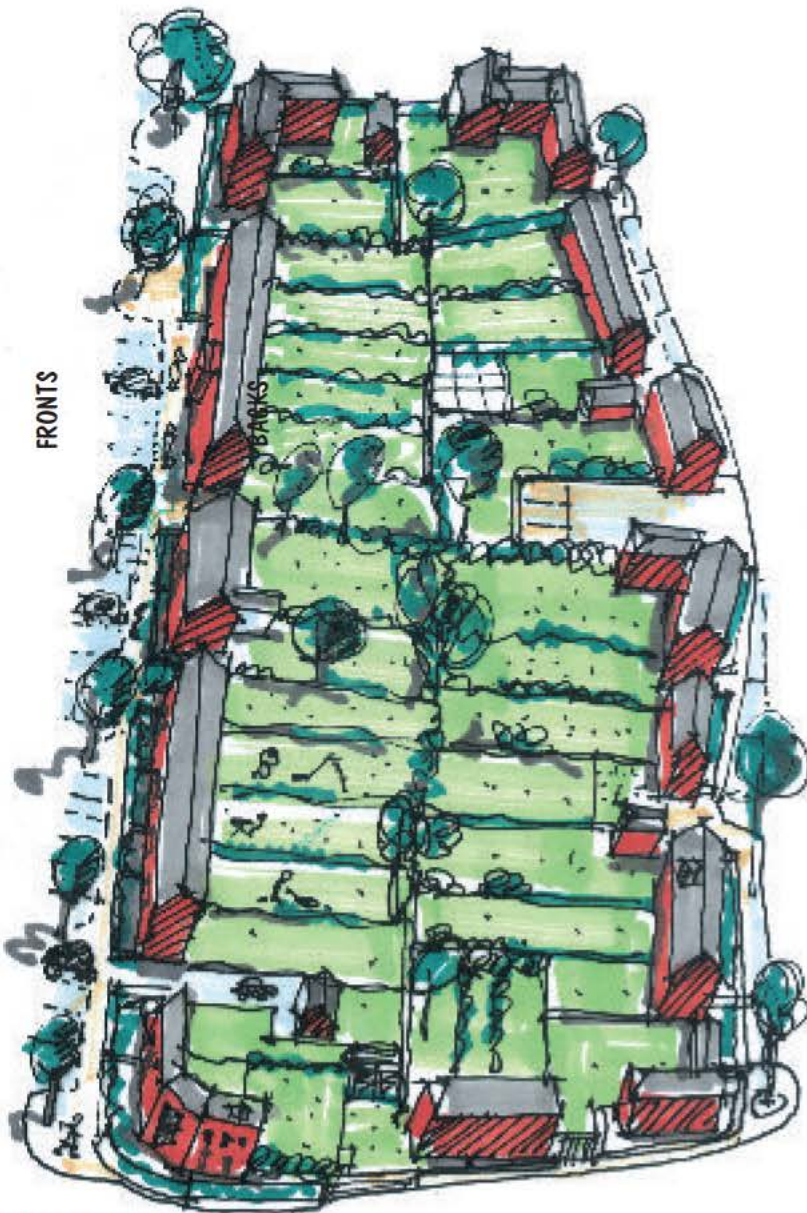

FACE BUILDINGS ONTO STREETS
Avoid backs facing onto streets. Rear boundary walls create dead frontages. (Often this produces an overpowering fortress quality which is even worse than that shown)

Principles

■ design **buildings to front onto streets** to make the place feel safer. There should be 'eyes on the street' including corners and gable ends ('active' windows, such as living rooms and kitchens, should overlook streets especially at ground floor) (38)

■ make the primary means of **access for all dwellings from the street**, including flats where ground floor units should have separate doors if possible. Entrances should be visible, accessible and frequent along the street to provide more life and activity (39)

■ **avoid unnecessary rear access** and ensure that where it is provided it is secure (40)

■ **provide a mix of uses, dwelling sizes and types** to encourage activity throughout the day and evening thereby lengthening the period of natural surveillance (41)

Planting with dense foliage between 1.2-2m above ground obstructs view

Tree with at least 2m clear beneath canopy

Low planting and solid walls/ fences less than 1.2m high
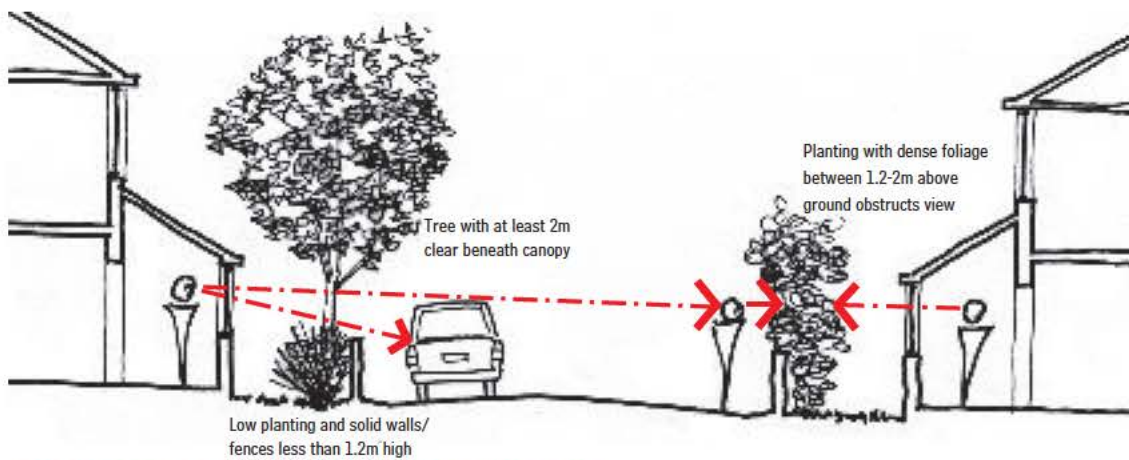
ENSURE PLANTING DOES NOT PREVENT SURVEILLANCE
Care needs to be taken with the choice of planting to ensure that it does not prevent casual surveillance or provide intruders with somewhere to hide as shown on photograph below right.

BACK STREET
A mews building can help provide eyes and activity on to back street

EYES ONTO THE STREET
Buildings should have main habitable rooms facing the street, providing eyes onto the street. Articulation of the front elevation, with different building elements such as porches creates a welcoming feel and offers a semi-private space for chatting

PUBLICLY ACCESSIBLE SPACES
Publicly accessible spaces and play areas need to be overlooked by main active windows to provide natural surveillance as shown in this Hulme, Manchester example

FURTHER GUIDELINES

The 1998 Crime & Disorder Act places a duty on local authorities to ensure that measures to reduce crime and disorder are introduced. Leeds intends to lead the way on community safety and crime prevention. The principles of "Secured by Design" and West Yorkshire Police's "Design for Community Safety" should be fully taken on board by developers.

Principles

- **provide good quality bright street lighting** for both pedestrians and car safety, without light pollution for adjoining occupants or night sky. Co-ordinate lighting scheme with landscape provision (42)

- **design for community safety** *(see www.securedbydesign.com)* (43)

- **avoid places of concealment** throughout the development, particular care needs to be taken at entrances and along pedestrian routes (44)

- **avoid long lengths of garages**, long blank walls and bin stores, as these deaden the street. (45)

29

private spaces

To provide well designed private and semi-private open space for all dwellings, appropriate to the design character of the area.

The level and form of private open space provision will vary with the scale and character of the development and should be determined by the overall design concept for the scheme. The overall quality and relationship to context will be the primary consideration when assessing private space provision.

The design of these spaces needs to be carefully considered at the outset. They can be used to create focal points or provide effective space to contrast with high density buildings.

BACK GARDEN
Family homes normally need an external private area to do their own thing. Somewhere to lounge around, for children to play, to put a shed, to grow plants, or to hang washing. In some instances allotments may offset limited private garden area.

FRONT GARDEN
Front gardens perform a number of functions — possessing a semi-private quality or 'feel', often providing the link with the public realm, a place for the car, bin store and some privacy for front room windows

SEE ALSO :

- Making attractive spaces that work (pg22)
- Safer places (pg26)
- Publicly accessible spaces (pg32)
- Designing for parking (pg38)
- Local character (pg40)
- Privacy and intrusion (pg54)

- UDP Policies SA1, N24, N25, N26 & LD1

BOUNDARY TREATMENT
Provide definition between the public realm and private areas; urban locations require strong and formal treatment (walls and railings) whilst suburban situations need less formal treatment (hedges or low walling)

PLANTING BOUNDARY HEDGES

Certain fast growing trees such as Leylandii can quickly get out of hand and become a nuisance for neighbours. Therefore avoid planting them in hedges on or near boundaries. Publications such as "Over the Garden Hedge" and "The Right Hedge for You" (ODPM) are available at www.urban.odpm.gov.uk/greenspace

DIFFERENT SPACES
A range of private spaces provide different attributes, for example :
-front gardens
-roof gardens
-balconies
-back gardens
-communal areas

PRIVATE AMENITY SPACE

As a general guide private gardens for family homes should have a minimum area of $2/3$ of total gross floor area of the dwelling excluding vehicular provision. When provided communally in non-family situations, such as with flats, the private amenity provision could normally be reduced to $1/4$ of total gross floor area.

SURROUNDINGS AFFECT USABILITY (see left)
Usability of a garden depends upon not only on its size and shape but also its aspect and relationship to adjoining structures and trees. To be fully usable private garden area should NOT be :
- overshadowed by trees and buildings
- directly overlooked
- steeply sloping
- awkwardly shaped or very narrow.
Consequently it may be necessary to provide larger private gardens to ensure they are usable

Principles

■ design the size and form of gardens in response to character analysis; provide appropriate planting (including trees) to make a positive contribution to public realm (46)

■ provide adequate outdoor private spaces in all new developments. The design concept for a scheme should determine the quality, form and level of private space provision. Outdoor space for flats could be communal, or at the very least, balconies (47)

■ front gardens serve differing purposes in different places which include discreetly located/ screened car parking, meters and refuse stores, privacy zones (keeping public from ground floor windows) (48)

■ distinguish between private and publicly accessible space; provide appropriate enclosure for front gardens (49)

■ avoid 'backs' facing onto publicly accessible space; backs should be private and face each other to form secure private gardens and courtyards (50)

■ ensure private gardens get sunshine wherever possible so north facing gardens may require greater length (51)

■ allow for retention of existing trees and adequate provision of new larger growing trees, which will provide structure and setting to new development, and confer visual amenity benefits to the wider area (52)

■ provide access to private gardens without compromising security; access to rear areas should be gated and vehicle entrances small and obviously private. Generally avoid screened access paths particularly at the rear (53)

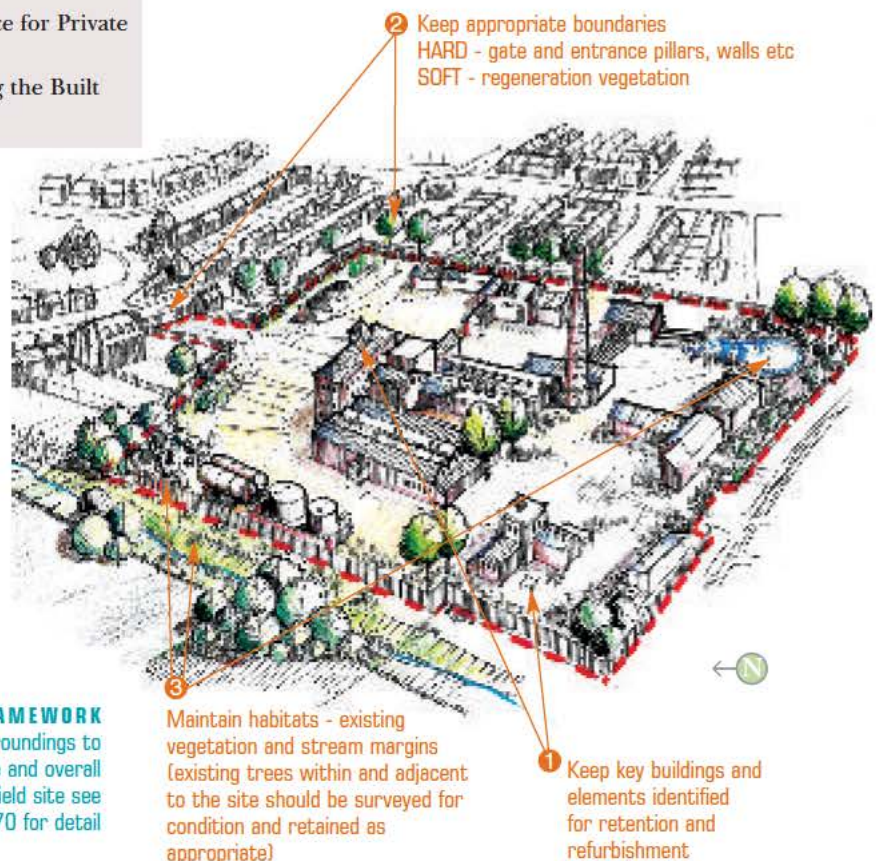■ for communal spaces and gardens ensure there is a good management scheme. (54)

publicly accessible spaces

To provide a varied network of attractive, usable and safe publicly accessible spaces as part of a hierarchy of places.

Publicly accessible spaces will form an important part of any development and is an integral part of its overall design. The type and level of provision will vary depending on the specific characteristics of the development, the site, and its context. It will be necessary to assess the extent and quality of existing provision in the wider context (especially for large sites) and use this as the basis for deciding on elements of a proposed open space hierarchy - park, linear greenway, garden square, etc. The emphasis should be on quality, not just quantity and should not be left over space that is of no practical recreational use.

A landscape appraisal for the site and its wider context will be required to identify important features to be enhanced or retained. As exisiting trees provide the basis for new landscape schemes avoid removing or pruning trees until the landscape scheme has been agreed. The appraisal should also establish the level of open space and recreational provision and develop a landscape structure that stitches together all the various elements. The layout of a development should aim to connect spaces with significant landscape features. Larger open spaces can form major focal points along main routes and important streets and avenues and provide settings for key buildings. Small open spaces can provide minor focal points. In inner urban locations and high density areas where the scope for open space will be more limited, small squares or formal spaces should be considered. In all cases publicly accessible spaces should be overlooked by fronts of buildings.

SEE ALSO :

- Making attractive spaces that work (pg22)
- Safer places (pg26)
- Private spaces (pg30)
- Wildlife (pg36)
- Local character (pg40)
- Landmarks, views and focal points (pg44)

- UDP Policies SA1, SP1, N2, N4, N8, N9, N20, N23, N24, N25 N26, LD1 & LD2
- SPG No.4 - Greenspace for Private Housing Estates
- SPG No.25 - Greening the Built Edge

② Keep appropriate boundaries
HARD - gate and entrance pillars, walls etc
SOFT - regeneration vegetation

LANDSCAPE FRAMEWORK
Appraise the character of surroundings to inform landscape structure and overall layout for the site eg brownfield site see page 70 for detail

③ Maintain habitats - existing vegetation and stream margins (existing trees within and adjacent to the site should be surveyed for condition and retained as appropriate)

① Keep key buildings and elements identified for retention and refurbishment

Neighbourhood park

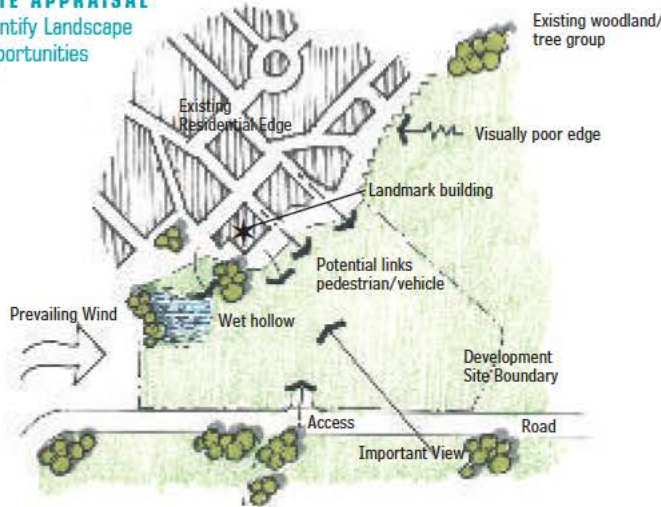
Garden crescent

SPACE TYPES
A neighbourhood can have a variety of open space types as in Horsforth

Urban Green Corridor
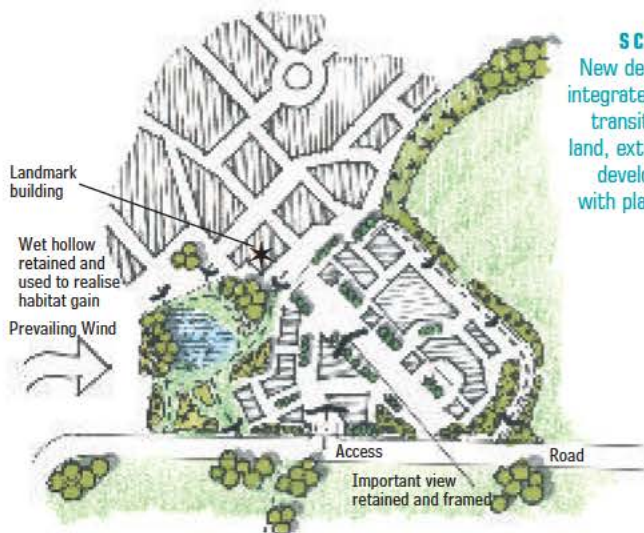

Incidental Greenspace

SITE APPRAISAL
Identify Landscape opportunities

- Existing woodland/tree group
- Visually poor edge
- Existing Residential Edge
- Landmark building
- Potential links pedestrian/vehicle
- Prevailing Wind
- Wet hollow
- Development Site Boundary
- Access
- Road
- Important View

SCHEME DESIGN
New development layout integrated with landscape transition zone to open land, extended along poor development boundary with planning agreement

- Landmark building
- Wet hollow retained and used to realise habitat gain
- Prevailing Wind
- Access
- Road
- Important view retained and framed

space space space space

Principles

- **identify intrinsic landscape characteristics** of site and its setting. Reinforce and enhance existing features and integrate development into surrounding landscape (55)

- **consider planting provision and design at the outset**, and co-ordinate with infrastructure, services and general building form. It will be important to take account of soil types, microclimate, water, and anticipated level of maintenance required. Generally try to plant native species wherever appropriate, as these contribute to local ecology (56)

- **connect open space networks** with landscape elements, providing green corridor links to other sites and wider landscape (57)

- **position secondary planting** to complement the built environment and anchor the development into the local landscape context, to provide a strong setting and sense of identity (58)

- **soften boundaries adjacent to open land** with planting belts - this may need a local reduction in dwelling density and specific building forms with enlarged gardens; alternatively arrange for off-site planting and its future management *(see SPG25 - Greening the Built Edge)* (59)

- **use larger open spaces as major focal points** along local distributors and other important streets and avenues, which can create settings for community buildings (60)

DESIGN FOR QUALITY

Assess the local context and identify possible space types such as park, linear greenway, woodland or watercourse - or an inspired combination. Open space design should not just meet quantitative Greenspace requirements.

LANDSCAPE FEATURES
Trees and planting soften a space and can also help calm traffic

POSITIVE INTERFACE
Planted road verge creates a tree-dominated setting for new city centre housing and enhances the road corridor (but does not constitute usable recreational Greenspace)

BUFFER THE OLD AND THE NEW
Plan new Greenspace coherently so that it both caters for new housing and enhances Listed Building setting

PUBLIC ART
Public art can form valuable focal points within a development and can sometimes provide the opportunity for community involvement with its procurement (see Principle (36) on page 25).

MATERIALS
Materials and construction methods, as well as planting, need to produce schemes that are long lasting, durable and require moderate maintenance. Try to use recycled products as far as possible with any energy requirements satisfied from renewable sources

INFORM POTENTIAL PURCHASERS/ OCCUPIERS

Ensure that new householders are informed prior to occupation of the status of protected trees and of open space requirements, including recreation elements, footpath links and individual plot landscape planting that may be programmed for later implementation.

IMAGINATIVE PLAY
Imaginative informal play spaces with positive overlooking providing natural surveillance as at Hulme, Manchester. Sensitive and high management play elements may need to be located in parks or in privately maintained areas, rather than in public Greenspace.

PRIVATE AMENITY AND PUBLIC SAFETY
Balance the need for overlooking with requisite buffer zones to reduce noise nuisance and soften the gap with low shrub planting and clear stemmed trees.

PLAY

Whilst the overall strategy for children's play is covered in UDP Policy N2, it will often be more appropriate for formal play equipment to be put in an existing nearby local park/recreation area, with only informal play taking place within the development itself. Provision also needs to be considered for older children and teenagers which should be located where it will not disturb local residents. Where local sports facilities are poor, these areas should include more than just play areas.

FACE BUILDINGS ONTO PUBLICLY ACCESSIBLE SPACES
To give natural surveillance and thereby make the spaces safer as at Hulme, Manchester

GREENSPACE

A major aspect of publicly accessible space is Greenspace, the requirements of which are set out in UDP Section 5 - Environment and further explained in SPG4 - Greenspace for Private Housing Estates. Long term maintenance needs to be considered, so on many sites the Greenspace will be a single area of public open space. This will not preclude other open space, such as highway verges or communally maintained spaces adjoining flats or parking. Remember planting in the Greenspace also absorbs pollutants and carbon dioxide together with generally improving air quality and general quality of life, as well as enhancing property values.

STREET TREES
Add visual interest, vertical punctuation and seasonal variety

Principles (cont)

- **punctuate a site layout with smaller open spaces** to create visual interest and provide minor focal points (61)

- **ensure open spaces**, retained woodland and footpaths **are overlooked** by fronts of dwellings to maximise surveillance (62)

- ensure that **open space provision is within 3-5 minutes walking distance** of the majority of homes (which equates to 250-400m) (63)

- all developments with family housing should **make provision for children's play**. This is likely to be in the form of informal play spaces on site or be a developer contribution to formal playgrounds located off-site in existing local parks or recreation areas. Pre-application consultation will clarify the extent of local provision and need at the outset (64)

- ensure all elements of publicly accessible spaces are designed coherently to provide consistency and high quality. **Co-ordination of street furniture** including lighting, CCTV, seating, litter bins, signage, railings, bollards, etc will be essential to a scheme's success (65)

- anticipate and **co-ordinate utility provision** at outset. Assess requirements for utility structures and integrate into buildings. Ensure all utility services run in co-ordinated common trenches that avoid root zones of retained trees or crossing green space, to avoid direct harm or creating sterile easements. (66)

wildlife

To retain existing important species and habitats and maximise opportunities for habitat enhancement, creation and management.

A variety of wildlife habitats and species can be found throughout Leeds, some of local interest whilst others are of national importance. Biodiversity is not only a consideration on greenfield sites. Brownfield sites will frequently also contain features worthy of retention, such as mill ponds, hedges, trees and other vegetation, or they may have been colonised by specialist species.

Everyday contact with nature makes an important contribution to quality of life. Retaining or creating wildlife features can result in a more attractive and desirable development. Elements should be identified that are of ecological importance and should be retained such as mature trees, hedgerows or streams, and these used to form the basis of the landscape structure. Look at opportunities to link existing habitats.

FEATURES OF HABITAT VALUE
Identify, preserve and enhance landscape features which may be of value to wildlife and protect these during construction. These can include built structures such as walls and bridges, as well as more obvious features such as watercourses

SEE ALSO :

- Making attractive spaces that work (pg22)
- Private spaces (pg30)
- Publicly accessible spaces (pg32)
- Landmarks, views and focal points (pg44)

- UDP Policies SG4, SA1, SP1, SP2, N8, N9, N49, N50, N51, N52, N53 & LD1
- SPG No.22 - Sustainable Drainage in Leeds
- Biodiversity & Development Guide

Fragmented hedge

Woodland

Individual trees

Woodland

Woodland

EXISTING

New woodland

Incorporate hedges and trees into new woodland

New linking hedge

Existing wood

Enlarge wood include hedges

New woodland

New hedge linking trees

PROPOSED
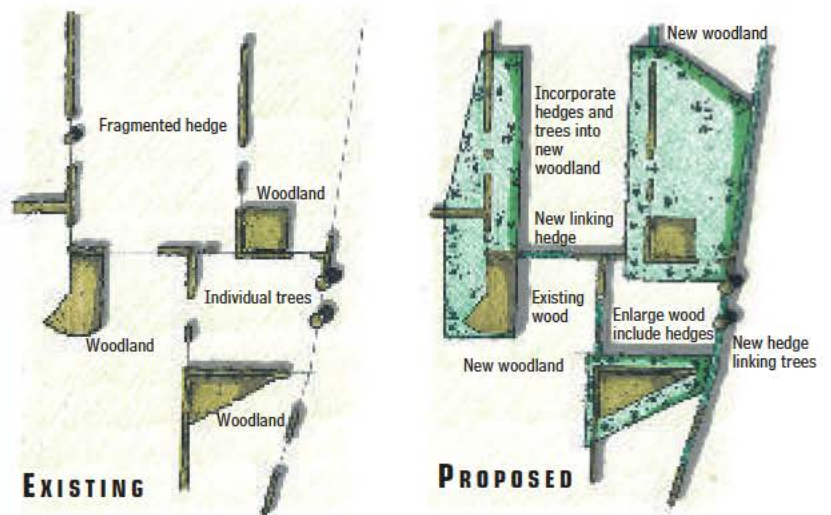
LINEAR HABITATS
Connect spaces and reinforce existing elements with a series of landscape features, as these enhance linear habitats and green corridors

NEW HABITATS FOR WILDLIFE
New developments provide an opportunity to provide a range of features including landscape elements, such as tree and shrub planting, meadows, hedges and appropriately designed balancing ponds or special features such as swift nest boxes on new buildings

RETAIN EXISTING HABITATS
Existing features of value for wildlife should be retained and protected during construction. These can range from individual trees to more extensive habitats such as wetlands or linked adjoining garden areas that may contain valuable man-made habitats

PRESERVE AND PROTECT HEDGES
Hedges not only need preservation, they need protection from heavy equipment

SURVEYS FOR PROTECTED SPECIES

The presence of protected species should be established at the earliest stage, as their presence can have a profound effect on developability and the development programme. Make provision for their retention, protection and any necessary mitigation works.

Principles

- carry out an **ecological assessment of the site at an early stage** to identify important species and habitats. A good site survey and advice from a professional ecologist will assist with the design of a sympathetic site layout. It will also identify whether any protected species are present (see Biodiversity and Development Guide) (67)

- **avoid** direct or indirect **adverse impacts on designated nature conservation sites** (68)

- **retain existing habitats and features** which may be of value for wildlife. Built structures such as buildings, walls and bridges may also be used by wildlife, particularly birds and bats for nesting and roosting (69)

- **take account of any protected or important species** on the site. This includes species that are protected under national and European legislation, as well as priority species in the UK and Leeds Biodiversity Action Plans (70)

- **consider the potential for habitat creation and enhancement.** The Leeds Nature Conservation Strategy and the Leeds Biodiversity Action Plan provide guidance on which habitats would be most beneficial for wildlife (71)

- **ensure that provision is made for the long term management of habitats** retained or created as part of the development. (72)

designing for parking

To provide appropriate parking at discreet but safe locations within the development.

Actual parking spaces can be arranged in a variety of ways :

on-street - either parallel or perpendicular to the kerb. Care needs to be taken to ensure that the street does not become too wide with the cars acting as brightly coloured "railings" to either side — they need sub-dividing with the street visually narrowed and enclosed in places, by extended pavements and trees.

courtyards - spaces in which there is limited parking, are overlooked and secure with small scale accesses.

in-curtilage - which work well with semi and detached houses where the parking is at the side behind the building line. With terraces it can be difficult to absorb cars unless wide units allow front walls and meaningful planting. There is a danger of dead frontages if there are integral garages.

basement parking - hides the parking from public view.

As a guide, whilst 4.8m is generally allowed for a parking bay, 5.6m is required between garage door and highway. Similarly whilst 2.4m is adequate for a parking bay width, 2.6m is needed for a drive with access one side and 3.0m with access on both sides, with 3.2m where access to the house is required past a parked car.
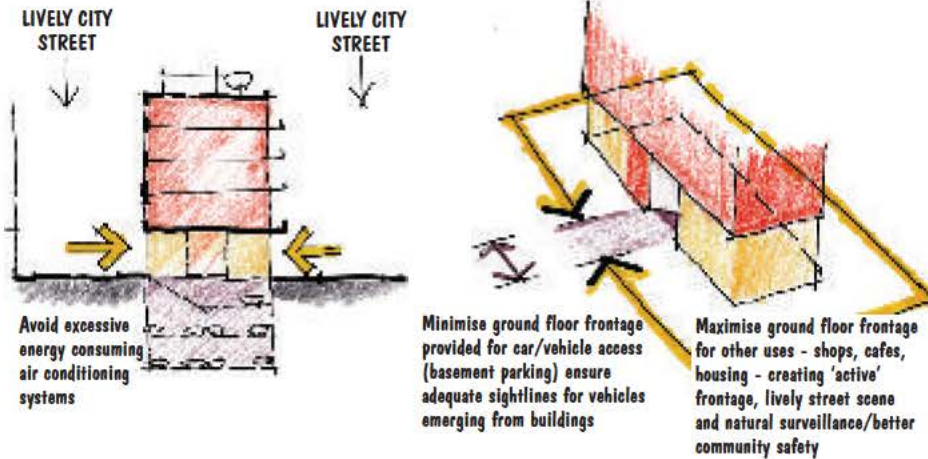
The car is a fact of modern life - it is the main means of transport for most people. But the growth in the use of cars is clearly not sustainable. It is necessary to look for more sustainable approaches to transport in the long term. In the short term cars present major design challenges.

Car owners want to park their cars within their sight and easy reach. Parking within individual curtilages limits flexibility and needs more spaces than if provided communally. Therefore the convenience of residents needs to be balanced with the need to avoid car-dominated frontages. This may require less conventional solutions, which could be based on communal hardstandings, secure courtyards, 'car barns' or basement parking, or maybe there is limited parking adjoining the house with overspill catered for elsewhere. When designing for parking ensure that there are adequate spaces for disabled people close to entrances, facilities etc. It is important to control parking to maintain adequate room for wheelchair users, pushchairs and people with mobility difficulties to get safely through.

There may be other alternatives to this such as not owning a car but hiring when required, or even sharing one in a car club. To encourage a lower car ownership there needs to be viable alternatives - good public transport, housing close to where people want to go, with convenient cycle and pedestrian routes to get there.

AVOID VEHICLES DOMINATING THE FRONTAGE
Carefully designed garaging or landscape elements can conceal the vehicles

LIVELY CITY STREET   LIVELY CITY STREET

Avoid excessive energy consuming air conditioning systems

Minimise ground floor frontage provided for car/vehicle access (basement parking) ensure adequate sightlines for vehicles emerging from buildings

Maximise ground floor frontage for other uses - shops, cafes, housing - creating 'active' frontage, lively street scene and natural surveillance/better community safety

UNDERCROFT PARKING TREATMENT
Provide car parking in basement with limited ground floor area used just for access, allowing ground floor frontage to be maximised for active uses such as shops, cafes and housing. As shown to left raising ground floor flats improves their privacy but need to ensure good disabled access to and around building

DISCREET ENTRANCE TO NEW PARKING COURT
These can be gated to keep backs private. Entrances to dwellings should remain at the front

SECURE CYCLE PARKING
Communally provided in secure gated central courtyard

GARAGE COURTS
These should be avoided as they create dead and unwelcoming environments (see Principle (45) of Safer Places)

SEE ALSO :

Principles

- provide car parking to suit the nature and location of the development - **limit car parking provision** taking into account availability of public transport and impact on surrounding area. *(See UDP Vol 2 : Appendices - A9A)* (73)

- **create safe, enjoyable pedestrian dominated places** with vehicle access carefully managed (74)

- **provide convenient and secure cycle parking** which should generally be directly related to individual homes but in appropriate circumstances could be communal (75)

- **ensure car parking is usable, safe and secure** for both people and vehicles (76)

- **avoid car parking dominating streetscenes** using a balance of in-curtilage and on-street provision (77)

- **use discreet and innovative solutions for car parking**, especially where high densities are required (78)

- **ensure parked cars are unobtrusive** and will not visually dominate any space especially where densities are high. Use levels, hard (walls) and soft landscape to break up, limit and soften its visual impact. Avoid large groups of parked cars that can be seen from a distance. Provide sufficient space for planting suitable trees and shrubs and protect by bollards and railings from impact damage (79)

- **set car parking behind the front of the dwellings** (to side or rear) in lower density layouts (including detached and semi-detached building patterns), where appropriate. (80)

local character

To ensure that proposals respect the local character by enhancing the positive attributes whilst mitigating negative aspects.
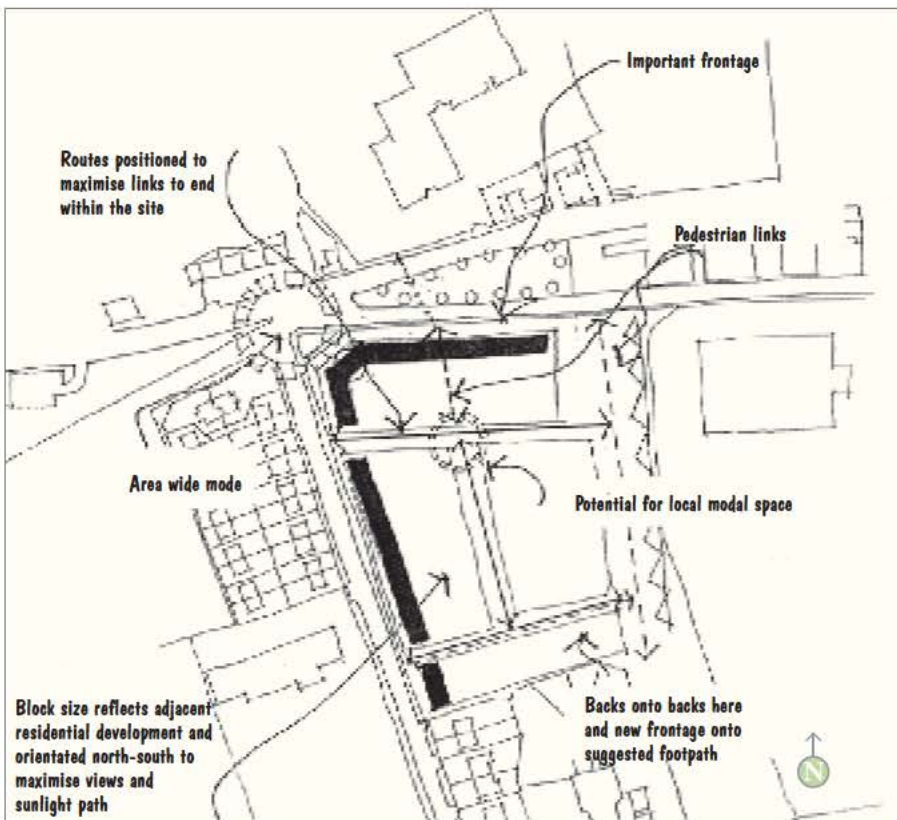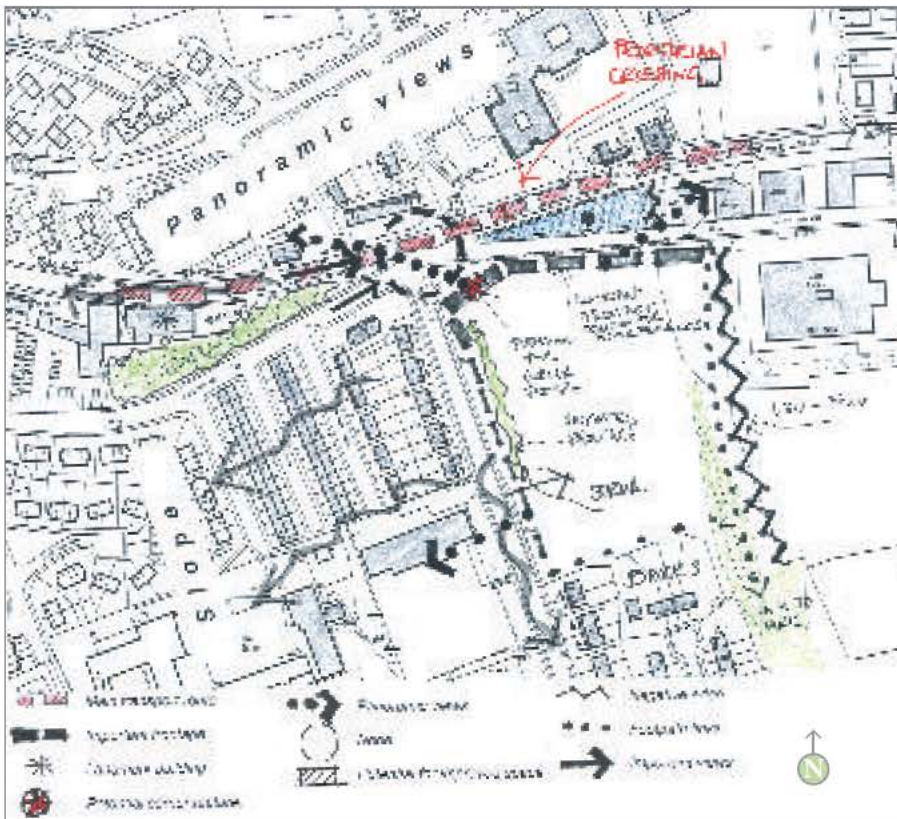
The site context should be analysed in detail to determine its positive and negative characteristics. Any analysis should ensure that it also identifies any proposals that will effect the area. A map based analysis supplemented with photos and sketches will help give a broad overview and initially identify the more general aspects before more detailed ones are considered. A more thorough analysis will be expected in sensitive areas, such as conservation areas or adjoining listed buildings.

A development should reinforce or enhance the positive aspects of the locality. These could include continuity of street enclosure, or quality of green spaces, whilst more detailed elements may include rhythm of bays or window form and pattern. Local character has a social/heritage dimension and that needs to be part of any analysis. Development should retain and sympathetically treat listed buildings and unlisted buildings in conservation areas that make a positive contribution. Negative aspects, such as highway domination of spaces, will determine what should be avoided. It may be appropriate in some cases to depart from the context, for example, with high quality innovative proposals. Where there are few positive characteristics to build on, a contrast could be beneficial.

CONTEXT ANALYSIS

GENERAL FEATURES

Topography - development should be determined by the shape of the land and not obscure the topography but mould itself to it.

Views into and out of the site should be identified, and their importance rated. Identify which views should be safeguarded or where they can be enhanced.

Landmark features and buildings - those of city-wide importance should be identified, where they are visible from, and opportunities for new landmarks.

Edges and barriers such as green corridors, major routes, or screening elements should be identified.

Landscape structure - development should respect and retain natural features such as hedges, trees and open spaces and perpetuate landscape qualities where they contribute to local distinctiveness.

Older settlement patterns such as stone walls, fences, and buildings need to be retained where they will perpetuate or contribute to local distinctiveness.

Townscape Character

Spatial organisation - building groupings usually take one of three distinctive forms :

Urban - buildings contain the spaces usually in the form of streets, squares and courts.

Suburban - houses set in plots with loose containment of spaces.

Rural - landscape dominant with buildings contained by the landscape.

Shape - spatial organisation of a settlement may have a distinctive shape, such as linear, square, random or formal / informal. New development should respond to the shape of existing settlements.

Grain - proximity of buildings to the street, massing and scale of spaces between them all contribute to the character.

Building types - size and shape, terraced or detached, rhythm of building components.

EXAMPLE OF A RESIDENTIAL APPRAISAL
Analyse the positive and negative attributes of an area

ANALYSIS MAP AND CONCEPT DIAGRAM
Site analysis and urban design appraisal of the surrounding character can help identify development opportunities and the spatial organisation of a development. (see Bringing it All Together - Case Studies pg66)

form *form* *form*

Principles

■ **identify local character** through site appraisals and urban design analyses. Address issues such as, landscape, building form, grain, massing, scale, details, spaces, views, and important frontages (81)

■ establish design opportunities that reflect and **enhance positive aspects of local character**. Explore further beyond immediate neighbours, if necessary, to assess good local distinctiveness (82)

■ explore solutions that **allow homes to be extended** to meet people's changing needs without over intensifying usage to the extent that the local character is inappropriately changed. (83)

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scale and massing

To provide built forms that contribute positively to the townscape whilst respecting the scale of adjacent spaces.

The scale, massing and height of proposed development should be considered in relation to its surroundings. It needs to respond well to that of adjoining buildings, the topography, the general pattern of heights in the area and views, vistas and landmarks. Buildings also need to be carefully positioned to relate to the spaces around them. The enclosure of the street and the ratio of building height to the space needs to be carefully considered, in order to create the correct feel for that space and the people who will use it.

The plan form and building depth will influence the overall building mass, and can be broken down by projections or set backs. Interest can also be created with the detailing and arrangement of the elevations, which will effect the scale of the building.

BREAKING DOWN THE MASS
Using a variety of materials can help break down the mass. Here a strong corner is also formed

STEPPING DOWN THE SLOPE
Building form should respond to the topography - for example a terrace stepping down a hill to create interest in terms of scale

STREETSCALE
A modern style mews building is subservient in scale and massing to the listed terrace

CHANGE OF HEIGHT
The perceived scale of a development can be reduced by a change in height

CITY CENTRE

CONTEXT

Scale and massing should respond to the context. Generic contexts include city centre, urban and edge - Each promotes different opportunities. Leeds possesses some good examples in the city centre and edge situations but there are few good examples of urban scale (Hulme, Manchester indicated here)
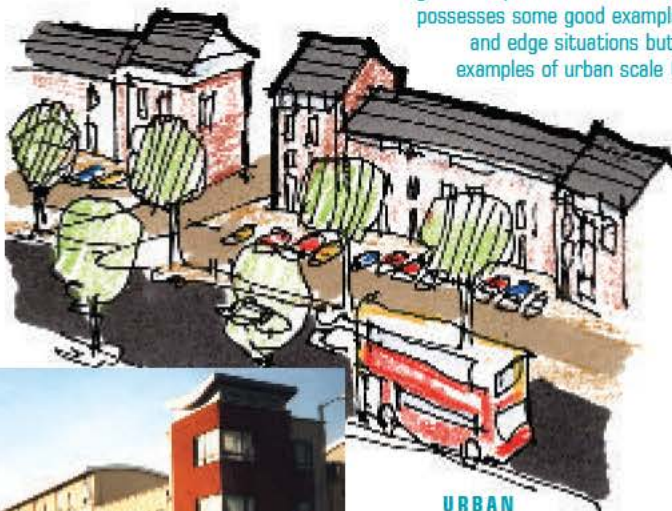
URBAN

EDGE

Principles

■ **respond to the context** of the development in terms of scale, massing and height in relation to adjacent buildings, topography, general patterns in the area, views, vistas and landmarks (84)

■ **utilise an appropriate range of building forms** – e.g terraced, detached, semi-detached, courtyard (85)

■ **ensure buildings, streets and places are of a human scale** (86)

■ **create enclosure to streets, squares, parks and other spaces** by designing buildings of appropriate scale/height/ massing. The dimensions, sunpath and likely use will imply the appropriate form for its enclosure (87)

■ ensure that massing and height of buildings **respect what would be overlooked and overshadowed** (88)

■ **provide well-articulated elevations** to break down its scale, with accommodation in the roof where appropriate, to reduce the impact of a development. This may allow increased density with minimal visual impact. (89)

SEE ALSO :

- Density and mixed uses (pg16)
- Making attractive spaces that work (pg22)
- Local character (pg40)
- Landmarks, views and focal points (pg44)
- Quality buildings (pg46)
- Privacy and intrusion (pg54)
- UDP Policies N12 & N13

landmarks, views and focal points

To take every opportunity to create good design that respects key views, landmarks, and focal points.

Development should be legible. People need to easily find their way around a development. Key views, corners, landmarks and focal points where routes connect, all create legibility. They also provide design opportunities for producing more interesting and innovative one-off solutions. Both buildings and landscape features, including public art, can provide positive landmarks and focal points.

Conversely, when looking for a location for a large building, it can be positioned where it would act as a focal point, landmark, 'gateway' or other key feature in the legibility of an area. The scale of these buildings should suit the scale of the spaces. It also makes sense for more community orientated uses, such as libraries, community centres, churches or pubs, to be located in landmark developments.

It is equally important to avoid development obscuring important views, whether to, from or through the site. Also distant views of the development, especially when seen on the skyline, should be interesting and appropriate for its setting.

CORNERS

Junctions form activity nodes and so it is important that the highway engineering solution should respond to broader design concept and not be allowed to dominate. In this Hulme, Manchester example the building adds interest and punctuates the area, which is emphasised by the strong urban edge created to the street. As a node of activity it is a good location for a local shop

SEE ALSO :

- Creating neighbourhoods (pg14)
- Density and mixed uses (pg16)
- Making attractive spaces that work (pg22)
- Publicly accessible spaces (pg32)
- Local character (pg40)
- Scale and massing (pg42)
- Quality buildings (pg46)
- UDP Policies SG2, BD2 & LD1

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FOCAL POINTS
Impressive buildings can form a focus

DISTANT VIEWS
The layout can be orientated to retain and reinforce important views and vistas as shown by this view of Beverley Minster

LANDMARK
Existing landmark features should if possible be retained and reused within new development especially for community facilities

MATURE TREES
Mature trees and the space around them can make good landmarks and focal points

form *form* *form*

Principles

- **orientate routes to focus on landmark buildings and important views**, optimise vistas and create new ones. Existing landmarks should be reinforced or new ones created to generate visual interest (90)

- **create an interesting skyline**, appropriate to its setting (91)

- **use** the layout and **grouping of buildings to create spaces of differing character** which give interest, excitement and sense of place, as well as aid orientation (92)

- **delineate entrance points** (or 'gateways') **between distinct places**. This can be achieved with landmark buildings, squares, distinctive landscape, lighting columns, or variation in building line (93)

- **avoid development obscuring important views** (94)

- **create landmarks from** both existing or new **landscape features** or public art (95)

- **use landmark buildings for more community orientated uses**, such as community centres, churches or pubs (96)

- locate **larger blocks** (more than two storeys) **to provide focal points** on important streets (97)

- **use corner buildings to visually punctuate an area**, create visual interest and act as minor landmarks. Important corners can be emphasised by scale, or detailed design and style. (98)

quality buildings

To create high quality building design with appropriately designed elements.

The design of buildings forms an important part of an area's identity. The forms used should create imaginative streetscapes and spaces for residents to enjoy. Blank frontages, or ones with only limited windows facing main streets should generally be avoided, as this creates spaces that are both unattractive, lifeless and lack natural surveillance.

Individual expression and variety in architectural style, where appropriate to the context, will be encouraged. The design should allow for occupiers to personalise and adapt to their needs. The way various elements of house design and detailing combine, should be carefully considered to produce buildings of quality and visual interest, even where funds are limited. Buildings need to relate to their specific site, so current standard house types will rarely work well. There is a need for more variation in house types to respond to the specific requirements of different locations, respecting the legacy of Leeds whilst learning from good new design for the 21st century (both national and international).

MATERIALS
Red brick, stone and slate are the most common traditional materials in Leeds - but more contemporary materials, such as timber cladding, metal panels, and coloured render have also been used successfully

BUILDINGS
Buildings are more than the sum of their parts, they need to coherently combine contrasting features in an interesting manner

Principles

■ **use building forms to create imaginative streetscapes** and spaces for residents to enjoy (99)

■ ensure that the detailed design **allows access for all**, which includes disabled people, whilst maintaining the overall character of the scheme (100)

■ **encourage individual expression and variety in architectural style,** allowing scope for people to personalise and adapt their buildings, where appropriate to the context and community demand (101)

■ **pay particular attention to the treatment of windows and doors**. Careful use of well-proportioned windows should create a scheme which provides a consistency and responds to local context (102)

■ **consider ancillary uses**, such as garaging, cycle parking and bin stores, **as an integral part of the overall design** (103)

■ **use durable materials** that will withstand their environment and likely abuse with minimal maintenance and still provide an attractive appearance. (104)

WINDOWS
The treatment of windows and doors is particularly important : their form and pattern do so much to determine the character of the building. Careful use of well-proportioned windows should create a scheme which provides consistency and responds to local context

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NEW FEATURES ON OLD BUILDINGS
The reuse of existing buildings provides functional requirements which should be dealt with sensitively - for example decorative protection for window opening

NEW BUILDINGS SHOULD RESPOND POSITIVELY TO THE EXISTING CHARACTER
Examples shown here indicate poor massing and detailing (above) and a positive modern approach responding to the vertical rhythm of the street and strong building line (right)

FURTHER GUIDELINES

Order: creating order helps us to read the architecture. This can be symmetry (or asymmetry), and balance through repetition of different elements such as bays.

Expression: how it is put together and what sort of space it contains.

Appropriateness of architecture: is it too noisy or too quiet? There are places for modest buildings.

Integrity and honesty: plans, sections and elevations should relate visibly and build up a coherent picture.

Language: patterns of light and shade, solid and void should not appear arbitrary.

Conformity and contrast: variety can add interest as can uniformity of certain elements.

Detailing: refinement of detail is very important (e.g depth of window reveals as well as choice of materials).

after CABE

BALCONIES
A modern feature that has become well established. They provide a useful element in the overall composition of a building - care needs to be taken to ensure that they catch the sun whilst avoiding overlooking and visual clutter

ENTRANCES
Should be clear and obvious which gives the opportunity for strong expression

BIN & CYCLE STORES
Consider ancillary uses, such as garaging and bin stores, as an integral part of the overall design, not something to be added in later. Ensure they are of adequate size - each household currently has 2 wheelie bins. The requirement to recycle will increase so additional facilities may be needed in the future

SECURITY/VANDALISM

Doors and windows should achieve the recommended security standard (see www.securedbydesign.com). Ensure all areas vulnerable to vandalism and graffiti are durable enough to avoid places appearing run down which discourages community spirit and encourages further abuse.

SEE ALSO :

homes for the future

To develop wherever possible on brownfield sites with efficient energy use, minimising waste production and pollution.

The need for efficient and careful use of the earth's resources applies to residential development. It is important to minimise the energy used (and waste produced) by a development, both during construction and whilst in use.

Once built, the life of a development should be maximised so the use of resources in its construction is spread over as long a time as possible. (see SUSTAINABLE DEVELOPMENT DESIGN GUIDE). The fact that people's needs change over time has led to the development of long-life/loose-fit principles for lifetime homes (see Joseph Rowntree Foundation's research). Increased initial capital cost and benefits of adaptability need to be carefully balanced.

LIVING OVER THE SHOP
Continued potential for living over the shop

SEE ALSO :

- Density and mixed uses (pg16)
- Local character (pg40)
- Scale and massing (pg42)
- Quality buildings (pg46)
- Joseph Rowntree Foundation - www.jrf.org.uk
- UDP Policies SG4, N12, N13, N15, N16, N54, BD5, BD5A
- SPG No.10 - Sustainable Development Design Guide

Principles

- **use previously developed sites for housing** which are well related to local facilities and the existing and proposed transport network (105)

- **rejuvenate old buildings** where possible, to save on embodied energy and help keep the character of an area (106)

- **minimise use of energy**, both mechanical and electrical, as well as carbon dioxide emissions, throughout life of the building through design, orientation and a high degree of insulation. Consider solar panels for hot water, wind generators and photo-voltaic cells for electricity (107)

- **choose energy sources** that make the **most efficient** use of resources. For larger schemes consider combined heat and power. In the conventional situation gas heating tends to be more efficient than electrical (108)

- **use materials from sustainable sources** and minimise negative impacts on the environment. For example timber from renewable sources, reused, recycled and recyclable materials, low embodied energy in construction processes, CFC-free. Particularly avoid those materials that have a manufacturing process that is especially polluting such as PVCu. Use local materials/suppliers (109)

- **optimise daylight and solar gain** by carefully orientation, use of appropriate built forms and layout. (110)

BRE's Eco-Homes Standard

British Research Establishment standard assesses the environmental performance of homes by considering their effect on :

- climate change
- resources
- wildlife

whilst still permitting a high quality of life.

Successful schemes provide :

- reduced running costs through greater energy and water efficiency
- reduced maintenance
- healthy and comfortable homes
- access to local amenities with less dependence on the car

The site is judged as a whole, and not as separate individual properties.

ECO HOUSE
This example in Chapel Allerton maximises energy efficiency, minimises waste, has a reed bed for drainage and uses recycled materials or those from renewable sources

HANGING OF WASHING SAVES ENERGY
Simple things like ensuring there is somewhere to hang out washing is more energy efficient than just depending on tumble dryers

FURTHER GUIDELINES

Energy efficiency: reduce carbon dioxide emissions.
Orientation: needs to take into account implications for energy as well as light and shade.
Materials: need to understand context, durability and sustainability.
Flexibility and adaptability: should allow opportunity to enlarge and adapt.
Sustainability: use natural resources responsibly.

After CABE

DID YOU KNOW?

- New homes in the UK use three and half times more energy than in Denmark and Germany
- UK homes contribute 27% of the total CO_2 emissions associated with energy use, while domestic energy use is projected to rise by 6% by 2010
- Around 70% of timber used in the UK goes into construction, with a high proportion used for housing.

SUSTAINABLE HOMES
May/June 2003

SOLAR SLATES
Electricity generated for the householder by use of solar slates on the roof in this Housing Association scheme

Principles (cont)

- **ensure developments are adaptable** to changing needs of occupiers (people have children, age and can become disabled) and, where appropriate, to other uses. Houses should be built of enduring, robust materials and servicing systems to provide long, sustainable lifecycle. Development should provide 'long-life/loose-fit' homes (111)

- **design homes to allow home working**, allowing for appropriate space and IT links, to reduce commuting (112)

- **maximise the use of** compact built forms, such as **terraced houses and flats**, as they reduce heat loss, land take and use of materials (113)

- **minimise water consumption** by using water efficient systems, recycling and where practical, utilising collected rainwater (114)

- **incorporate sustainable waste schemes** to minimise waste from a development, both during and post construction (115)

- **use sustainable drainage systems**. Minimise discharge from the site by recycling 'greywater' where possible, and consider composting toilets (see sustainable urban drainage systems (SUDS) guide. (116)

To safeguard privacy and amenity.

Privacy is important to ensure that residents feel comfortable in their own home. Care needs to be taken to ensure that all private areas, including gardens, are not excessively overlooked from either public areas or adjoining properties. The tighter a development becomes the more care that has to be taken. Ingenuity in design will be expected in Leeds rather than the use of prescriptive distances.

In addition there may be other aspects that can intrude, such as noise, smell and vibration that also need to be designed out.

FRONTAGE PRIVACY

Traditionally privacy for rooms at the front is achieved by the combination of front boundary wall and railings, planting, levels and window design. Care will need to be taken to ensure that any change in levels is not at the expense of safe and easy access for disabled people

Narrow window openings limit opportunity to look in; mullions help convert wider windows into narrow ones

Planters filters view from street thereby increasing privacy

Natural surveillance of street

External sill height above eye level but raised floor level allows normal internal sill height

Dwarf wall, railings and gate define private space to provide feeling of security and some measure of privacy

Wall to lounge opened up to give view for dining room with light provided by glazed roof and feature glass bricks

DINING   KITCHEN

LOUNGE

KITCHEN

DINING

LOUNGE   KITCHEN

LOUNGE   DINING

Unacceptable window for dining room overlooking neighbour's private garden

DINING

KITCHEN

Dining room windows arranged so that they avoid looking towards boundary

LOUNGE

Rooms repositioned so only kitchen window on side and that at high level

RELATIONSHIP TO BOUNDARY
Window design and their positioning, together with the room layout can be used to permit building closer to the boundary than would usually be the case. The asymetrical window shown, has the long side opaque glazed.

■ UDP Policies BD5

Principles

■ **protect dwellings from being overlooked** by the layout or by utilising design features such as window design, front gardens/walls and railings, levels or internal layout (117)

■ **ensure private gardens and adjoining properties are not directly overlooked** from dwellings. Architectural features, such as the position and heights of bay windows, window orientation, plan shape, rooflights, cill heights, set backs and fin/screen walls, pergolas, planting, canopies and garages can all help maintain privacy (118)

■ use the design of layout and its detail to **minimise noise, smell and vibration penetrating into dwelling**. Features such as - double windows, triple glazing, separating structures, high level exhaust fans may be required. (119)

Screen wall limits sideways overlooking

Planting keeps occupiers away from edge limiting downward view; trellising with climbers can further control view

Intervening buildings can limit downward view so garden is screened from first floor balcony

Rooflights can be used to allow bedrooms to be close to the boundary without overlooking problems as high cill level limits downward vision but still allows distant view

Screen wall (or fence or even a hedge) on the boundary can prevent overlooking from ground floor windows
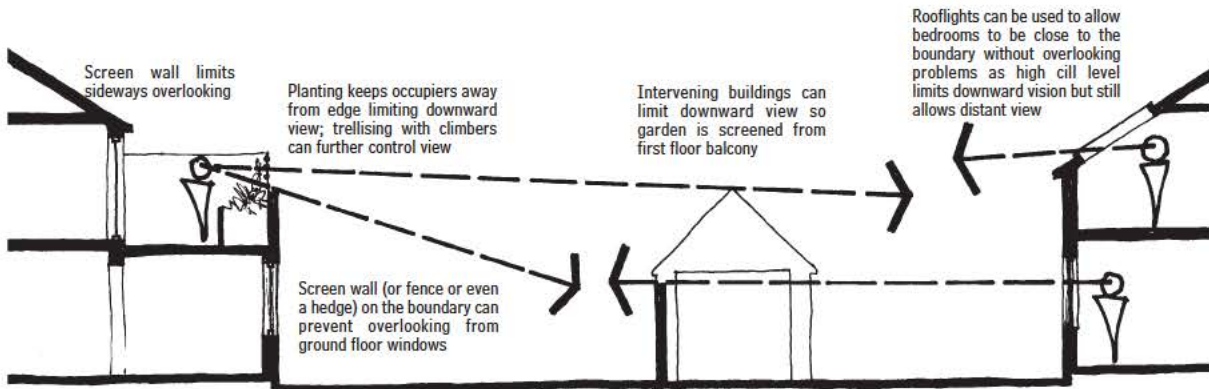
PREVENTING OVERLOOKING
Overlooking from ground floor level rooms can usually be dealt with by erecting fences or growing hedges. When there are active rooms, such as living rooms, at first floor level this is not usually an option; then other more inventive and innovative solutions have to be used
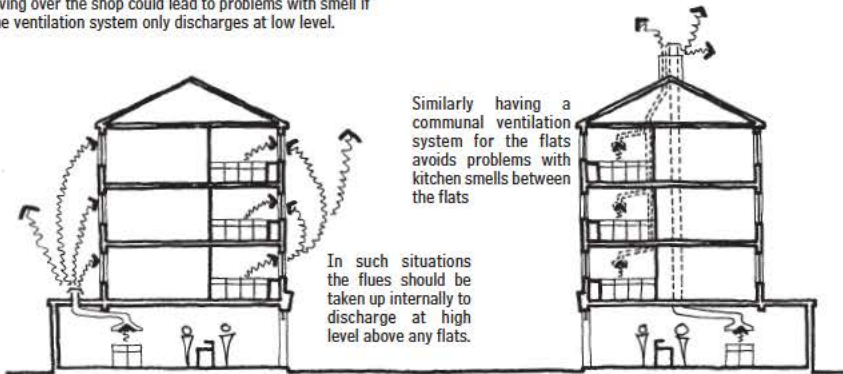
LIVING OVER THE SHOP
In the left hand example particular attention had to be paid to avoid smells perculating from the fish & chip shop into the flats above. In the right hand example the flats required noise insulation from the bar below.

Living over the shop could lead to problems with smell if the ventilation system only discharges at low level.

Similarly having a communal ventilation system for the flats avoids problems with kitchen smells between the flats

In such situations the flues should be taken up internally to discharge at high level above any flats.

Arrange rooms to avoid noise and smell problems

- In flat blocks don't have bedrooms above living rooms
- Put habitable rooms on the quiet side with non-habitable rooms acting as a buffer

Use appropriate form of construction to provide:

- Insulation
- Structural separation
- Greater mass to absorb vibration

Use sealed double windows and mechanical ventilation to keep out noise and smells

J. SMITH & Co

NOISE AND SMELL
There can be problems, such as noise, smell, vibration, from adjoining roads or sites which need to be designed out, (these occur particularly in the city centre and mixed developments).

TRADITIONAL MINIMUM GUIDE DISTANCES

It is inappropriate to simple apply the following distances without further consideration, especially of local character.

	boundary	highway	side
Ground Floor MAIN to	10.5m	4m	12m
SECONDARY to	7.5m	4m	9m
TERTIARY to	2.5m	2.5m	3.5m
SIDE to	2.5m	-	3.5m

DEFINITIONS

main aspect - main windows to living and dining rooms/areas

secondary aspect - windows to bedrooms, ground floor kitchens when overlooking

tertiary aspects - windows to kitchens and utility rooms excluding dining areas

side - windows to bathrooms, staircase and landings plus blank walls

boundary - limit of curtilage

These distances are a guide with no account taken of local character, though they have been regarded as the normal minimum requirement for flat sites in suburban areas with conventional windows. For sloping sites and unconventional situations additional allowance is required. Greater distances may be required to allow for appropriate tree planting (see Residential Design Aid 4 until superseded by new guide *SECURING SPACE FOR EXISTING AND NEW TREES*) whilst mitigating measures may be taken to overcome problems caused by shortfalls.
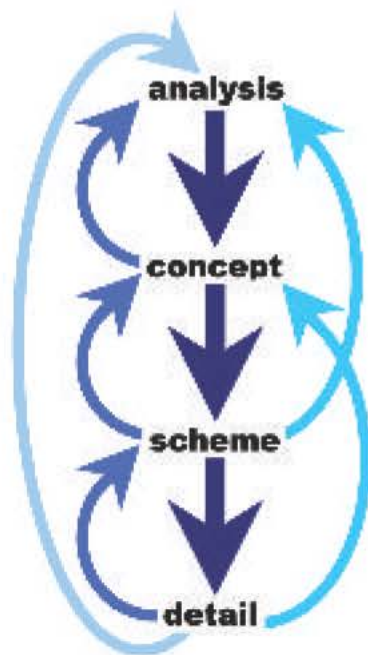
BRINGING IT ALL TOGETHER

T*he design process can be as important as the issues addressed. Combining these ('Bringing it all Together') should ensure that a project develops in a cohesive way.*

Design Process

The design process should address the key aspirations as well as the themes and principles. Multi-disciplinary design teams will be expected to work positively together to achieve successful solutions and better places to live. There will be different approaches to small infill schemes and large new estates.

The process required is analysis-based, context-driven and creative, to produce highest quality design. The key stages are:

- analysis

- concept

- scheme

- detail

Each of these four stages informs the next stage, providing a strong analytical and context-driven basis for the design. It is also considered that these stages are part of a process. For example, the illustrations exploring issues such as key proposed views at the scheme and detail stages are likely to reveal new ideas/findings that will inform the (previous) concept stage.

EXAMPLES OF NATIONAL/ LOCAL DOCUMENTS

At the outset a developer/designer should:

- explore policy framework (national/local/neighbourhood)

- explore existing area-based studies (for example, Conservation Area appraisals, Village Design Statements, Urban Design Strategies)

- explore relevant precedents of highest quality design (designer's own portfolio, journals, books, site visits, responses to similar contexts).

ANALYSIS - MOVEMENT AND ENCLOSURE

Building Form

Spaces

Plots

Blocks
AV 150mx240m
Not clearly defined due to topography
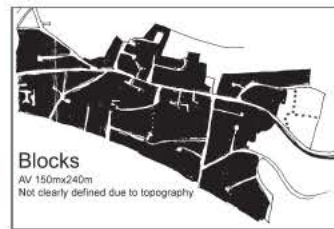
ANALYSIS - LOCAL CHARACTER

Sections

Enclosure to Town St.

ANALYSIS - URBAN DESIGN APPROACH
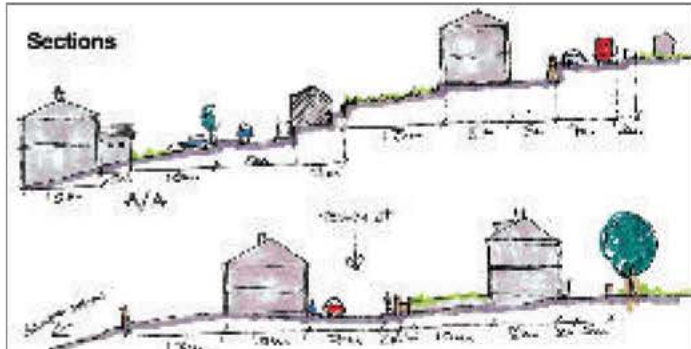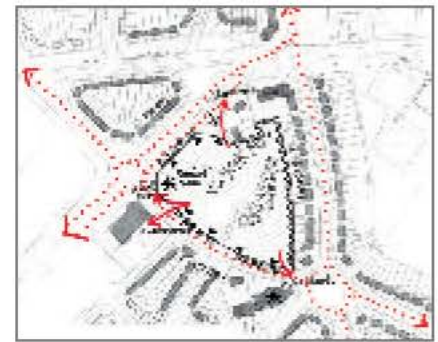
PLANNING SUBMISSIONS

(see Outline for further information on planning submission requirements)

Designers and developers are advised to have pre-application discussions with the planning officers at an early stage in the design process. Early Involvement of planning officers should speed up the processing of the planning submission by ensuring the relevant information/ illustrations required are agreed early on. It is expected that development briefs will be agreed for larger sites to provide a good basis for design development.

The range of analyses, annotated maps and illustrations (existing and proposed) includes the following (these could be prepared as a part of a SWOT analysis - strengths, weaknesses, opportunities, threats):

ANALYSIS

The analysis stage comprises a thorough process of observation, research and illustration; this examines qualitative and quantative aspects of the site and adjoining areas to provide an agreed basis from which to propose development. Strengths, weaknesses, opportunities and threats should be identified.

- **neighbourhoods** and character areas based on area studies, where applicable)

- **site features** - geological, ecological and human action (including contamination)

- **built form** analysis (including boundary treatments, frontages, buildings massing, roof form, materials, details, windows doors etc)

- **landmarks**, gateways, views and focal points (built and natural features)

- **density** and house type

- **landscape character** map (site and surroundings, hard and soft definitions, including positive and negative edges/ boundaries)

- **connections** map including surrounding networks for vehicles, cyclists, pedestrians, disabled people, safe routes to school etc, identifying positive/negative aspects, missing links

- **spatial** analysis (character of spaces, how they work at different times, days and seasons and how they visually interlink)

- **car parking** (type, quantity, quality - including dominance and landscape)

- **local facilities** (shops, post offices, libraries, doctors/dentists, churches, pubs etc - defining catchment areas)

- **public transport** network with local stops/stations and links to them

- **community safety** analysis (natural surveillance, secure private spaces, escape routes for criminals - test according to Secured by Design principles)

- **privacy and intrusion** issues (over-looking, noise, smell and vibration, both around and within site including roads)

- **ecological** assessment (habitat and vegetation survey of site and surroundings and how they interlink)

- **sustainable drainage** (existing and potential)

- **climate** considerations - orientation, climate and micro-climate, paying particular attention to wind and sunpath.

Possible need for Environmental Impact Assessment (EIA) and Traffic Impact Assessment (TIA).

CONCEPT

Concept illustrations should address all aspects of the agreed analysis - strengths enhanced, weaknesses resolved, opportunities exploited and threats eliminated (where possible)

- **landscape framework** (including relationship of public spaces to surrounding, also including ecological/ wildlife issues)
  based on - site features, landscape character map, ecological assessment, spatial analysis

- **connections** (strategic and detailed/ finer grain - based on network of connected streets and hierarchy of people friendly spaces), related spaces, diurnal change
  based on - connections map, spatial analysis, local facilities, public transport network

- **community and personal safety issues** (natural surveillance, car/cycle parking, inactive frontages, access to rear of properties
  based on - community safety analysis (Secured by Design principles), car parking

- **conceptual layout** (indicating design responses to issues such as- orientation/sunpath, views, landmarks/ features, public spaces, activity, fronts/ backs, natural surveillance, 'grain' of built form, privacy issues, other uses, sustainable drainage
  based on - neighbourhoods and character areas, site features, built form, landmarks, density, landscape character map, connections map, spatial analysis, car parking, local facilities, public transport network, community safety analysis, privacy and intrusion

  issues, ecological assessment, climatic considerations

- **house types** and density
  based on - built form analysis, landmarks, density, spatial analysis, car parking, local facilities, privacy and intrusion issues, sustainable drainage, climatic considerations

- **private spaces**/gardens - functions, privacy, overall character
  based on - site features, built for analysis, landscape character map, spatial analysis, community safety analysis, privacy and intrusion issues, ecological assessment, sustainable drainage, climatic considerations.

SCHEME

Scheme design must be based on full analysis and concept established in earlier stages.

- **detailed layout** (house types, gardens, orientation, boundary treatments)
  based on - landscape framework, connections, safety, conceptual layout, house types, private spaces

- **landscape plans** (spaces and links - including parking areas, play areas, public spaces, wildlife habitats)
  based on - landscape framework, conceptual layout, private spaces

- **movement plans** covering all modes - not just vehicular - including tracking diagrams, proposed pedestrian crossings to adjacent streets, effect of increased traffic and changed flows on existing highway network especially adjoining streets, including necessary ameliorating

measures and improvements
based on - connections, conceptual layout, safety

- **form and site sections** (indicating house types, active frontages, roof form, windows providing natural surveillance, street sections)
  based on - landscape framework, connections, safety, conceptual layout, house types, private spaces.

DETAIL

Detail provides more opportunities to explore and express the design ideas - indicating how the proposals will look to people passing through and viewing from a distance

- **set of scale drawings** of whole scheme (plans, sections and elevations)

- **sketches/perspectives** (from within the development and key views from around the site and beyond) showing built form fully
  based on - detailed layout, landscape plans, movement plans, site sections

- **photographs of architecture and landscape** - and form/architectural style (similar proposals, both building and spaces around them)
  based on - detailed layout - landscape plans

- **detailed sketches** and information showing construction/materials/components/choice of plants and trees/maintenance
  based on - detailed layout - landscape plans - movement plans - site sections

- **sample materials** including weathered examples
  based on - detailed layout - landscape plans - initial analysis

- **photographs of materials and details** - photographs of proposed building materials, techniques, landscape elements, street furniture, boundary treatments etc which have been in-situ for some years and had time to weather
  based on - detailed layout - landscape plans - initial analysis.

There is no particular preferred format regarding the media for presenting this information. Computer Aided Design (CAD), photomontage or hand drawn illustrations are acceptable, provided they are in colour, accurate and indicate the full context. The submitted illustrations need to be easy to photocopy for consultees' comments. Physical models need to be easily transportable and accurate, and show context.

Community Participation

Community participation is encouraged in Leeds. A principle in 'Neighbourhoods for Living' is "involve local people, where appropriate, in the information gathering process to inform the design of spaces and connections" (Principle 30 on page 23). This process has to be well managed to ensure it is inclusive, clear and effective. It is particularly important for the process to retain its legitimacy – ensuring it enables participation which is representative of the people affected. Developers should consider the best approach for a site – engaging local people/community groups, future residents, local councillors, amenity societies and local planning authority. The local library may be an appropriate place to have displays and hold public meetings.

There are clear guidelines to a variety of techniques and good practice in Nick Wates' Community Planning Handbook (Earthscan, 2000).

An Example – Methleys Home Zone –
a street for people (as well as the car)

This project developed from a close relationship between residents, designers and funders. The successful acceptance of the project in the community was a result of the variety of techniques of community participation and a good, responsive design process.

In this case, the residents group was proactive in recognising the need for (and initiating) physical improvements in the area. The iterative process of briefing and design with the City Council and Edward Walker Architect was quite extensive. The project even procured some special brick paviors - designed by children in the area for use at strategic places in the new floorscape. Acceptance by local residents, calmed traffic, care of the environment, improved activity with natural surveillance in the street are a few of the benefits of this inclusive approach to development.

Some of the creative consultation methods for Methleys Neighbourhood Action (MNA) (many enabled by Heads Together Productions – a local company):

- chaired discussions in rented school room

- events on the street

- leaflets and questionnaire

- large plan of streets with 'post-it' note responses (issues such as: dog fouling, crime, litter, limited play space, low quality of environment, dominant traffic were raised as concerns)

- outdoor cinema event – social event - linking community

- turfed street weekend

- questionnaire sent to all households - 45% response (good); Results leaflet distributed

- working group set up between Leeds City Council (Highways and Landscape) and MNA (design produced and refined);

- exhibition held in the streets of the Methleys and some alterations made to drawings as a result (eg. planting bed locations in relation to sunpath, special artwork - handmade brick specification developed, some concern about road humps and need to retain car parking). Design generally well accepted.

- meetings (working group) to refine design and agree detail. Local ward councillors were kept informed of progress throughout

- opening ceremony including MEP, MP and local ward councillors.

Case Studies

The Case Studies on the following pages indicate some of the illustrations which should be submitted with a planning submission. This is not an exhaustive set of examples, but serves to show the kind of maps/illustrations to explore and explain the issues/ideas at each stage of the design process - analysis, concept, scheme and detail. Not all detailed data/illustrations required are shown. A thorough analysis of development sites will be necessary to ensure that all key attributes are taken into account. Audit and analysis of the existing situation and possible opportunities for enhancement will develop further as greater focus is given to development potential of particular sites. This will provide a fuller picture of the urban design constraints and opportunities.

Applicants/designers should refer to the previous part of 'Bringing it all Together', the 'Themes and Principles' section and the particular site/context to consider the relative importance of the issues and assimilate new issues. Each site/proposal will develop its own unique detailed set of issues and illustrations.

Small/medium scale development

This site is approximately 1.5 ha located in a transitional area bounded by industrial uses to one side and residential on the other. Lying on the brow of a hill it also benefits from long distance panoramic views. Given the prominence of this location the opportunity to create a dynamic corner building of 3-4 storeys which would positively enhance the character of the area as well as exploit long distance views was considered and important development opportunity informed by the site analysis. This design response allows the scheme to be developed at a relatively high density (approx 70dph) by utilising a mix of flats and house types. The corner building also gives the opportunity to provide some ground floor retail. Building on the positive aspects of a locality and incorporating additional facilities where the opportunity arises is an important consideration which will secure a more sustainable form of development.

URBAN DESIGN APPRAISAL
This analysis identifies positive and negative aspects, and appraises the site's potential with respect to landmarks, vistas, focal points, views, etc. The site has a poor edge adjacent to industrial area. An opportunity exists for a landmark corner and for important frontages, with links to green area to south
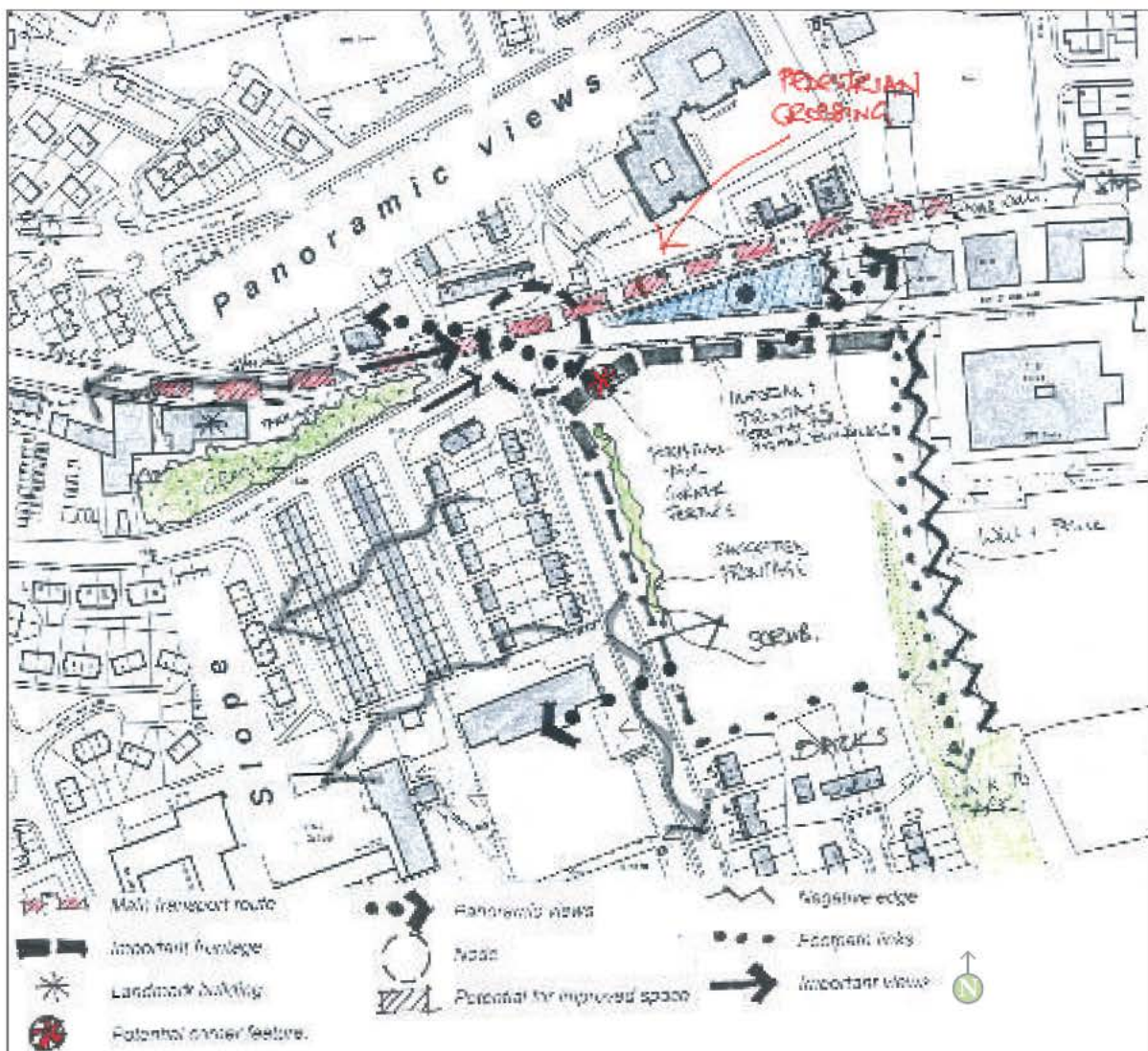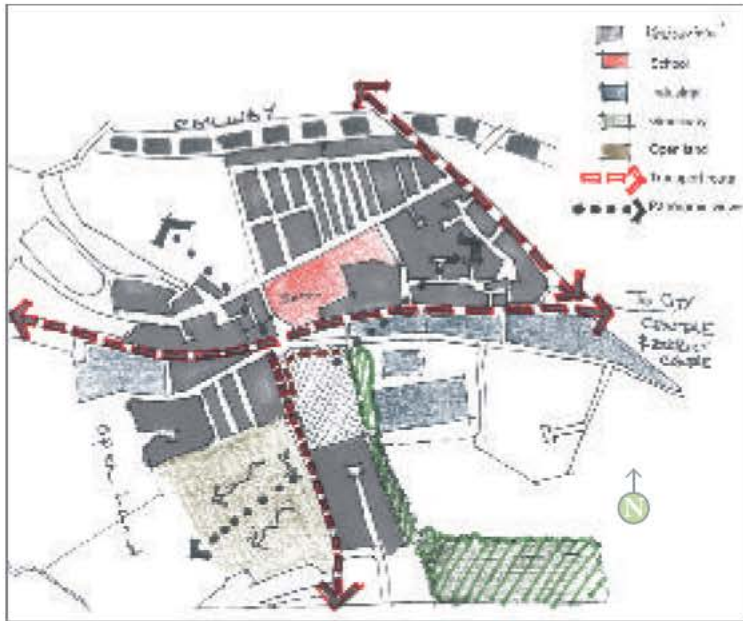
SITE ANALYSIS

This identifies surrounding uses, main transport routes, important views and landscape features. The site lies at an important corner at the junction of routes
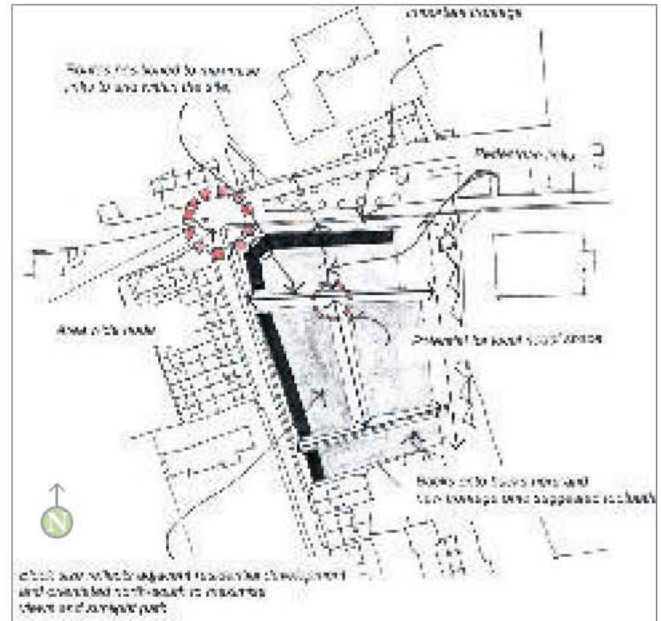
DESIGN CONCEPT

Development opportunities and the design framework are established based on the important attributes identified in the site analysis and urban design appraisal. The junction of routes forms an important focus and opportunity to develop adjoining highway space

NOTIONAL LAYOUT

A detailed layout is developed showing the spatial arrangement of buildings and spaces drawing from the principles established in the design concept. Dense development with landmark corner on northern part of site - suburban scale to rest of site

SKETCH AXONOMETRIC

This can give a three dimensional quality to the arrangement of building and spaces and for example - demonstrates the intimate quality of the small green space in centre of site

Medium/large scale development

The development of a site as part of a regeneration strategy for a whole neighbourhood creates an opportunity to give an area a new distinctive identity. The case study presented here is offered as an example of how the conceptual approach could be applied to a hypothetical renewal strategy for an inner part of the city. Detailed analyses and appraisals of the wider district level are necessary, as well as the need to follow the principles set out in the regeneration strategy for the area. This approach is often useful where a site falls in an area without a distinctive character, and the site creates the opportunity to develop its own sense of place. The overall design concept for the neighbourhood seeks to achieve an identifiable focus for the area and increased movement and vitality between its parts. The renewal of the area proposed suggests a dense development to support this concept, and creates a hierarchy of character spaces; the distributor roads designed as tree lined avenues and a 'home zone' approach to an intimate scale of residential streets.
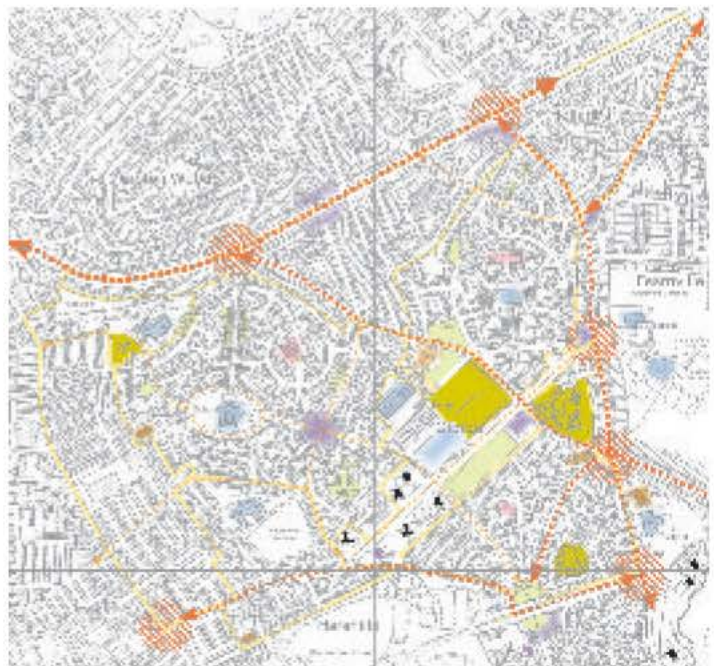

NEIGHBOURHOOD STRATEGY
This seeks to establish the framework for the area, and the need to increase density of development and pedestrian movement through the area
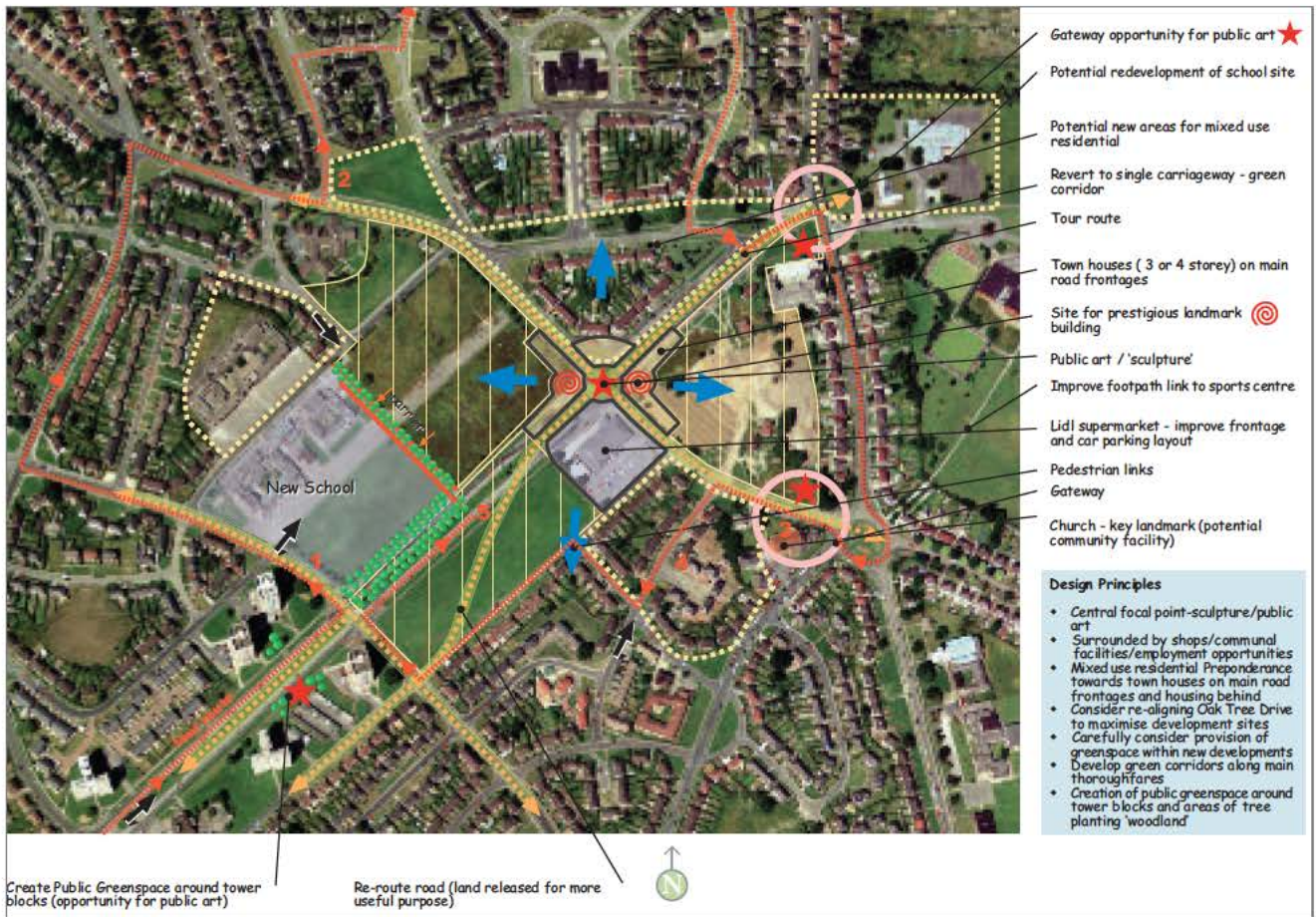

URBAN DESIGN ANALYSIS AND MOVEMENT PATTERNS
Existing movement patterns, are identified together with important visual characteristics such as public spaces, and gateways

Gateway opportunity for public art ★
Potential redevelopment of school site
Potential new areas for mixed use residential
Revert to single carriageway - green corridor
Tour route
Town houses (3 or 4 storey) on main road frontages
Site for prestigious landmark building ◎
Public art / 'sculpture'
Improve footpath link to sports centre
Lidl supermarket - improve frontage and car parking layout
Pedestrian links
Gateway
Church - key landmark (potential community facility)

Design Principles
* Central focal point-sculpture/public art
* Surrounded by shops/communal facilities/employment opportunities
* Mixed use residential Preponderance towards town houses on main road frontages and housing behind
* Consider re-aligning Oak Tree Drive to maximise development sites
* Carefully consider provision of greenspace within new developments
* Develop green corridors along main thoroughfares
* Creation of public greenspace around tower blocks and areas of tree planting 'woodland'

New School

Create Public Greenspace around tower blocks (opportunity for public art)

Re-route road (land released for more useful purpose)

N

DESIGN CONCEPT
Development opportunities are identified for landmark buildings around a central focus and a green tree lined corridor along the south west-north east axis

New housing,community building, shops, offices, greenspace,play park

N
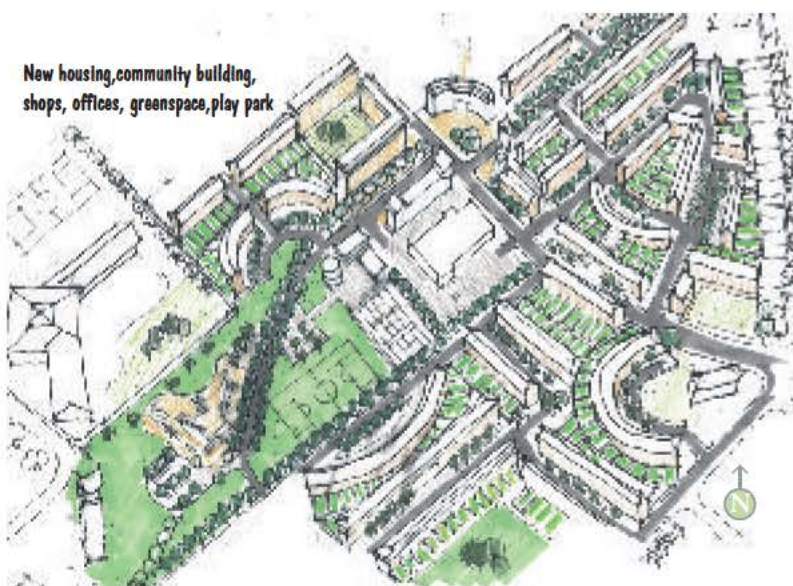
NOTIONAL LAYOUT
Shows the development of a tight grain based on a series of perimeter blocks. Treelined main routes provide access to a series of intimate residential streets designed as home zones

INDICATIVE ONLY
Idea for Home Zones

DETAILED SKETCH AXONOMETRIC
Shows parking and character of residential spaces.

Brownfield site redevelopment

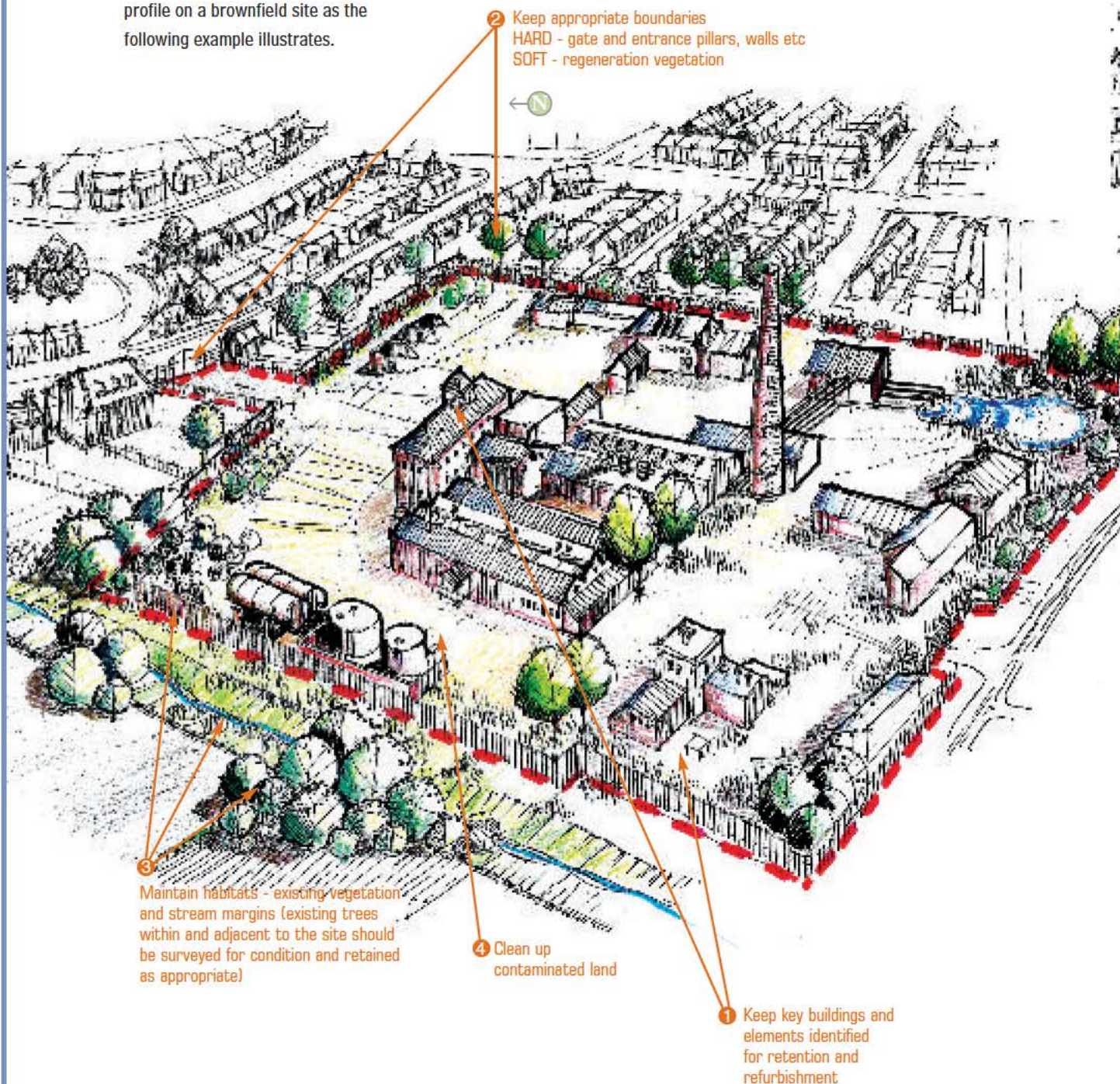Creating a suitable development for a brownfield site is the same process as undertaking one on a greenfield site, it is just that some of the issues may be different, but then they will vary between any sites. The issue of what to retain will generally have a much higher profile on a brownfield site as the following example illustrates.

ANALYSIS - RETENTION
The features on the site that should be retained are identified

2 Keep appropriate boundaries
HARD - gate and entrance pillars, walls etc
SOFT - regeneration vegetation

3 Maintain habitats - existing vegetation and stream margins (existing trees within and adjacent to the site should be surveyed for condition and retained as appropriate)

4 Clean up contaminated land

1 Keep key buildings and elements identified for retention and refurbishment

6 Create a formality hierarchy - stream margins (informal) to more formal spaces within site

2 Connect the internal site circulation with the adjoining highway network to provide as many links as practical

7 Restore, refurbish, convert and redevelop retained buildings

4 Create appropriate site boundary treatment and provide adequate planting to respond appropriately to what is adjoining

1 Link existing footpaths adjoining site into site circulation

3 Develop landscape framework around retained vegetation/ boundary features (e.g. new hedges etc)

5 Develop habitat opportunities around footpath network and watercourse margins

CONCEPT - DEVELOPMENT FRAMEWORK
A design is created for the site that incorporates the identified site features to both enhance these and the setting for the development

conclusion

The fundamental aim of this guide is to develop better houses and better places. 'Neighbourhoods for living' in the 21st century and beyond should be highest quality, sustainable places to live.

In response to these broad-ranging issues/aspirations an extensive set of topics has been examined and principles established. These topics have been grouped into themes (use, movement, space and form) to provide clarity and help to target different people's use of the document.

It is essential that built environment disciplines working on residential design work together to create appropriate solutions.

The process of design is central to the success of providing comprehensive and effective solutions to creating better 'neighbourhoods for living'. The guide emphasises and explains the need to prepare appropriate illustrations to explore/resolve the full range of issues. These will then form submissions for pre-application and planning approval stages. The cyclical approach of analysis-concept-scheme-detail will enable better planning of places for people to live. Design choices are made at all stages of the process. These should be analysis-based - providing design solutions that respond to context and best practice for housing design. Sustainability (environmental, social and economic) should underpin all of these choices.

It is expected that this guide will provide clarity for developers, designers and the public. Their creativity and tenacity in working together to produce better places will change the solutions that are currently offered. Bland, unimaginative design of housing areas should give way to bespoke solutions and a good range of new 'models' for residential design - integrating the needs of vehicle access with people-friendly places, local character and high quality homes. The past provides some examples of good models for living. When history looks at the early 21st century it is hoped that there will be a recognisable change in direction in residential design in Leeds - providing a more sustainable approach - 'neighbourhoods for living' now and in the future.

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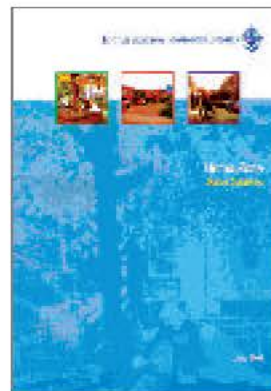
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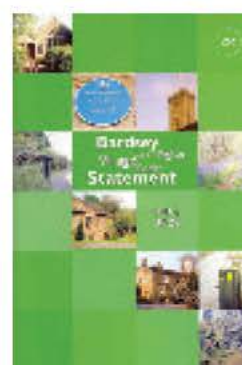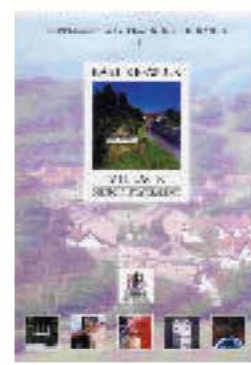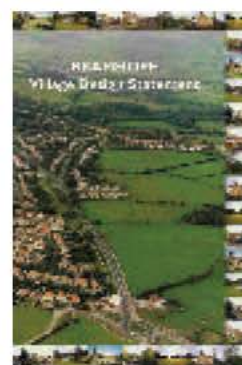
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Consultation

Consultation on the draft guide consisted of :

- distribution of 350 printed copies to officers, all Councillors (inluding all Community Involvement Team chairs), all local libraries, one stop shops, House Builders Federation, Urban Design Alliance (UDAL) and its constituent bodies (Royal Institute of British Architects, Royal Institution of Chartered Surveyors, Royal Town Planning Institute, Urban Design Group, Civic Trust, Institution of Civil Engineers, Institution of Highways & Transportation, and Landscape Institute), Commission for Architecture and the Built Environment (CABE), local interest groups, including Leeds Civic Trust, representatives of Primary Care Trust, universities, and housing associations

- publication on the Leeds City Council website (from which there were a total of approximately 3000 downloads in January 2003 alone)

- notification of website copy available for download to around 100 officers and individuals outside the Council

- advert on key professional website (www.rudi.net) and link to Leeds City Council website

- formal presentations/discussions with key groups:
  - Leeds Architecture and Design Initiative (LADI) - 13/1/03
  - Housing Partnership Forum (Housing and Planning Strategic Working Group) - 28/11/02 and 13/2/03
  - Dept of Highways and Transportation (prior to draft - 22/8/02)
  - Community Planning and Regeneration - 22/1/03
  - Development Control (planning) - 10/1/03
  - Scrutiny Board (Development and Sustainability) - road safety - 25/11/03

- participatory workshop (24/2/03) to explore and test the objectives, principles and approach. 70-80 people took part, including architects, developers, politicians, interest groups, local authority officers, police, community groups, housing associations, academics and others.

A total of 67 formal responses have been received (33 letters/memos/e-mails and 34 from the workshop). There has also been valuable discussion at the presentations / meetings and the workshop.

Comments have been received across a range of consultees (including designers, Councillors, local authority officers, housing associations, and community/interest groups). The overall response (both comments and at presentations/meetings) has been positive. The document has been described in glowing terms for its layout and the range of issues it tackles. The step change from previous overly prescriptive guidance has been welcomed.

The draft was clarified/amended to take into account the responses which included :

greenspace definitions; responsibility of developer for informal play space; approaches to reducing vehicle speed; avoiding vehicles 'rat-running'; parking provision and street structure; emphasis on planning submission requirements and early liaison; family size affecting density measure; clearer link with West Yorkshire Police's design guidance and secured by design principles; street clarity for visually impaired people; and the importance of 'Leedsness' and cultural dimension in neighbourhoods.

As the format has been well received, the only 'structural' change to the document proposed was to bring the 'submission requirements' for planning into the early part of the guide (introductory/outline section). This approach was agreed at the meeting of Lead Members (Development, Sustainability and Strategic Planning) on 9/4/03.

There will be a continuing need to evaluate the document with key groups and the public to be sure that it tackles the crucial issues of designing Neighbourhoods for Living in the future.