

Hertsmere Local Development Framework
Supplementary Planning Document

Planning and Design Guide



Part A: Overview and Context

November 2006

Large print and languages

The Hertsmere Planning and Design Guide can be made available in large print, braille and audio-tape on request. If you require any of these services or you have difficulty understanding this leaflet because English is not your first language, please contact the Planning Policy Department on 020 8207 2277 and we will do our best to assist.

Please allow sufficient time for the Hertsmere Planning and Design Guide to be made available in the format requested.

اگر آپ کو یہ ڈاکومنٹ (دستاویز) سمجھنے میں یا اس پر رائے دینے میں مشکل پیش آتی ہے کیونکہ انگریزی آپ کی پہلی زبان نہیں ہے تو کونسل کی کارپوریٹ کمیونیکیشنز ٹیم کو 020 8207 2277 پر فون کریں۔ ہم مدد کرنے کی پوری کوشش کریں گے۔ یہ ڈاکومنٹ درخواست کرنے پر برائے حروف، بریل (بصارت سے محروم افراد کے لیے ابھرے ہوئے حروف) اور آڈیو ٹیپ پر بھی فراہم کیا جاسکتا ہے۔ برائے مہربانی مناسب وقت دیں تاکہ یہ ڈاکومنٹ مطلوبہ شکل میں فراہم کیا جاسکے۔

ইংরেজি যদি আপনার মাতৃভাষা না হয় এবং সেই কারণে যদি আপনার এই লেখাটি বুঝতে বা এর বিষয়ে কোন মন্তব্য করতে অস্বীকার হয়, তাহলে দয়া করে কাউন্সিলের করপোরেট কমিউনিকেশন টিমের সঙ্গে 020 8207 2277 নম্বরে টেলিফোন করে যোগাযোগ করবেন। আমরা আপনাকে সাহায্য করার জন্য যথাসাধ্য চেষ্টা করব। অনুরোধ করলে এই লেখাটি বড় হরফে, ব্রেইলে এবং অডিও-টেপে পাওয়া যাবে। আপনি ঠিক যে ভাবে লেখাটি চাইছেন সেইভাবে এটিকে প্রস্তুত করে আমাদের দেবার জন্য আমাদের দয়া করে যথেষ্ট সময় দেবেন।

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਹ ਦਸਤਾਵੇਜ਼ ਸਮਝਣ ਵਿੱਚ ਜਾਂ ਇਸ ਤੇ ਟਿੱਪਣੀ ਕਰਨ ਵਿੱਚ ਕੋਈ ਸਮੱਸਿਆ ਪੈਣੀ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਾਊਂਸਿਲ ਦੇ ਕਾਰਪੋਰੇਟ ਸੂਬਨਾ ਦਲ ਨੂੰ 0208 207 2277 ਤੇ ਸੰਪਰਕ ਕਰੋ ਅਤੇ ਅਸੀਂ ਮਦਦ ਕਰਨ ਲਈ ਅਪਣੀ ਪੂਰੀ ਕੋਸ਼ਿਸ਼ ਕਰਾਂਗੇ। ਠਿਕੇਦਾਰ ਕਰਨ ਤੇ ਇਹ ਦਸਤਾਵੇਜ਼ ਵੱਡੇ ਫਿੰਟ, ਬ੍ਰੇਲ ਅਤੇ ਅਡਿਓ-ਟੇਪ ਵਿੱਚ ਵੀ ਪੇਸ਼ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਮੰਗੀ ਗਈ ਪ੍ਰਕਾਰ ਵਿੱਚ ਦਸਤਾਵੇਜ਼ ਨੂੰ ਉਪਲਬਧ ਕਰਵਾਉਣ ਲਈ ਖਰਚਾਯਤ ਸਮੇਂ ਦਿਓ।

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ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਹ ਦਸਤਾਵੇਜ਼ ਸਮਝਣ ਵਿੱਚ ਜਾਂ ਇਸ ਤੇ ਟਿੱਪਣੀ ਕਰਨ ਵਿੱਚ ਕੋਈ ਸਮੱਸਿਆ ਪੈਣੀ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਾਊਂਸਿਲ ਦੇ ਕਾਰਪੋਰੇਟ ਸੂਬਨਾ ਦਲ ਨੂੰ 0208 207 2277 ਤੇ ਸੰਪਰਕ ਕਰੋ ਅਤੇ ਅਸੀਂ ਮਦਦ ਕਰਨ ਲਈ ਅਪਣੀ ਪੂਰੀ ਕੋਸ਼ਿਸ਼ ਕਰਾਂਗੇ। ਠਿਕੇਦਾਰ ਕਰਨ ਤੇ ਇਹ ਦਸਤਾਵੇਜ਼ ਵੱਡੇ ਫਿੰਟ, ਬ੍ਰੇਲ ਅਤੇ ਅਡਿਓ-ਟੇਪ ਵਿੱਚ ਵੀ ਪੇਸ਼ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਮੰਗੀ ਗਈ ਪ੍ਰਕਾਰ ਵਿੱਚ ਦਸਤਾਵੇਜ਼ ਨੂੰ ਉਪਲਬਧ ਕਰਵਾਉਣ ਲਈ ਖਰਚਾਯਤ ਸਮੇਂ ਦਿਓ।

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This document forms part of the Hertsmere Planning and Design Guide. The full guide consists of this document and the following sections:

Part B: Permitted Development

Part C: Site Appraisal: Design and Access Statements

Part D: Guidelines for Development

Part E: Guidelines for Residential Extensions and Alterations

The above sections can be obtained either individually or as a whole from our website (www.hertsmere.gov.uk) or by contacting the Planning Policy Team on 020 8207 2277.

Part A. Overview and Context

1 Purpose of the Planning and Design Guide

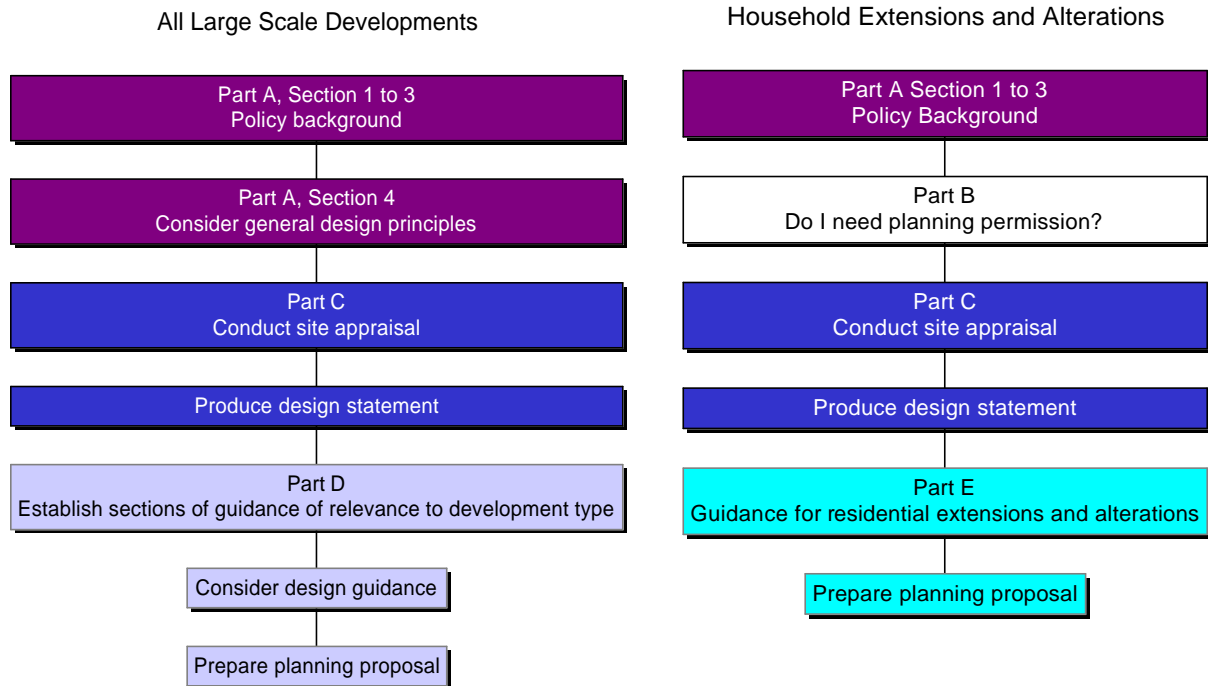
- 1.1 The purpose of this Planning and Design Guide (the Guide) is to promote higher standards of design and layout in Hertsmere by setting out the key principles that Hertsmere Borough Council (“the Council”) expects to be applied to new development in the Borough.
- 1.2 The Council has adopted the Guide as a Supplementary Planning Document. This means that the principles and guidelines set out in the Guide will be taken into account by the Council as a ‘material planning consideration’ in all planning applications. Applications that are well planned make a positive contribution to the built environment where people live, work and visit. This Guide has been prepared to be useful both to those who are planning an extension to their property and to those planning a new housing or commercial development.
- 1.3 The Guide is concerned with a wide range of planning and design issues as they relate to the built environment and extends beyond simply appearance of new buildings. The Council considers that the planning and design process must encompass the space and relationship between buildings together with the overriding need for development to take proper account of the existing environment.
- 1.4 The quality of design of development proposals, large and small, can vary greatly. This Guide will set clear objectives for achieving good quality design, along with guidelines that the Council will take into account when assessing an application. Applications that demonstrate poor design and inconsistency with the key principles set out in the Guide (and the corresponding Local Plan policies) are likely to be refused planning permission on these grounds. Where developments do not require planning permission, it is intended that this Guide will still provide advice to ensure high quality design in all developments.
- 1.5 The Council intends to add additional sections to the Guide in due course to cover advertisements, shop fronts and telecommunications. In the meantime, this draft has been approved for both public consultation and interim development control use. Responses from the public consultation will be considered and wherever appropriate, changes will be made prior to the adoption of the document, as a key part of the Hertsmere Local Development Framework (LDF).

2 Is planning permission required?

- 2.1 The Guide focuses on development which requires planning permission. Certain types of development, including small alterations and extensions to houses, do not always require planning permission. Part B of this Guide will help to clarify which types of residential alteration or extension do not need planning permission. If you are considering changes to the appearance or size of your property, you should consult this part of the Guide before going any further with your plans.

3 How to use the Planning and Design Guide

The following flow charts indicate how you should read and use this Guide.



4 Planning policy context

4.1 National and regional policies

‘Good design is indivisible from good planning’

Paragraph 33 of Planning Policy Statement 1 (PPS 1), ODPM 2005.

4.1.1 Good design is important for all development types in all locations, a message reflected in the strong emphasis given to design by national planning policy on a variety of issues. PPS1 emphasises that high quality and inclusive design should be the aim of all those involved in the development process. Design which is inappropriate in its context, or fails to take opportunities available for improving the character and quality of an area, should not be accepted. The following Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs) make specific reference to the importance of good design:

- PPS 1 Delivering Sustainable Development
- PPG 3 Housing
- PPS 6 Planning for Town Centres
- PPS 7 Sustainable Development in Rural Areas
- PPS 9 Biodiversity and Geological Conservation
- PPS 12 Local Development Frameworks
- PPG 13 Transport
- PPG 15 Planning and the Historic Environment
- PPG 17 Planning for Open Space
- PPS 22 Renewable Energy

4.1.2 The Draft Regional Spatial Strategy (RSS) for the East of England also emphasises the importance of good design in new development. **Objective 9** of the draft RSS seeks to:

Protect and enhance the built and historic environment and encourage good quality design and use of sustainable construction methods for all new development

4.1.3 Other RSS statements on design are contained in:

- Policy SS16: quality in the built environment
- Policy TG/SE4: the environment and urban renaissance
- Policy ENV8/9: renewable energy and energy efficiency, and
- Policy C3: the arts.

4.2 Hertsmere Local Plan 2003

4.2.1 The *Hertsmere Local Plan (Adopted 2003)* sets out the framework for future development within the Borough. The key policies that seek to ensure the delivery of good design are:

- Policy K1: Sustainable Development, which applies to all development, and requires all developments to be carried out consistently with the principles of sustainability.
- Policy H8: Residential Development Standards, which applies to residential development, and provides detailed guidance on the setting, scale and design details expected for developments.
- Policy D3: Control of Development Drainage and Runoff Considerations, which applies to development within areas at risk of flooding.
- Policy D20: Supplementary Guidance, which applies to all development.
- Policy D21: Design and Setting of Development, which applies to all development.
- Policy D23: Access for People with Disabilities, which applies to all new buildings that will be accessible to the public.
- Policy E6: Nature Conservation Sites, which applies to developments that include landscaping schemes.
- Policy E23: Conservation Areas, which applies to development within conservation areas.
- Policy B9: Employment Development, which applies to applications for development within employment sites.
- Policy L2: Leisure and Recreation Developments, which requires leisure and recreation development to be suitably designed and incorporate high standards of landscaping.

This Guide is supplementary to these Local Plan policies, which have been saved during the transition period between the Local Plan and the adoption of Development Plan Documents in the Hertsmere LDF.

4.2.2 The forthcoming LDF will also include a spatial framework for future development within the Borough. The key policies that seek to ensure the delivery of good design will be contained within the Core Strategy and Development Control Policies Development Plan Documents. This Guide will be supplementary to the equivalent future policies in the LDF.

4.2.3 The adoption of this Guide has resulted in the cancellation of the following Supplementary Planning Guidance:

- **Residential Development Standards (July 1991)**
- **Guidelines for Domestic Extensions Alterations (July 1991)**
- **Residential Development Standards for new Residential Development and Domestic Extensions Alterations in Radlett (February 1993)**
- **Guidance Notes for Developers on the collection of Domestic Refuse (December 2000)**
- **Annexes for Dependant Relatives and Domestic Staff - A Guide for Householders (September 2003)**

5 Key principles for new development

This section outlines seven key principles for good development based on guidance issued by the Commission for Architecture and the Built Environment. Some or all of these principles may be relevant to a particular development, depending on the individual circumstances of the site and the type of new development proposed. The more specific local advice contained in this Guide aims to complement these key principles.

5.1 Character

A place with its own identity

Planning should promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture. Local character can relate to both the immediate surroundings of a site and the prevailing pattern and type of development within the wider vicinity.



- Considering the site's land form and character when laying out new development can help give shape to a development and integrate it into the wider area, contributing to a sense of place.
- Integrating new development into its landscape setting reduces its impact on nature and reinforces local distinctiveness.
- Responding to the existing layout of buildings, streets and spaces ensures that adjacent buildings relate to one another, streets are connected and spaces complement one another.
- Responding to local building forms and patterns of development in the detailed layout and design of development helps to reinforce a sense of place.
- The use of local materials, building methods and details helps enhance local distinctiveness.
- The scale, massing and height of proposed development should be considered in relation to that of adjoining buildings; the topography; the general pattern of heights in the area; and views, vistas and landmarks.

5.2 Continuity and enclosure

A place where public and private spaces are clearly distinguished

Planning should promote continuity of street frontages and enclosure of space by development which clearly defines private and public areas.

- Buildings that relate to a common building line reinforce and define the street.
- The primary access to a building is best achieved from the street.
- The front and backs of buildings are often used in different ways, and their design should reflect this.
- Clearly defining and enclosing private space at the back of buildings provides for better privacy and security.
- Development can help define streets and public spaces.
- Defining the relationship between the fronts of buildings and the street benefits their respective uses.



5.3 Quality of the public realm

A place with attractive and successful outdoor areas

Planning should promote public spaces and routes that are attractive, safe, uncluttered and accessible for all sections of society.

- A successful place has a system of open and green spaces that respect natural features and are accessible.
- Ground floors occupied by uses that relate directly to passing pedestrians create activity and interest.
- Well-designed public space relates to the buildings around it.
- Streets and spaces that are overlooked allow natural surveillance, feel safer and generally are safer.
- The design of public spaces should take account of the climate within the immediate vicinity.
- Works of art and well-designed street furniture integrated into the design of public spaces give identity and enhance the sense of place.



5.4 Ease of movement

A place which is easy to get to and move through

Planning should promote accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport.

- Transport routes should reflect urban design objectives and not just traffic considerations.
- A development's access and circulation should contribute to a fine-grain network of direct and connected routes within and beyond the site rather than creating big blocks.
- The way development is laid out can, and should, encourage low traffic speeds where appropriate.
- The location, layout and density of development can help increase accessibility to public transport.
- Integrated transport interchanges promote the use of public transport and can provide for seamless movement between all modes of travel.



5.5 Legibility

A place that has a clear image and is easy to understand

Planning should promote legibility through development that provides recognisable routes, intersections and landmarks to help people find their way around.

- Development that is sited so as to enhance existing views and vistas, and create new ones, can help people to find their way around.
- The design, location and function of buildings can reinforce the identity and character of the routes and spaces they serve.
- Well-designed corners enhance legibility by creating visual interest and contributing to a distinctive identity.
- The legibility of an area can be improved through the detailing and quality of materials in new development.



5.6 Adaptability

A place that can change easily

Planning should promote adaptability through development that can respond to changing social, technological and economic conditions.

- Simple, robust building forms, not tightly designed to a very particular use allow for the greatest variety of possible future uses to be accommodated.
- Places should be capable of being used for a range of activities.
- Developments that endure have flexible layouts and design.



5.7 Diversity

A place with variety and choice

Planning should promote diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local need

- Creating a mix of uses can help to attract people to live, work and play in the same area.
- Mixed use developments can make an efficient use of land.
- Diversity of layout, building form and tenure can contribute to making successful living and working environments.

