Hertsmere Local Plan
Supplementary Planning Document

Planning and Design Guide

Part D: Guidelines for Development

Adopted June 2013

Hertsmere Borough Council

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 بڑے حروف، بریل (نابینا افراد کے لیے ابھرے ہوئے حروف) اور آڈیو ٹیپ پر بھی فراہم کیا جا سکتا ہے۔ براہ کرم ہمیں مناسب وقت دیں تاکہ یہ ڈاکومنٹ مطلوبہ شکل میں فراہم کیا جا سکے۔

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

ਮੇਹਰ ਕੁਰਾਕੇ ਇਹ ਦਸਤਾਵੇਜ ਨੂੰ ਸਕਝਣ ਵਿੱਚ ਜਾਂ ਇਸ ਤੇ ਟਿਪਣੀ ਕਰਨ ਵਿੱਚ ਤੱਕਲੀਫ ਹੋਏ ਕਿਉਂਕਿ ਅੰਗ੍ਰੇਜ਼ੀ ਤੁਹਾਡੀ ਪਹਿਲੀ ਭਾਸ਼ਾ ਨਹੀਂ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਾਉਂਸਿਲ ਦੇ ਕਾਰਪੋਰੇਟ ਸੁਚਨਾ ਦਲ ਨੂੰ 0208 207 2277 ਤੇ ਸੰਪਰਕ ਕਰੋ ਅਤੇ ਅਸੀਂ ਮਦਦ ਕਰਨ ਲਈ ਆਪਣੀ ਪੂਰੀ ਕੋਸ਼ਿਸ਼ ਕਰਾਂਗੇ। ਲਿਖੇਦਨ ਕਰਨ ਤੇ ਇਹ ਦਸਤਾਵੇਜ ਵੱਡੇ ਪ੍ਰਿੰਟ, ਬ੍ਰੇਲ ਅਤੇ ਆਡਿਓ-ਟੇਪ ਵਿੱਚ ਵੀ ਮੋਜ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਮੰਗੇ ਗਏ ਪ੍ਰਾਰੂਪ ਵਿੱਚ ਦਸਤਾਵੇਜ ਨੂੰ ਉਪਲਬੱਧ ਕਰਵਾਉਣ ਲਈ ਪਰਯਾਪਤ ਸਮਾ ਦਿਓ।

如果英文不是你的母語，你不明白這份傳單的內容，或你想以中文表達你的見，請致電0208207 2277聯絡公關組，我們會盡力協助，這份侍另有大寫，凸字和錄音帶版本提供給有需要人仕，但因預備需時，如有需要盡早跟我們聯絡。

જો તમારી માતૃભાષા અંગ્રેજી ન હોવાને કારણે તમને આ પત્રિકાને સમજવામાં કે તેના વિશે વાત કરવામાં તકલીફ પડતી હોય તો 020 8207 2277 પર કાઉન્સિલની કોર્પોરેટ કમ્યુનિકેશન્સ ટીમને ફોન કરો અને અમે તમને મદદ કરવા માટે શક્ય તે બધા જ પ્રયત્નો કરીશું. આપ માંગણી કરશો તો આ પત્રિકા મોટા અક્ષરમાં, બ્રેઇલમાં કે ઓડિયો ટેપ પર ઉપલબ્ધ કરાવી શકાશે. મહેરબાની કરીને આપે માંગેલે સ્વરૂપમાં આ પત્રિકા ઉપલબ્ધ કરાવવા માટે અમને પૂરતો સમય આપો.

Ukoliko imate poteskoca u razumjevanju ovog dokumenta, jer englski jezik nije vas maternji jezik, molimo vas da kontaktirate tim Council Corporate Communications na telefon 020 8207 2277 i mi cemo uciniti sve da vam budemo od pomoci. Na vas zahtjev dokument je takodjer dostupan u vidu publikacije, braila ili na audio traci U tom slucaju vas molimo da nam ostavite dovoljno vremena da pripremimo dokument u zahtjevanom formatu.

Contents

Part D – Guidelines for Development **D-1**

How to Use Part D – Guidelines For All Developments D-2

8. Layout D-3
   - 8.1 Urban structure D-3
   - 8.2 Streetscape and building layout D-6
   - 8.3 Designing out crime D-9

9. Scale and Form D-11
   - 9.1 Density and mix D-11
   - 9.2 Light, privacy and outlook D-13
   - 9.3 Solar orientation D-15
   - 9.4 Height and mass D-16
   - 9.5 Setback and building lines D-17
   - 9.6 Landscaping and garden space D-19
   - 9.7 Garden land development D-22
   - 9.8 The layout and design of parking and servicing areas D-24
   - 9.9 Accessibility D-27
   - 9.10 Residential internal guidelines D-28

10. Appearance and detail D-30
    - 10.1 Frontages, materials and features D-30
    - 10.2 Windows, dormers and rooflights D-32
    - 10.3 Front gardens and boundaries D-34

11. Public realm D-36
    - 11.1 Public space D-36
    - 11.2 Views and landmarks D-38

12. Glossary D-39

13. Documents and Guidance Referred to in Part D – Guidelines for Development D-40

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

- Part A: Overview and Context
- Part B: Permitted Development
- Part C: Site Appraisal: Design and Access Statements
- Part E: Guidelines for Residential Extensions and Alterations
- Part F: Shop Fronts

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 or by sending an email to local.plan@hertsmere.gov.uk.

Part D. Guidelines for development

This section of the Hertsmere Planning and Design Guide (the Guide) sets out general guidance for design in the Borough. Each of these elements are informed by the seven key principles described in Part A and rely on a thorough understanding of the constraints and opportunities of the site and its surrounding area, as discussed in Part C. Part D is intended to be applicable to all types of development although there is an emphasis on new development. Part E contains more specific guidelines on residential extensions. Part F sets out more detail in relation to shop fronts.

Part D has been updated to reflect development pressures, experience, best practice and changes to national and local policy since its adoption. This draft contains proposed new chapters dealing with backland development and internal residential guidelines, as well as a number of other changes.

The following table shows that the majority of the different design issues covered by Part D relate to all types of development in Hertsmere.

Design Issue:	Residential extensions	Single dwelling house development	Minor Applications (Less than 10 homes or 1000m^2 commercial) (all uses)	Major Applications (10 or more homes or 1000m^2 commercial)	Public works
1. Layout					
Urban structure				X	X
Streetscape and building layout		X	X	X	X
2. Scale and Form					
Density and mix			X	X	
Height and mass	X	X	X	X	
Solar orientation	X	X	X	X	
Light, privacy and outlook	X	X	X	X	
Setback	X	X	X	X	
Landscaping and amenity space	X	X	X	X	X
Garden land development		X	X	X	
Parking and servicing	X	X	X	X	
Accessibility		X	X	X	X
Residential internal guidelines		X	X	X	
3. Appearance and Detail					
Facades and entrances	X	X	X	X	
Front gardens and boundaries	X	X	X	X	
Roofs	X	X	X	X	
Windows	X	X	X	X	
Materials and features	X	X	X	X	
4. Public Realm					
Public space				X	X
Views and landmarks			X	X	X

How to Use Part D – Guidelines for developments

Each section of Part D identifies objectives for the particular planning and / or design issue, and gives a series of guidelines to meet the objectives:

Objectives

The objectives set out what the particular design policy aims to achieve. All development proposals should be consistent with the objectives.

Planning and Design guidelines

The Planning and Design Guide sets out guidance only. It should inform the design and assessment of development proposals. However, in some cases other relevant factors will result in new development legitimately departing from the Council's guidance.

The Council recognise that not all forms of development require planning permission. Nevertheless, it is strongly encouraged that all development adheres to the standards in this guidance document.

Where a development is assessed as acceptable in relation to Part D of this Guide and is granted planning permission, the Council will assess whether it is appropriate to remove permitted development rights on the property by way of a condition attached to any permission granted.

For large-scale developments where the Council considers it necessary, it will seek to manage future development via the use of an Article 4 Direction. Article 4 Directions are issued by the Council in circumstances where specific control over development is required, primarily where the character of an area of particular importance would be threatened. This process would be subject to the relevant legal procedures and consultation exercises. This will enable the Council to manage the form of any future development and therefore protect the character of the property and the surrounding area.

8 Layout

8.1 Urban structure

The urban structure is made up of the street layout and movement networks, including roads, footpaths and cycleways, along with the broad mix of land uses and activities. The integration of new developments with the existing urban structure is paramount to producing developments that respect the prevailing character of the local area. A well-designed urban structure enables the successful implementation of other urban design elements.

8.1.1 Objectives

The Council wishes to see new development contributing to an urban structure which is:

- Safe and secure;
- Accessible;
- Logical to understand and find your way through ('legible');
- Provides accessible public amenity space;
- Promotes sustainable travel patterns; and
- Provides a sound basis for developing attractive and liveable neighbourhoods.

8.1.2 Guidelines

Layout of streets and blocks

a. New layouts of streets, buildings and spaces should respond and connect to existing layouts to provide connectivity and legibility.

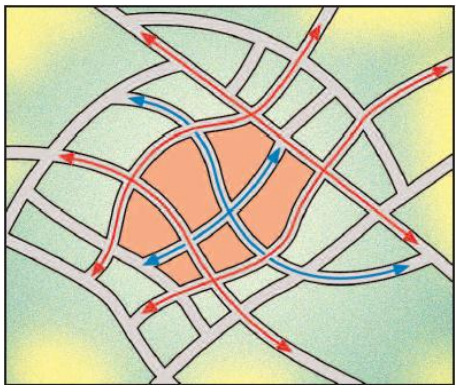


Figure 5: Connecting new developments to the existing built form.
Red = primary routes, Blue = secondary routes.

b. Proposed street layouts should make walking and cycling more attractive and convenient for short trips than using the private motor vehicle. Distances by foot and cycle paths should be shorter and more direct than by car.

c. The orientation of streets should aim to achieve the greatest possible energy efficiency in subsequent development. An emphasis on achieving an east-west street orientation is usually the most efficient as it allows buildings to face north / south.

d. A broadly grid-style street pattern will usually enable greater connectivity with the existing road networks. Within any grid pattern, however, there should be sufficient links for pedestrian and cyclists between residential areas.

e. Residential streets should be designed to encourage low traffic speeds (20 mph or less) to create a safer and more attractive environment.

f. Streets and footpaths / cycle paths should be well lit at night and should avoid 'blind corners' to improve safety and security.

g. The Council supports the principle of home zones. A home zone is a street or group of streets designed primarily to meet the interests of pedestrians and cyclists rather than motorists. The key to a home zone is to develop street design that makes drivers feel it is normal to drive slowly and carefully. Features can include traffic calming and the introducing of trees and planters, benches and play areas.

h. Hertfordshire County Council (the County Council) has the responsibility for designating home zones and additional information on slowing traffic is set out in 'Roads in Hertfordshire'. A range of design guidance on home zones has also been prepared by external organisations, including the Commission for Architecture and the Built Environment (CABE) (now part of the Design Council), the Institute of Highway Engineers (IHE) and the Institution of Highways and Transportation (IHT).

Cycle and pedestrian networks

i. Additions to existing cycle and pedestrian networks should be integrated into the initial design of developments, and not considered as an afterthought.

j. Materials used for these networks should be robust and of suitable material and quality of construction.

k. Street furniture should be kept to a minimum in order to avoid obstruction to movement along these routes.

Layout and mix of uses

l. Proposed layouts should make the most efficient use of land and encourage an appropriate mix of uses and densities that support the viability of, and have good access to, local services and transport.

m. Open space and community facilities should be well integrated and sited in suitable locations with good accessibility, rather than on land which is effectively left over after planning or which simply has the least value.

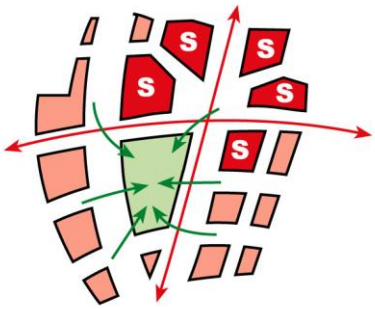


Figure 6: Locating services at major transport junctions and ensuring access to public spaces

n. New residential developments should be located and laid out to provide ease of access to nearby local services and facilities, and to provide the wider community with easy access to any new services and facilities provided as part of the new development. Often the most effective way of achieving this is to ensure that the site is laid out so that new routes connect directly with the existing network of surrounding routes.

> ***ⓘ Design tip:***
> *Subdividing large sites into smaller development plots, each with direct access to public roads or spaces, can help create diversity, especially if different approaches to design are adopted, e.g. using different architects on larger schemes. Where this approach is taken the designs should contribute to an overall harmony throughout the whole site.*
>
> *More information can be found at Hertfordshire Building Futures Sustainable Design Toolkit (www.hertslink.org/buildingfutures)*

Provision of infrastructure and services

o. Layouts should provide for public transport services, including lay-bys, build-outs, raised kerbs and passing points where necessary. The design of such infrastructure should be carried out in accordance with guidance issued by the Highway Authority (the County Council).

p. Adequate arrangements need to be made for the provision of water, electricity, gas, telecommunications, sewerage and drainage services, including pipes and cables when considering site layout, and should form an integral part of a site plan. Applicants should ensure that such facilities meet the Building Regulation and British Standard requirements.

q. New homes should be sited so that the boundary is never more than 25 metres from where refuse collection vehicles are able to stop.

Layout of building plots

r. In laying out building plots, the creation of back-land areas accessed by alleyways should be avoided to reduce the risk of crime. If access to a back-land area is unavoidable, particular attention will need to be given to ensuring security for people and property and ongoing maintenance.

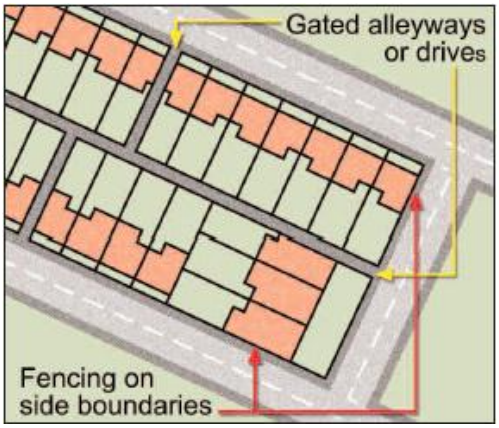


Figure 7: Ensuring the security of private backland areas

'Left-over' land

s. Fragments of left-over land that are hard to maintain and serve no useful purpose need to be avoided. Spare land remaining after the planning and design process can detract from the appearance of an area and attract litter and anti-social behaviour. The Council will, therefore, seek improvements to layouts which include unusable, left-over land.

t. It may be possible to formally landscape left-over land and / or maintain it as public or private open space. Where this happens, arrangements need to be made for their upkeep and maintenance and if necessary, these will be secured through a legal agreement or planning condition. See page D-7 (Designing out Crime) for additional guidance.

Sustainable Urban Drainage Systems (SuDS)

u. The design and integration of SuDS should be considered at an early stage of the development to ensure that the benefits of SuDS (attenuation, amenity, biodiversity and water quality) can be delivered.

v. A site should be assessed for its topography, natural features, water bodies and flow paths so that the layout if the development can take into account opportunities to design SuDS features and integrate them into open spaces, public realm, roads and pathways.

ⓘ Further information:

From 2014 larger development proposals will be required to seek approval for drainage systems for managing rainwater from Hertfordshire County Council as Hertsmere's SuDS Approval Body. Please see the website for more information: www.hertsdirect.org

Further information can be found on the Building Futures website (www.hertslink.org/buildingfutures) and on the Environment Agency's website (www.environment-agency.gov.uk)

8.2 Streetscape and building layout

Successful urban space is defined and enclosed by buildings, structures and landscape. The relationship between buildings, the street and other spaces and uses nearby, are key to the development of attractive and high quality neighbourhoods. New development should respond to its surroundings and, as such, standard designs are often inadequate.

8.2.1 Objectives

The Council wishes to ensure that the layout of new buildings in the Borough:

- Results in a harmonious and attractive streetscape;
- Conserves and enhances local features and distinctiveness, regardless of the density of proposals;
- Is energy efficient and helps reduce travel demand;
- Create safe and secure built environments;
- Clearly defines public and private space; and
- Creates attractive and functional public and private places.

8.2.2 Guidelines

Site and building layout

a. When determining the dimensions of building plots and the siting of buildings, the provision of the following should be ensured:
   - Private open space;
   - Vehicle access;
   - Pedestrian access;
   - Disabled access;
   - Servicing;
   - Parking; and
   - Meeting the guidelines set out in the Local Plan and this Guide.

b. The siting of buildings should avoid creating places where people or property can be hidden or concealed areas.

c. Development layouts should conserve and enhance a site's natural features (such as streams, wetlands, ponds, hills, trees, wildlife habitats, rock outcrops) to maintain local distinctiveness and character and to help promote biodiversity and conserve protected species.

d. New streetscapes should include landscaping schemes that maintain local distinctiveness and character and promote biodiversity. To make sure that landscaping is robust and long-lasting native species should be used that are likely to thrive in local soil and weather conditions. These can create valuable green links between wildlife habitats to enable movement and encourage local wildlife species.

> ***ⓘ Further information:***
> *Hertfordshire Building Futures Sustainable Design Toolkit (www.hertslink.org/buildingfutures) and the Biodiversity, Trees and Landscape SPD gives further guidance on designing for biodiversity in developments.*

Rhythm of development

e. To avoid bland or overbearing developments, proposals should create and maintain a harmonious pattern of building sizes and shapes, and spaces in between them (rhythm of development).

f. Developments that integrate features that reflect those of surrounding buildings can help to maintain a rhythm of development. Such features include windows, doors, balconies, porches, chimneys, brick patterns, colours etc.

Landmarks and corner sites

g. Opportunities to provide vistas, focal points and landmarks should be taken advantage of, to provide legibility and a sense of identity. These can take the form of natural or built features.

h. The design of corner buildings and those at the end of a street are particularly important. The Council will expect to see a high quality of design in these locations and may resist proposals that do not take account of the site's importance to the streetscape.

Relationship of buildings to the street

i. Development should respect the existing street pattern, create active frontages and provide buildings that front streets and integrate with surrounding development rather than being isolated within a site.

j. Access to buildings from the street should provide a level access where possible for a range of disabilities. Where a level access is not possible, ramps and handrails, for example, should be included as an integral feature of the design, and should not appear as an afterthought.

k. Buildings should be orientated to address streets and public spaces. All main entrances and doors should be visible from the public realm. Where a building sits on a corner site, it should turn the corner and address both frontages. Development that follows the boundary of the street block will help to create a clear distinction between public and private space.

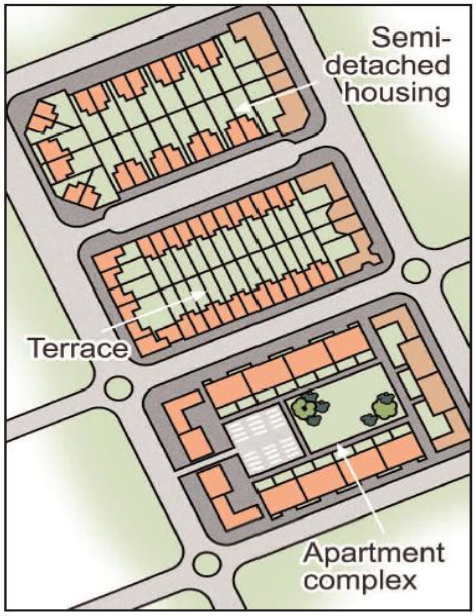


Figure 8: Matching built form of surrounding development

l. **Buildings should be orientated so that the front and rear building lines fit comfortably within the line drawn at 45 degrees from the nearest edge of the neighbouring front or rear facing windows. Only windows to a habitable room or kitchen will be taken into consideration.**

m. New buildings should respect the height and building envelope of existing buildings within the vicinity and help create a balanced streetscape. Daylight / sunlight assessments of the type developed by the Building Research Establishment (BRE) may also be required to assess and / or support proposals.

n. New development should help to create a sense of enclosure. The width of new streets should be proportionate to the heights of buildings and its location (e.g. town centre, suburban, village / rural). A continuous building line, with few significant gaps between buildings, can also help to create a greater sense of enclosure and lines of street trees can have an important impact along otherwise weakly contained routes.

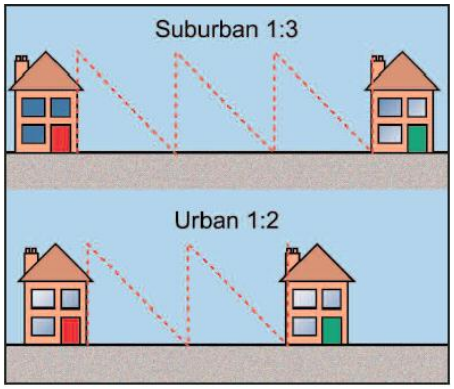


Figure 9: Width of new roads proportionate to heights of buildings

o. Road layouts should be designed in accordance with the guidance set out in 'Roads in Hertfordshire: a guide for new developments'. It is important that all new roads should be designed to an adoptable standard, regardless of whether or not it is intended that they are adopted by the Highway Authority. Where new roads are not designed to an adoptable standard, the onus will be on the applicant to demonstrate why this could not be achieved.

p. Appropriately scaled buildings and trees should define streets, squares, parks and other spaces. The height of buildings should relate to the width and importance of the space.

q. Blank flank walls that face toward the street should be avoided. Continuous building frontages will be preferred so as to maintain surveillance of the public domain from the windows of buildings.

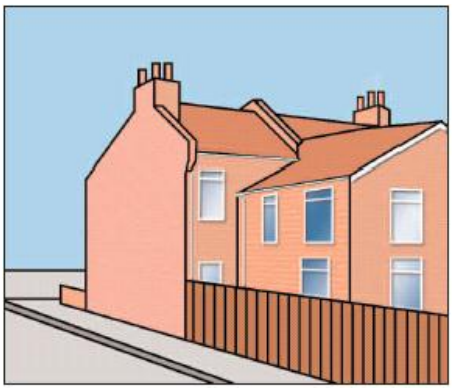


Figure 10: Unsuitable blank wall facing road

r. Buildings should not be separated from the street solely by areas of hard-standing such as car parking. Car parking should not dominate building frontages.

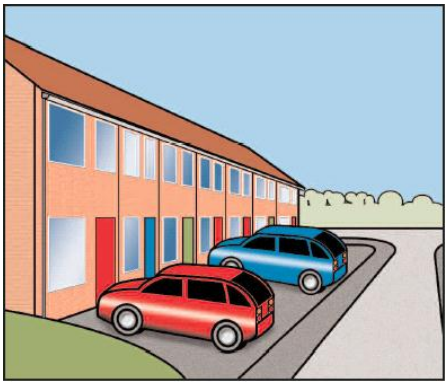


Figure 11: Frontage landscaping lost to hard-standing; limited separation between public and private space

s. Development should aim to create a clear distinction between public and private spaces, for example by siting the building to follow the boundary of the street block or through the use of landscaping

t. Gates can define entrances and signal circulation routes. Gated developments can create a sense of segregation, reduce connectivity between developments and can increase fear and perception of crime and will be resisted by the Council. The installation of high security gates to the front of individual properties can have a similar effect and will also be resisted. Where planning permission is granted exceptionally for gates because of the particular circumstances of an individual property, they should be set back from the street so that they do not dominate the street scene in any way or impact on highway safety, modest in scale, well screened and capable of closing quietly. The same principles will apply to piers, columns and walls adjoining the gates.

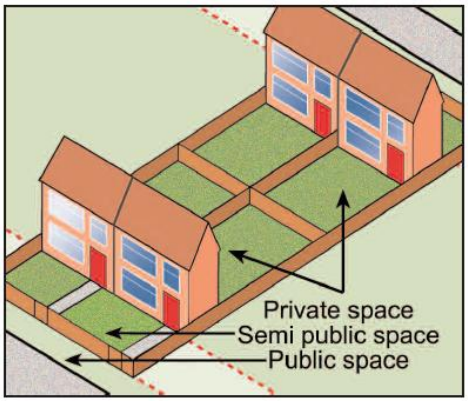


Figure 12: Distinction between public and private space.

u. Front boundary treatments (e.g. garden walls, hedges) should be used to help define public, semi public and private spaces but should not be divisive or intimidating in appearance.

Other relevant considerations

v. Setback, height and mass, density, and solar orientation will also be key issues in the arrangement of buildings. These are addressed under separate headings in this Guide.

8.3 Designing Out Crime

The creation and maintenance of a safe and secure environment for those living, working in and visiting the Borough is of paramount importance. Successful planning and design has a major role in reducing crime and the fear of crime, through well-designed and well-managed environments which can lower levels of criminal activity and anti-social behaviour.

8.3.1 Objectives

High quality and well thought out design can provide public spaces, streets and parking areas which are overlooked, well-used and maintained and consequently, more likely to provide a safer environment. The environment is a crucial factor in influencing levels of crime, vandalism and anti-social behaviour. A series of key attributes for crime prevention within sustainable communities:

- **Access and movement**: places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security.
- **Activity**: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.
- **Management and maintenance**: places that are designed with management and maintenance in mind, to discourage crime in the present and the future.
- **Ownership**: places that promote a sense of ownership, respect, territorial responsibility and community.
- **Physical protection**: places that include necessary, well-designed security features
- **Structure**: places that are structured so that different uses do not cause conflict.
- **Surveillance**: places where all publicly accessible places are overlooked.

> ***ⓘ Further information:***
> *Secured by Design provides a range of information from ACPO Crime Prevention Initiatives on designing for security and crime prevention. See their website for more details: www.securedbydesign.com www.britishparking.co.uk*

a. The creation of safe and secure environments needs to be considered from the outset and incorporated into the planning and design stage. The Council will liaise with Hertfordshire Constabulary in assessing whether proposals have adequately sought to design out crime. Proposals should always include the following elements:

b. **Natural Surveillance** can arise from the presence of other users through a mix of uses or from careful siting and layout of buildings, as well as layouts within buildings. Entrances should be visible from the street with windows providing unobstructed views or overlooking of footpaths, play areas, parking and other public areas.

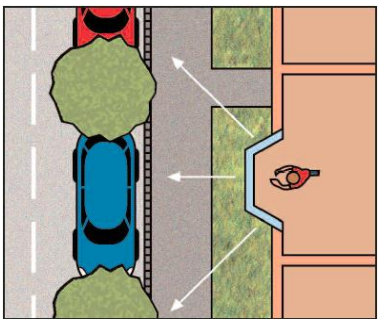


Figure 13: Overlooking through bay windows.

> ***ⓘ Further information:***
> *Designing out Crime, Designing in Community Safety: A Guide for Planning Authorities and Developers is a detailed guide produced by the Hertfordshire Constabulary Crime Prevention Design Service. For more information contact the Crime Prevention Design Advisor. Telephone: 01707 355226 or email: CPDS@herts.pnn.police.uk*

c. **Clearly defined boundaries and defensible space** is a concept aimed at bringing a place under the care and control of its residents by

reducing wasted, left-over or anonymous space in favour of well-defined private or public space.

d. Gated developments can create a sense of segregation, increase fear and perception of crime and will be resisted by the Council. The installation of security gates to the front of individual properties can have a similar effect and will also be resisted. Where planning permission is granted exceptionally for gates because of the particular circumstances of an individual property, they should be set back from the street, modest in scale, well screened, capable of closing quietly and should not dominate the street scene in any way. The same principles will apply to piers, columns and walls adjoining the gates.

e. Secure buildings, surroundings, good lighting and where appropriate CCTV can improve security.

- **Safe and secure provision for the storage of hazardous chemicals required on a site, both during and following construction, should also be provided. The Council supports the use of CHEMSAFE, a voluntary scheme run by the Chemical Industries Association and an integral part of the chemical industry's 'Responsible Care' initiative.**

- **Well-designed and laid-out buildings offer the best means of reducing the risk of crime but it will never be possible to eliminate all security risks. Additional measures which increase actual levels of security within buildings, together with good lighting and CCTV can reduce the likelihood of both crime and the fear of crime. Care should be taken to ensure that security measures do not detract from the character or appearance of an area.**

8.3.2 Checklist

When preparing Design Statements as part of an application submission early consultation with the Crime Prevention Design Advisor whose comments can be included in the Statement, is strongly advised. The following checklist is also provided for developers and should be considered from the outset, in the planning and design stages of new proposals. Developers may wish to use this checklist when demonstrating how Secure-by-Design principles have been incorporated:

1. Guidelines and specifications as set out in Association of Chief Police Officers "Secured by Design" website (www.securedbydesign.com) are met.
2. Boundaries are clearly defined to indicate whether areas are in public or private ownership.
3. There is maximum natural surveillance of public and communal spaces, including streets, footpath and play areas.
4. All entrances, exits, pathways and car parks are well lit, accessible and visible to passersby and / or from neighbouring properties.
5. Recessed entrances (including houses and shop fronts) and any other recesses, such as alleyways are avoided.
6. Open spaces serve a definite function and are fronted by development that offers natural surveillance throughout the day.
7. Blank walls are avoided as far as possible, particularly fronting onto open spaces.
8. Appropriate defensible planting has been used to deter intruders
9. Landscaping does not create areas of concealment or obscure entrances, lighting, CCTV and signage.
10. New alleyways, where deemed necessary, are suitably gated.
11. Materials have been selected to deter graffiti and vandalism. Use of railings to avoid 'graffiti walls' and maximise natural surveillance is recommended where appropriate.
12. Shop fronts and other commercial premises will not be permitted to use solid grills and shutters for their protection.
13. CCTV is provided where appropriate and carefully located, with regular ongoing surveillance and monitoring.

9. Scale and form

9.1 Density and mix

Development should promote the efficient use of land by integrating a range of land uses, housing types, transport options and open space to create diverse and sustainable neighbourhoods that provide access to jobs and services locally and reduce the demand for travel by private vehicle. Numerical densities are a useful preliminary means of assessing the suitability of proposals, particularly for schemes of more than five homes, but will not be the only method of assessing new housing schemes.

9.1.1 Objectives

The Council wishes to ensure that development makes the most efficient use of land, particularly in highly accessible locations, without compromising the character, environment and appearance of existing areas.

9.1.2 Guidelines

Higher density development

a. **The Council will expect all development proposals to respect the context of the surrounding area. Higher density schemes will only be considered appropriate where it is clear that proposals would have no adverse affects on the surrounding area.**

b. The Council will not use numerical densities to assess the suitability of schemes of fewer than five units. Nor will it adopt a prescriptive approach towards the density of any development.

Traditional low density development

c. In many parts of the Borough, larger residential developments should be capable of being developed at a density of between 30 to 50 homes per hectare. Where schemes propose a density of greater than 50 homes per hectare, the number of habitable rooms per hectare will also be taken into consideration, to achieve a mixture of housing sizes and to help ensure that the character of the area is maintained. The use of numerical assessments of density will be avoided on schemes of five or less homes.

Newer build medium density development

d. Higher density developments are most likely to be acceptable in locations with good access to public transport and services, such as town centres, and in locations where this reflects the surrounding scale, massing and pattern of development.

Traditional high density development

Newer build high density development

e. Design solutions should be applied where higher density development is proposed to ensure that proposals do not overly dominate

their surroundings. For example, usable underground or under-croft car parking (with appropriate security measures) can help to reduce the visual impact of hard standing associated with car parking. Access roads, car parking and landscaping should contribute to achieving a high quality development.

f. Proposals for the intensification of existing residential land use, for example, through the replacement of a large house with a series of smaller properties or where appropriate, through garden land development, will be considered on their individual merits. However, they should be designed in a manner that achieves adequate garden space, parking space, cycle and bin storage, and without harming the character of an area. Further guidance can be found in the section on garden land development (page D-20).

Mix of uses

g. Mixed-use development – including housing, live-work units, retail, employment, leisure and community facilities will be encouraged on suitable, accessible sites.

h. Single-use proposals on larger sites may be resisted where an opportunity to create a vibrant mixed-use scheme in an accessible location would be lost.

Mix of housing types

i. A mix of housing types and sizes should be provided at both the neighbourhood and site level. The mix provided should reflect the requirements set out in the Local Plan and latest Housing Needs Survey for Hertsmere.

j. The provision of Affordable Housing should contribute toward social inclusion. Therefore, where Affordable Housing forms a component of a development, it should:
- Not be distinguishable from private; housing by its design and appearance;
- Not be sited within the least attractive part of the site; and
- Not normally be sited apart from other housing.

> ***ⓘ Further information***
> *The Affordable Housing SPD contains more information on the Council's approach to affordable housing in development.*

Adaptable buildings

k. Adaptable buildings and spaces, that allow for different uses to be accommodated over time as needs and demands change, will be encouraged. (N.B. some future changes of use may require planning permission.)

9.2 Light, privacy and outlook

The availability of natural daylight within the habitable rooms of a property improves the quality of living conditions, whilst reducing reliance on artificial lights, limits the amount of energy consumption. Privacy involves balancing people's expectations of avoiding overt intrusion into their lives, with the unavoidable interactions which occur between properties in an urban or suburban environment.

9.2.1 Objective

The Council wishes to ensure that existing and future residents can enjoy reasonable privacy and light in their homes and private garden space.

9.2.2 Guidelines

a. New development should be designed so that residential outlook is not unduly affected. Windows serving habitable rooms should not look directly onto nearby blank walls. **Where new development would adjoin existing homes, the building line of the new development should not cross a 45 degree line drawn from the nearest edge of any window, front or rear facing, serving a habitable room (including a kitchen) in the existing home.**

b. The design of new buildings should ensure a reasonable level of privacy for the intended occupants and for the occupants of adjoining properties by avoiding overlooking.

c. The first three metres of a residential rear garden's length is likely to be its most private area. Planning permission will normally be refused for development that allows direct and interrupted views from habitable rooms or elevated external areas into this part of a neighbouring garden.

d. Developments will be expected to maximise gaps between buildings, to ensure that there is an appropriate level of enclosure and provide residential occupants with privacy. Where the front or side elevation of a new development directly opposes another front or side elevation (i.e. front-to-front, front-to-side or side-side) the gaps between buildings should be determined by the distances required to create an appropriate level of enclosure and ensure a good street layout (see page D-4).

e. **Where a front or rear elevation within a new development containing windows to habitable rooms directly faces another front or rear elevation containing windows to habitable rooms (i.e. back-to-back or back-to-front), buildings should be a minimum of 20 metres apart. Where such elevations directly oppose a side elevation containing windows to habitable rooms (i.e. front-to-side or back-to-side), buildings should be a minimum of 10 metres apart. In cases where one or both of the opposing elevations does not contain windows to habitable rooms, closer distances may be acceptable.** There will be an onus on applicants to demonstrate why it has not been possible to exceed the minimum distances set out above.

f. Where a rear elevation opposes another elevation at an angle, there may still be some potential for overlooking without an adequate distance between buildings. The required distance between buildings will vary according to the angle between facing windows of habitable rooms. However, the guidance in the previous paragraph will be taken into consideration when assessing whether there is likely to be an unreasonable loss of privacy.

g. Tree screening along boundaries can help to retain the privacy of neighbouring properties. However, trees do not necessarily provide a permanent screen throughout the year. The type of tree/vegetation to maintain privacy should be chosen so as to avoid future neighbour disputes regarding over dominant tree or vegetation species and should be plated so as to avoid encroachment onto neighbouring resident's land.

h. While there is no 'right to light' within planning legislation, a right to light exists under common law. In any case, it will be expected that new buildings and boundary trees should not significantly reduce sunlight to the habitable rooms or solar collectors of neighbouring properties.

i. The layout of new developments should take into account any overshadowing by adjoining buildings, structures or trees so as to maximise the availability of light and promote energy efficiency.

j. In some cases it may be appropriate for applications to be supported by daylight / sunlight assessments of the type developed by the Building Research Establishment (BRE).

k. Balconies and roof terraces will not be permitted where they would result in the overlooking, shading and loss of privacy of neighbouring properties. The screening of balconies and roof terraces may be necessary to protect neighbouring amenity.

l. Where there is a difference in levels across a site, the layout and orientation of new buildings should be designed to use these levels to retain the privacy of new and existing properties.

m. Buildings should be built to a depth and shape that enables maximum light penetration into internal rooms. Buildings that are too deep will require artificial lighting and ventilation and reduce their ability to adapt to other uses over time. Light wells and internal courtyards can also be utilised, especially in respect of larger buildings. See the Solar orientation and natural sources of energy section (page D-13) for more information.

9.3 Solar orientation and natural sources of energy

Buildings and developments that are designed to take advantage of natural light and heat can significantly reduce the cost of lighting and heating bills over the building's lifetime, and use less finite resources in the process. This section should be read in conjunction with Parts F, J, L and N of the Building Regulations.

9.3.1 Objective

As part of its commitment to the principles of sustainable development, the Council wishes to ensure that all new buildings maximise the use of natural heat and light, and minimise the use of energy. The Council will expect applications to demonstrate how good practice, particular that which is contained in *'Building Futures: The Hertfordshire Guide to Sustainable Development'*, has been applied to all applications.

9.3.2 Guidelines

a. Buildings should be designed to make the optimal use of natural light and warmth, so as to minimise the use of energy for lighting, heating and cooling.

b. The number of south facing homes should be maximised.

c. The use of renewable energy sources, particularly solar panels and solar water heating, will be encouraged.

d. Roofs with solar access, particularly those facing south, should be designed to accommodate solar panels and / or water heating (whether installed at the time of construction or potentially in the future).

e. Developments should have regard to good practice in respect of energy, natural ventilation, noise insulation and water conservation.

f. Developments should consider the integration of green roofs into designs where the solar orientation does not favour solar access, but would support the growth of green roofs, i.e. those that face east or west. Green roofs can promote biodiversity whilst providing insulation.

g. The main habitable rooms of new homes should wherever possible, be south facing, or otherwise designed so as to maximise natural light and warmth to habitable rooms.

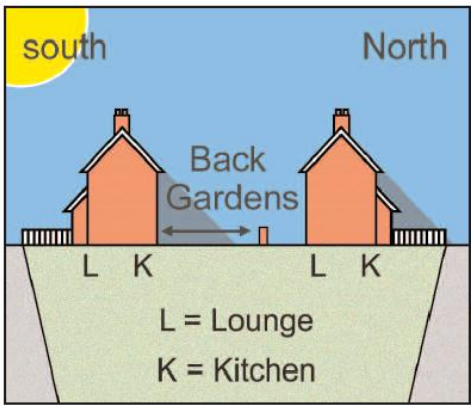


Figure 14: Larger north facing gardens

h. North facing rooms could have smaller windows in order to reduce heat loss.

i. Development should not reduce the ability of neighbouring properties to take advantage of natural light and heat sources.

> ***ⓘ Further information:***
> *Further advice can be found from Hertfordshire Building Futures Sustainable Design Toolkit (www.hertslink.org/buildingfutures) 'Sustainable Energy By Design' provides more information on designing sustainable buildings. The Guide is available on the Town and Country Planning Association website.*

9.4 Height and mass

The height and mass of new buildings and extensions can make the difference between a development that fits in amongst its surroundings or one that stands out with an uncomfortable relationship with its neighbours.

9.4.1 Objectives

The Council wishes to ensure that the height and mass of all new development in the Borough:

- Respects and enhances the character of the area;
- Contributes to a harmonious street scene;,
- Defines open and enclosed spaces;
- Minimises visual intrusiveness; and
- Maximises privacy and solar access.

9.4.2 Guidelines

a. Development should respect the scale, massing and height of neighbouring buildings and the topography and dominant pattern of building heights in the locality.

> ⓘ ***Design hint:***
> *Setting the upper floor back from the front building line may help reduce the visual bulk and mass.*

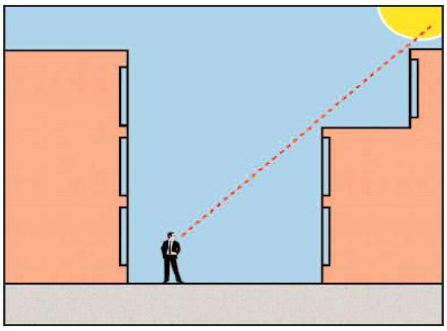


Figure 15: Visual impact lessened by setting back upper floors.

b. The height, mass and appearance of new development should contribute to a harmonious street scene, generally reflecting the topography and dominant heights and scale of the street. (Where there are a variety of building heights within a street, a development meeting an average of the height of buildings either side will normally be considered acceptable).

c. Where the ridgeline of existing buildings forms a dominant feature, the ridge height of proposed developments should generally not exceed this ridge height.

d. The design of taller buildings should have a positive interaction with surrounding buildings, creating a feature of architectural merit without having an overbearing impact on the surrounding area.

e. Where a particular style or character of existing buildings is dominant, new buildings should be designed to fit in with, rather than visually dominate, their surroundings. New styles can be appropriate where they positively contribute to the character of the area. It may be necessary to move away from a corporate architectural style to ensure that new buildings respect and reflect the local character.

f. Where the topography of a site or the locality contributes to increased visual dominance, consideration should be given to lowering the ground level or other such measures to reduce the overall visual bulk / dominance. Positive use can be made of changing ground levels across a site to increase the size of buildings without increasing its mass (e.g. stepping a building up a slope).

g. Where buildings are set at an angle to the street the mass of the building can appear greater. Detailed consideration should be given to the design of such proposals to avoid creating a bulky or overbearing building, which is likely to be refused permission.

h. Crown roofs on residential properties, where they are visible from the street will not be considered acceptable as these tend to appear bulky or overbearing.

i. Development should not harm the living or operating conditions of the neighbouring properties through overshadowing or overlooking.

9.5 Setback and building lines

'Setback' refers to the distance that a building is located from its boundaries to the street and to neighbouring properties. Buildings that relate to a common building line define and reinforce the street. Building setbacks should respect the character of the local area, the setbacks of other buildings in the street (particularly those next door), and the privacy and solar access of adjoining properties (see also Light, privacy and outlook).

9.5.1 Objectives

The Council wishes to ensure that new development across the Borough provides setbacks that:

- Complement the streetscape;
- Avoid impacting on the light, privacy and outlook of neighbouring properties;
- Provide flexibility in the siting of buildings; and
- Allow for suitable landscaping and open space.

9.5.2 Guidelines

a. Setbacks should contribute toward a harmonious and attractive streetscape.

b. The ground floor setback of buildings, for example, in primary and secondary retail frontages should aim to maintain a lively street frontage and direct access between buildings and the street. New shops should not be separated from primary or secondary frontages by areas of car parking.

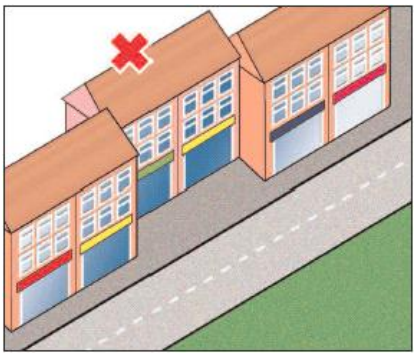


Figure 16: Inappropriate set back from building line in a shopping parade

c. The front and rear building lines of new development should have regard to:

- the corresponding setbacks of neighbouring properties and the character of the area;
- the amenity of adjoining properties and future occupants (in particular solar access and visual privacy)
- the potential to provide emphasis and variety to the streetscape through the use of discrete projections and setbacks from the building line, where this would not compromise continuity and the local character.

d. Side building lines and elevations should have regard to:

- The amenity of adjoining properties and future occupants (in particular solar access and visual privacy);
- The need to avoid preventing neighbouring properties from extending;
- The need for access to the rear of the property;
- The pattern of gaps between buildings in the street; and
- The retention and enhancement of views from a public place to significant local landmarks, trees and even sky through gaps between buildings.

Minor infill developments

e. In those locations in the Borough where there is a significant separation between buildings, this should be retained in small infill developments. In such locations the street scene is likely to be characterised by spacious plots, clear visual breaks between houses and a low density of development. Proposals in these areas should ensure that the ground and first floor of buildings are located at least 2 metres away from the side boundary. A greater distance will be required in many locations.

f. In those locations where buildings have little separation between them, infill developments should place new buildings at least 1 metre away from the side boundary.

Corner plots

g. New homes developed on a corner plot with a road or footpath alongside it are likely to be visible from the public highway. In these circumstances, the developments should be set back from the building lines in each street.

h. The impact of the new building on the character and appearance of the street will be assessed. Proposals that would result in an unsympathetic or bulky addition to the street scene will be refused. In addition to meeting

the requirements in paragraphs g and h, new homes developed on corner plots will be subject to other guidance contained in the Guide.

9.6 Landscaping and garden space

Amenity space and landscaped areas can enhance the appearance of a development as well as provide spaces people can use for informal leisure and recreation, whilst promoting local biodiversity and improved quality of life for residents. All landscaping schemes should consider the need to ensure ready access to utility infrastructure such as drainage and access points for maintenance purposes.

9.6.1 Objectives

The Council wishes to ensure that developments include garden space and / or landscaping which:

- Utilise and enhance existing planting and topography, and contribute to local biodiversity through new planting;
- Are integrated into the overall design in order to create natural boundaries, variety, colour and texture;
- Are of a useable size and configuration relative to the needs of the building's occupants;
- Contribute to an attractive and functional development; and
- Are properly maintained with arrangements in place for the maintenance of communal garden space or landscaped areas.

9.6.2 Guidelines

Garden space

a. Private and usable outdoor garden space should be provided for in residential developments.

b. Outdoor garden space should be of a size and dimension to suit the requirements of the building's occupants for informal recreation and enjoyment. The Council will resist proposals where the amenity space is of a size or shape that are not suitable for such use and enjoyment.

c. The orientation of outdoor garden space should aim to retain natural features of the site, maximise natural light and afford neighbours and future occupants a reasonable level of privacy.

d. Gardens facing north will generally need to be longer than those facing south to ensure that the garden receives adequate light.

e. Outdoor garden space for homes should be directly accessible from the house to allow for secure, private outdoor relaxation, entertainment and children's play.

f. Garden space should include room for the installation of water butts, recycling storage areas and composting bins. Composting bins should be located in a sunny corner in order to aid the natural composting process.

g. The height and area of decking should be limited to what can be achieved without compromising the appearance of the property and the privacy of neighbouring land. Where necessary screening should be used to protect neighbouring amenity. Decking or paving over large areas of the garden can be harmful to local biodiversity.

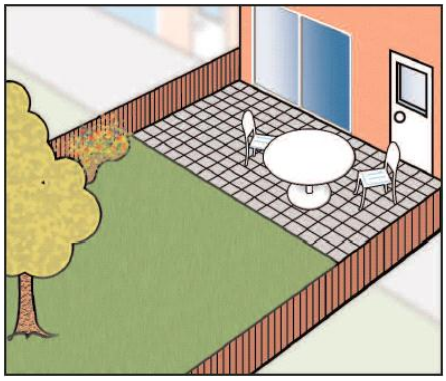


Figure 17: Typical boundaries providing privacy in rear gardens

Rear Gardens - Houses and bungalows

h. **Houses and bungalows must be provided with rear private gardens of a useable size and shape. As a guide, the table below indicates what is considered to be a minimum acceptable area for rear gardens in new developments.**

House / bungalow size	Minimum garden area
1 bedroom	40m² per unit
2 / 3 bedrooms	60m² per unit
4 bedrooms	80m² per unit
5+ bedrooms	100m² per unit

i. These amounts should be exceeded wherever possible and where there is scope to provide additional, private and useable garden space, the Council will expect this to be achieved. In all cases, regardless of compliance with the table above, the Council will require adherence to the overlooking distances set out in section 9.2 of this Guide.

j. For the purpose of this area calculation, side access areas and front gardens will not be included.

k. Where the development involves the use of existing gardens, the gardens that remain must also comply with the guidelines.

l. Some flexibility may be acceptable:
- On corner plots;
- In town centre locations with close proximity to areas of public open space;
- On schemes involving four or more homes, provided that the average rear garden size meets the prescribed area;
- In certain other circumstances, where an alternative design approach fully accords with the objectives and considerations set out in this section and / or the prevailing character of an area;
- Where roof gardens are proposed; and
- In cases where amenity space would be provided off site via a planning obligation (to be read in conjunction with the Planning Obligations SPD).

Rear Gardens - Flats and maisonettes

m. **Flats and maisonettes should be provided with sufficient private useable amenity space. 1 bedroom units should provide at least 20 sq m of amenity space, with a further minimum 10 sq m of amenity space for each additional bedroom. Private useable amenity space can be either communal, allocated to individual units or a combination of these two options.** These amounts should be exceeded wherever possible and where there is scope to provide additional, useable garden space, the Council will expect this to be achieved. Where any impact on neighbouring amenity would be acceptable, roof gardens are considered to make an appropriate contribution towards garden space provision.

n. The Council may take a more flexible approach in respect of higher density schemes of flats and maisonettes within town centres and the Elstree Way Corridor regeneration area. The Council will take into account:
- The suitability of that location for high density development, including its accessibility;
- Proximity to areas of public open space;
- The provision of private usable balconies and / or terraces; and
- The provision of amenity space off site via planning obligations (to be read in conjunction with the Planning Obligations SPD).

o. The provision of private usable balconies and terraces will be encouraged. Ground floor flats and maisonettes should normally have private garden areas. A balcony, terrace or private garden area will be considered usable where its dimensions are at least 5 sq m with a depth of at least 1.5 metres. The screening of balconies and terraces may be necessary to protect neighbouring amenity.

p. Areas of 'soft' landscaping around the building(s) will only be counted as outdoor amenity areas, where they form useable and reasonably private amenity space. Very small or awkwardly shaped areas of the site which makes no contribution to the setting of the building(s) will not be counted towards meeting the required garden area standard.

q. Developments should make provision for the long term maintenance of out door garden areas for flats, and areas of landscaping and open space.

Residential care homes

r. Residential care homes (including extra care homes) will normally be expected to make provision for private usable communal garden space on the same basis as schemes of flats and maisonettes. The Council may exercise some limited flexibility in cases where it can be demonstrated that there has been an emphasis on the quality of landscape design, rather than quantity of space, to meet the specific, identified needs of occupants.

> ***ⓘ Further information:***
> *Recreation Provision for Residential Development Supplementary Planning Guidance for Hertsmere provides more detailed information on providing amenity space and recreation provision for larger residential schemes.*

Landscaping

s. **Where developments result in the unavoidable removal of healthy trees and hedgerows a scheme for replacement planting will be required. This will be controlled by a planning condition. Proposals that involve the removal of trees subject to a Tree Preservation Order will be refused unless there are highly exceptional circumstances.**

t. The scale of landscaping schemes should be related to the topography of the application site and to the scale of the buildings. They should

enhance the pattern of buildings and help to define spaces.

u. Landscaping schemes should help the visitor orientate through a space, and should therefore be integrated into the scheme from the start and not considered as an afterthought.

v. Landscaping schemes should help to form barriers between public and private spaces.

w. To make sure that landscaping is robust and long-lasting native species should be used that are likely to thrive in local soil and weather conditions.

x. Domestic gardens can contribute to sustaining green corridors and can create diverse habitats. The use of locally native trees, shrubs and grasses (appropriate to that location) should be used to encourage habitation by native wildlife. Landscaping schemes should contribute to local biodiversity through providing a range of environments.

y. Where landscaping schemes form part of public spaces they should be designed to provide an accessible and interactive space for disabled users, with textured and scented planting and structures for the enjoyment of the visually impaired.

z. The use of different colours, textures and materials in the hard elements of a landscaping scheme can create a sense of character and identity.

aa. Larger developments should normally include on-site play areas. The Council has a separate technical note on recreation provision for residential development for more information, including details of which schemes are eligible. Any on-site play areas should be located sensitively, so that the activities that take place within them do not cause disturbance to new or existing nearby residential properties.

9.7 Garden land development

A proportion of new residential development in Hertsmere takes place as a result of building on existing garden land. Residential intensification can have a considerable impact on the character and appearance of a neighbourhood. Such development should respect its immediate surroundings and improve the overall quality of an area.

9.7.1 Objectives

Residential gardens are classed as land that has not been previously developed ('greenfield land'). The Council recognises the contribution that appropriate residential intensification can make towards the availability of suitable housing and wishes to provide additional clarity in respect of the types of residential development that will normally be considered acceptable on garden land. This guidance should be read alongside other sections of this document.

9.7.2 Guidelines

Definition of garden land development

a. **The Council considers residential garden land to be usable amenity space within the curtilage of a residential property. This includes communal amenity space, such as that normally associated with flats. It also includes amenity areas that have been covered with a hard surface, such as a rear patio, an outbuilding or any other ancillary structure.**

> ***Further information:***
> *Government guidance on the classification of previously developed land can be found within the National Planning Policy Framework*
> *www.gov.uk*

b. For the sake of clarity, these guidelines do not apply directly to the extension of existing houses or the replacement of an existing house with a single dwelling. Part E of this SPD is applicable in relation to householder development.

Types of garden land development

c. Although the Council will consider all individual planning applications on a case-by-case basis, 'tandem developments' which are also known as two tier developments will be discouraged as they are unlikely improve the quality of an area. 'Tandem development' is where one house is built directly behind another and shares the same access. Such development often results in a detrimental impact on the character of an area (where the development would appear to be cramped or where or large areas of hardstanding are introduced for example), residential amenity (where harmful levels overlooking is introduced) and highway safety (through long narrow accesses and small plot sizes where there is insufficient space within the site for vehicular manoeuvrability).

d. Residential intensification that requires the development of several back gardens with access through an existing plot often presents similar problems to 'tandem development'. It is unlikely to improve the quality of an area, through the introduction of uncharacteristic patters and forms of development and would normally be considered unacceptable, unless the prevailing character of the surrounding area is already defined by cul-de-sacs of this type.

e. Garden land development that would result in the creation of new properties with their own frontage and access directly onto an existing highway is generally capable of having a positive impact on the character and appearance of a neighbourhood.

Residential amenity

f. There should be no unacceptable reduction in the level of garden space as a result of residential intensification. The Council will expect that existing residential properties retain gardens that exceed the minimum guidelines set out within chapter 9.6 of this document. Any new properties should also exceed these guidelines. There should be adequate separation between new and existing properties, where applicable, to ensure an acceptable level of privacy. Minimum separation distances are set out within chapter 9.2 of this document.

g. The outlook of existing properties should be protected. Where new residential properties adjoin existing homes, such as where a new house is built at the end of an existing terrace, the building line of the new development should not cross the 45 degree line drawn from the nearest edge of window,

front or rear facing, serving a habitable room (including a kitchen) in the existing home.

h. New properties built on garden land should not significantly reduce sunlight to the habitable rooms of existing neighbouring properties. Likewise, existing neighbouring buildings should not cause an unacceptable level of overshadowing to any new properties.

Design and character

i. Any development resulting in residential intensification should consider the prevailing density of development in the area. Although the Council does not prescribe numerical densities, schemes that would, in particular, result in a density that is out of character will normally be refused. In particular, the Council will resist proposals that would result in higher density development being located in areas that are remote or otherwise inaccessible.

j. Garden land developments should respect the form, pattern and rhythm of surrounding development. The Council will take account of:
   - Street pattern and block layout;
   - Property type;
   - Solar orientation;
   - Separation distance;
   - Frontage width;
   - Setback and building line;
   - Plot size, including the sizes of front and rear gardens; and
   - Topography and views.

k. Garden land developments should also reflect the design of surrounding development. The following should be considered:
   - Height and massing;
   - Architectural style and details;
   - Roof form;
   - Entrance and window positioning;
   - The use of materials;
   - Boundary treatment and driveways; and
   - Any nearby historic assets.

l. Large gardens, of the type suitable for residential development, normally feature significant levels of vegetation. This often adds amenity value to the surrounding area, especially in respect of corner plots and other locations where vegetation is visible from the highway. The Council will require that all healthy trees and hedges with amenity and ecological value be retained. Where the removal of healthy trees and hedges is necessary a compensatory scheme of planting will be expected.

m. Any new plots that are created as a result of the sub-division of existing gardens should be appropriately landscaped. Landscaping should reflect the character of the area and enhance the setting of a building. A landscaping scheme should be prepared at the design stage of any proposal and submitted in support of a planning application.

Other matters

n. Garden land development should not result in an inadequate level of car and cycle parking provision at new or existing properties. All residential properties will be expected to comply with the Council's Parking Standards SPD. It should also be noted that, when assessing proposed parking levels in relation to cases of residential intensification, the likely increase in pressure on on-street car parking would be taken into account. Residents of any new developments within existing Controlled Parking Zones (CPZ) would not be expected to receive car parking permits, hence the importance of providing adequate off-street parking.

o. All proposals should also include adequate provision for refuse storage, as set out within chapter 9.8 of this document.

p. Adequate arrangements should be made for vehicular access between the existing highway and any new residential plots. The Council will expect that no negative impact would result on the safety and operation of the highway. The safety of non-motorised road users, including pedestrians, should be taken into account. The Council will normally view several houses being accessed off of a single, narrow road as unacceptable.

q. In cases where new plots are accessed through an existing plot, or through a gap between existing plots, there should be substantial separation between existing properties and any access road. This is to protect residential amenity and reduce noise and disturbance. A proposed carriageway, including any footpaths, should be a minimum of 2 metres from any blank elevation of an existing property, a minimum of 3 metres from any window or door serving an ancillary room in an existing property, and a minimum of 5 metres from any window or door serving a habitable room in an existing property.

9.8 The layout and design of parking and servicing areas

Car parking areas can have a significant visual impact on the streetscape. Parking and servicing areas need to be carefully designed to ensure that they integrate sympathetically with the development and locality. Developments should be designed to ensure ready access to utility infrastructure for maintenance purposes.

9.8.1 Objectives

The Council wishes to ensure that adequate provision is made for servicing and car parking where it is required, and that its layout and design:

- Respects the quality and integrity of the streetscape and does not dominate it;
- Is integrated with the overall site and building design;
- Is safe for pedestrians and vehicles;
- Allows vehicle manoeuvrability and servicing; and
- Minimises the area of impervious surfaces, pollution, noise disturbance, and light spillage into properties.

9.8.2 Guidelines

Parking provision

a. The Parking Standards SPD provides more information on the requirements of off-street car parking provision.

b. The current maximum requirements for parking for new residential developments are tabled below. These will be reviewed as necessary.

Dwelling size	**Maximum number of car parking spaces**
Studio / bedsit	1.5 spaces per unit
1 bedroom	1.5 spaces per unit
2 / 3 bedrooms	2 spaces per unit
4 bedrooms	3 spaces per unit
5+ bedrooms	4 spaces per unit

c. Inside accessibility zones (as set out within the Parking Standards SPD) the Council may allow a lower level of car parking provision. The maximum standard will constitute the starting point for negotiation and an onus will be on the applicant to justify any lower provision.

d. Larger developments (as set out within the Parking Standards SPD) will be expected to provide parking spaces for disabled users, motorcycles and other powered two-wheelers.

e. In locating motorcycle and powered two-wheeler parking, sites should be chosen that are well drained (particularly if ground anchors are used), and should have no, or only a slight gradient. A non-slip surface should be provided and a close proximity to uncontrolled vehicle crossings should be avoided, as people in wheelchairs may have difficulty seeing past them. Drain covers should also be avoided.

f. Security should be one of the foremost considerations for those providing parking facilities for motorcycles and powered two-wheelers. Both ground level and raised anchor points should be designed in a manner that does not cause an obstruction or trip hazard for pedestrians. They should also be designed to enable practical use i.e. that vertical bars are adequately spaced to allow locks to pass through and should be set at a suitable height for locking the wheel.

> ***Further Information:***
> *More information on the provision of safe and secure storage for motorcycles and powered two-wheelers can be found in a series of Traffic Advisory leaflets available on the DTLR website: www.dtlr.gov.uk or from the British Motorcyclists Federation website: www.bmf.co.uk*

g. Developments should provide safe and secure storage areas for bicycles in accordance with the standards set out in the Parking Standards SPD.

h. 'Parking can be considered for 'on street' locations where road safety and traffic flow would not be compromised and where there will not be a nuisance to existing residents. Where on-street parking is proposed in a road within or near to an existing Controlled Parking Zone, a contribution may be expected for the maintenance of this CPZ or to investigate any possible extension of a CPZ. The applicant will need to check with the Council whether there is capacity within the CPZ for additional vehicles.

i. Perpendicular car parking spaces should be a minimum of 2.4 x 4.8 metres. Parallel car parking spaces should be a minimum of 2.0 x 6.0 metres. Where lifetime homes are provided as part of a development, car parking spaces should be capable of being enlarged to 3.3

metres wide. This could be achieved through providing grass verges adjacent to the parking space. Garages should be a minimum of 3.0 x 4.8 metres.

Design of car parking areas

j. Car parking layout and design is to be carried out in accordance with the guidance issued by the Highway Authority (the County Council) and Local Plan documents.

k. Parking facilities for residential developments should be well overlooked by buildings with adequate lighting. The design should not provide hiding spaces or enclosures that are intimidating or increase the potential for crime.

l. Boundaries around private car parking areas should create a clear boundary between private and public space.

m. The design of any paved parking, garages or vehicle access areas should be integrated into the streetscape and should not be visually dominating or detract from the appearance of the development frontage. Off-street car parking should be located either to the rear, to the side, underneath or above of buildings. Off-street car parking to the side or rear of buildings should be broken up into small groups of no more than 6 spaces to avoid large, concentrated areas of car parking and should be well overlooked with an appropriate lighting scheme. Any on-street car parking should be also be broken up into small clusters of spaces, separated by areas of pavement, street furniture and / or planting.

n. Large areas of impermeable paving should be avoided. Porous or open block paving is generally preferred, which should be broken up with soft landscaping. **The Council is likely to refuse applications that do not provide porous surfaces where large areas of parking are provided.**

o. The main entry to a building for pedestrians should not be directly through car parking spaces or driveways.

p. Communal parking spaces should be suitably delineated. Sufficient spaces within a development for each property should be provided; the Council may seek to achieve this through a planning condition or legal agreement.

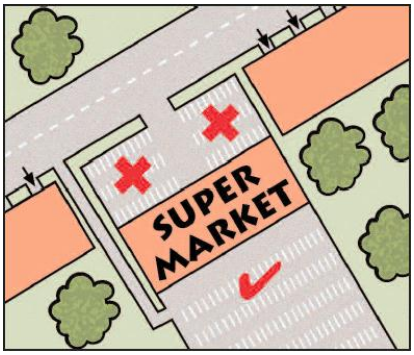


Figure 18: Access to building through area of car parking

q. Access roads and driveways should minimise the intrusion of vehicle lights into homes and other sensitive uses.

r. Parking can be provided underground or through an under-croft design in order to achieve more efficient use of the site. The design of underground and under-croft car parking should:

- Minimise the visual impact of the entrance to the street;
- Maximise pedestrian safety and maintain pedestrian access;
- Provide access for people with a disability; and
- Provide safe and secure, well-lit storage for vehicles.

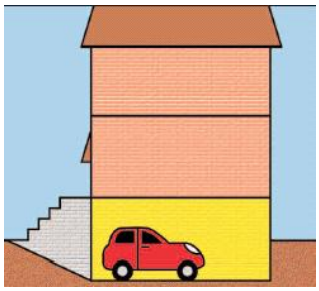


Figure 19: Undercroft parking

Design tip:
Providing car parking on a communal basis, rather than on a basis exclusive to a particular property can make better use of the spaces provided and accommodate different car ownership levels Consideration should be given to achieving the ACPO Park Mark award where communal car parking is proposed.

Refuse storage and collection

s. All new development will be expected to provide areas for the sorting, storage and collection of materials for recycling and general refuse.

t. All bin storage areas should have adequate lighting (natural or artificial); good natural ventilation; a smooth easily cleanable floor laid to a fall with suitable drainage; and should have a suitable enclosure e.g. wooden fencing, brick or concrete walls.

u. Refuse storage areas should be sited sensitively and should be designed not to dominate the appearance of a new development.

v. In addition, bin storage areas for flat developments should have a notice showing which properties are entitled to deposit refuse; suitable "bump strips" provided internally on doors and walls to prevent damage from loaded bins; and double doors with a clear opening of at least 1.5 metres and a facility to hold doors open during collection.

w. The maximum acceptable 'carry distance' from refuse storage to collection point is 25 metres. Refuse collection vehicles must therefore be able to stop within 25 metres of any individual house curtilage or bin storage area.

x. Domestic sized wheeled bins can negotiate short flights of shallow steps (not more than three steps). Eurobins (provided for flat developments) cannot negotiate steps.

y. Gradients of access paths should not exceed 1 in 10, and should be at least 1.5 metres wide for flat developments.

z. All access roads used by refuse vehicles must be designed to withstand a laden weight of not less than 28 tonnes. Any manhole cover or gully grating in these roads must be of a heavy-duty 'Grade A' type.

aa. Service areas should usually be located to the rear of a development with access roads being as short as possible to minimise the distance travelled in close proximity to buildings.

bb. Further guidance, including volume requirements, can be found within the Council's technical note on waste storage provision requirements for new developments.

Garages and gates

cc. Larger properties, typically with four or more bedrooms, should be developed with their own garages. Garages and extensions to garages should be set back 6 metres from the rear of the footway or (if there is no footway) the highway. This distance is required to enable a car to park on the driveway and allow a standard garage door to be opened so that a vehicle would not obstruct the footway or highway. This standard is equally applicable where it is proposed to install gates on a private driveway.

dd. Garages and garage doors should not dominate the appearance of new developments. The front building line of any detached or attached garage should be set back from the main front building line. The door of any integral garage should be inset.

ee. Where garages are provided in new developments these should be of a practical size that is capable of storing large domestic vehicles in order to ensure the long term use of the garage for off-street parking. A standard garage built to 2.4 x 4.8 metres will only hold a small domestic vehicle. Garages should therefore be a minimum of 3 x 4.8 metres. Garage door openings should measure at least 2.5 metres.

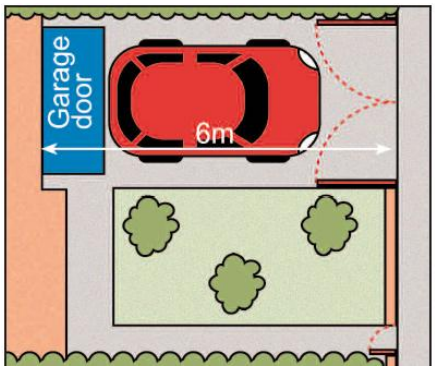


Figure 20: 6m distances in front of garage

9.9 Accessibility

*Buildings with high levels of accessibility can be used by a range of users over a long period of time. Accessibility is essential for creating an inclusive society and can considerably improve the quality of life of the occupants or users. Applications for new buildings that contain a facility that is accessible to the public **must** provide an Access and Design Statement, as required under the Planning and Compulsory Purchase Act 2004. This Statement should clearly explain how the provisions of Part M of the Building Regulations, British Standard 83000:2009+A1:2010 and the Equality Act 2010 have been met. More information on Access and Design Statements can be found on the Disability Rights Commission website: www.drc-gb.uk.*

9.9.1 Objectives

The Council wishes to ensure that developments are easy to access and use for:

- All people, regardless of age, gender or, disability; and
- Pedestrians and cyclists, to encourage walking and cycling.

9.9.2 Guidelines

Building access

a. Proposals should include details of how accessibility requirements have been addressed where the building is required to comply with the requirements of the Equality Act 2010.

b. Access to buildings and spaces for disabled people should be integrated into the initial designs in order to ensure accessibility throughout a development site. In this way developments can ensure suitable gradients, level access and reduce obstructions to access.

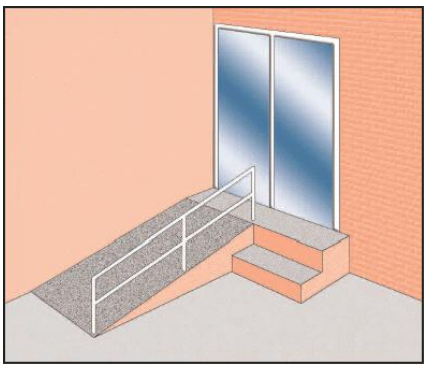


Figure 21: Accessible entrances where a level site entrance cannot be provided

c. Access ramps should be signed, well-lit, with surrounding landscaping designed in a manner that does not obscure views or close in the user. They should be designed in a manner that provides level resting surfaces to enable easy manoeuvring.

d. Buildings and their grounds should be designed to accommodate access for pushchairs as well as wheelchairs. Suitable storage spaces should be made available for pushchairs in buildings likely to be used by children, including apartment buildings.

e. In the case of non-residential buildings, there should be adequate separation between properties and side boundaries on at least one side to provide rear access for emergency services. This could also be used to accommodate the storage of refuse and recycling bins.

Lifetime homes

f. For new residential developments, the Council requires that new homes are constructed in accordance with the Lifetime Homes Design Criteria. This will enable new homes to be both accessible to visitors with limited mobility and capable of adaptation without undue difficulty, to fully wheelchair-accessible housing. The 'ordinary' appearance of such properties means that most lifetime homes are indistinguishable from most other properties and developers are encouraged to build all new housing to the Joseph Rowntree Lifetime Homes Design Criteria.

> ***ⓘ Design tip:***
> *More information can be found at 'Hertfordshire Building Futures Sustainable Design Toolkit: www.hertslink.org/buildingfutures*

Cycle access

g. New development should make provision for secure cycle storage in a convenient, signed and safe location.

9.10 Residential internal guidelines

Space, as well as other aspects of design, impacts the quality of housing. A lack, or poor use of internal space can result in low quality homes and the internal environment of a residential property can have an impact the wellbeing of its occupants. All homes should provide space for social activities, as well as places that are capable of providing quiet and privacy; homes should also have spaces for storage, areas capable of being used for work and study, and enough room for the circulation of occupants around furniture.

9.10.1 Objectives

The Council wishes to ensure that all new homes are of a high quality, both externally and internally. The internal size and layout of new homes should ensure that the needs of occupants can be accommodated; an element of flexibility should also be possible, should these needs change over an occupant's lifetime.

9.10.2 Guidelines

a. **The Council will expect new residential developments to achieve minimum internal guidelines. These should be exceeded wherever possible.**

Overall space guidelines

b. New residential units should be built to the following minimum gross internal areas (GIAs):

	Dwelling type (bedrooms / persons)	**Minimum GIA (square metres)**
Single storey unit (including flats)	1b / 1p 1b / 2p 2b / 3p 2b / 4p 3b / 4p 3b / 5p 3b / 6p 4b / 5p 4b / 6p	37 50 61 70 74 86 95 90 99
Two storey unit	2b / 4p 3b / 4p 3b / 5p 4b / 5p 4b / 6p	83 87 96 100 107
Three storey unit	3b / 5p 4b / 5p 4b / 6p	102 106 113

c. An extra 10 square metres of GIA should be provided per person for dwellings that are intended to accommodate more than 6 people.

Bedroom space guidelines

d. The following minimum floor areas for bedrooms should be met:

Bedroom size	**Minimum floor area of bedroom (square metres)**
Single	8
Double / twin	12

Other internal guidelines

e. The Council will not normally accept proposals that include single aspect units with 3 or more bedrooms. Where such single aspect dwellings are proposed the onus will be on the applicant to demonstrate that all habitable rooms benefit from good levels of ventilation, daylight and privacy.

f. Kitchens and bathrooms should normally benefit from natural ventilation.

g. The Council may exercise some flexibility in respect of internal residential guidelines where:
   - Most of the Council's internal guidelines are clearly exceeded;
   - A building is being converted or subdivided;
   - A development is constrained by a heritage designation;
   - A development is constrained by an irregularly shaped site; and
   - In certain other circumstances, the design approach otherwise fully accords with the objectives and considerations set out in this section and / or the prevailing character of an area.

h. All planning applications for residential development should be submitted with floor plans at an identified standard metric scale (normally 1:50 or 1:100), annotated with the internal dimensions of all proposed residential units. A schedule should also be submitted, setting out the following in respect of each proposed residential unit:

- The number of bedrooms and intended occupants; and
- The gross internal area.

> ***ⓘ Further information:***
>
> *More information on internal space standards can be found here:*
>
> *The Draft London Plan (2011)*
>
> *London Housing Design Guide – Interim addition (2010)*
>
> *Housing Space Standards (HATC for the GLA 2006)*

10. Appearance and detail

10.1 Frontages, materials and features

The front of a property makes a valuable contribution to the quality and character of a street. Developments can enhance the appearance of the street, maintain the rhythm of architectural features and contribute to the identity of a location. Ill-conceived designs can stand out within a street scene to the detriment of the quality of the area.

10.1.1 Objectives

The Council wishes to continue to encourage developments that respect and reflect the design of surrounding buildings adding to or creating a sense of local character.

10.1.2 Guidelines

Height and massing

a. The massing of a new building should respond to its surroundings, including other nearby architectural styles, relate to surrounding public spaces at a human scale and help to create a sense of identity.

b. The height of a new building should normally be guided through a careful consideration of how it will relate to the width of the street, and thus create good enclosure (see page D-5). The heights of neighbouring buildings should also help to inform the height of any new building.

c. In some cases taller buildings may be appropriate to line important routes, mark a gateway site, signify a place of civic, commercial or visual importance, or identify the location of a town centre or transport hub. The ground floor of a tall building should relate to surrounding streets and public spaces, through its design, detailing and use. Any tall building should also show consideration of the heights of neighbouring buildings and can step down to its neighbours or be wrapped with smaller, appropriately scaled adjoining buildings.

d. Buildings that are wide and / or deep should be modulated to help break up bulk. The use of varying materials and colours alone is not sufficient to successfully achieve this goal and the built form itself should be articulated using architectural features, such as projecting and / or recessed elements, blocks of varied heights, balconies, roof forms or a physical separation between blocks. In particular, breaking up large blocks with narrower vertical elements can help to soften the appearance of bulky buildings.

Entrances

e. Entrances should front on to the main street, and should not be located to the side of a building.

f. The entrance to a building can be a focal point and should make a statement about the type of activity carried out within the building. They can add to the character of a street scene by creating an identifiable or landmark feature and maintain or create a rhythm of features.

g. Entrances should be in keeping with the scale and design of the building and should not be an overbearing feature within the street scene.

h. Entrances should provide access for a range of physical abilities and should include ramps and handrails as an integral feature, and should not appear as an after thought.

Materials

i. Where modern materials are proposed developments should consider ways to maintain a relationship between the development and the surrounding area. Methods could include using landscaping and massing to reduce the visual dominance of the design.

j. In certain locations within the Borough more detailed regard should be paid to the type and quality of materials used in new developments. These locations are normally within Conservation Areas or near to Listed Buildings.

k. Design features and high quality materials should be considered where this would add to or enhance the buildings visual appearance.

l. Where the type and design of materials and architectural details form a dominant feature within a street scene these should be carried on into new developments to help maintain and enhance the character of the locality.

m. Where developments propose a particular architectural style, namely a standard corporate design for commercial buildings, it may be necessary to move away from or tone down the visual impact of this design in order to ensure the building respects and reflects the local character.

Lighting

n. The use of innovative lighting designs can add character and define a sense of place. Where buildings are of a significant scale, lighting schemes should be designed to emphasise the features of the building.

o. Lighting schemes, particularly near to residential locations should not cause light intrusion into residential properties.

p. Well-lit entrances to publicly accessible buildings increase the perception of safety both of the entrance, and the street.

q. In locations near to, or within areas of known habitation by bats and other nocturnal wildlife, all external lighting schemes should consider the potential impact of such lighting, particularly the direction and luminance. Where applications are located within such locations the applicant is encouraged to consult Hertfordshire Biological Records Office to confirm the presence of such wildlife.

Roofs

r. Roofs form a significant visual component of any development and streetscape. The design of roofs in new developments should:
- Respect the design of surrounding developments in terms of roof design, materials, height and massing; and
- Not unreasonably impact on the privacy of surrounding properties.

- Buildings should be aligned so that roofs can make use of natural light and heat in order to improve the potential efficiency of renewable energy systems.

s. Crown roofs in new developments should be avoided unless they are an existing feature of the surrounding area, as they tend to add bulk to the roofline, to the detriment of the overall street scene.

10.2 Windows, dormers and rooflights

The way in which windows and dormers are designed and placed within elevations is an important factor determining the quality and attractiveness of new development. A well-designed building will usually have well-proportioned windows and dormers, made of quality materials and spaced in fairly regular patterns.

10.2.1 Objectives

To ensure that windows, dormers and rooflights:

- Are in proportion to the building;
- Contribute toward a harmonious and attractive streetscape;
- Promote energy efficiency; and
- Help contribute to neighbourhood safety by providing informal surveillance.

10.2.2 Guidelines for windows

a. Well-designed windows on publicly accessible buildings can increase the interaction between the building and the street. They can also soften the appearance of a building.

b. Reflective glass should not be used in residential developments or on buildings within largely residential areas.

c. Unless the design style specifically requires otherwise, front elevations should be composed of a relatively regular pattern of well-proportioned windows.

d. Small or irregular sized windows, for example those often used for toilets or utility

h. **Dormers should be as small as possible and should normally only be located within the rear roof slope. The Council will resist dormers within the front or side roof slope unless they are a feature of the street scene within a new development.**

i. Two smaller dormers in a rear roof slope will in some cases be more acceptable than one large dormer.

j. A dormer window or roof extension must be constructed in the centre of the roof face. The size of each roof face will vary from one house to the next. Measured vertically, dormers should be set at least 0.3 metres (30 cm) from the main roof ridge and eaves to remain a genuinely subservient feature of the roof. To avoid being highly visible from the street scene, the dormer should also be set in from the side or boundary walls by at least 0.5 metres (50 cm).

k. On larger roof slopes, in particular, the Council will require dormer set-ins to exceed these minimum distances. On larger roof slopes, two small dormers may be more acceptable than one large dormer. Where the minimum set-ins cannot be exceeded,

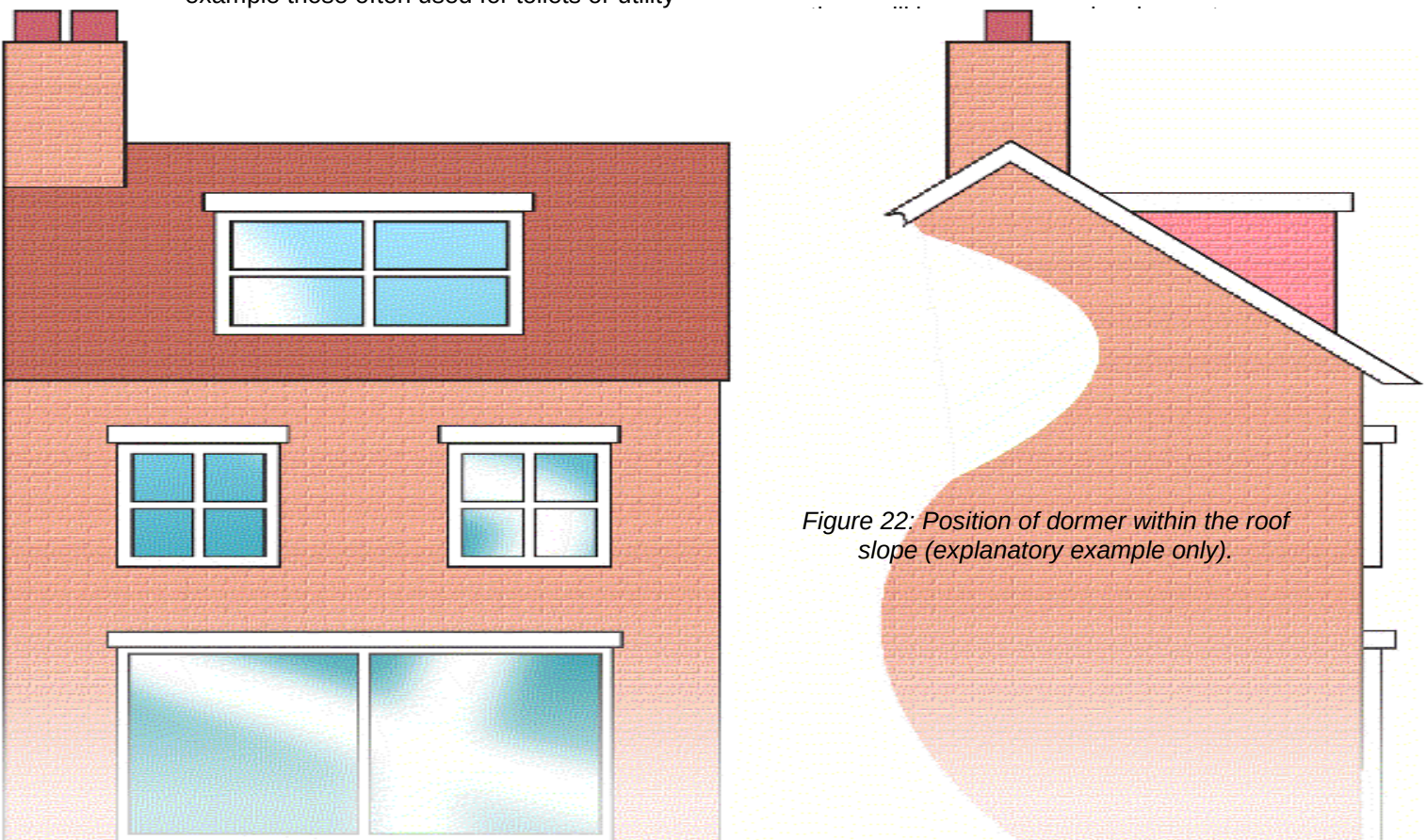


Figure 22: Position of dormer within the roof slope (explanatory example only).

Figure 23: Position of dormer within the roof slope (explanatory example only).

l. To help the dormer blend in with the character of the house and street, the design and style of the dormer roof should match that of the roof of the main house. However, a flat roof may sometimes be acceptable for a rear dormer.

Roof Lights

m. The number of new roof lights should be kept to a minimum and limited to rear elevations. Any roof lights should have regard for the size and position of the windows in the main house.

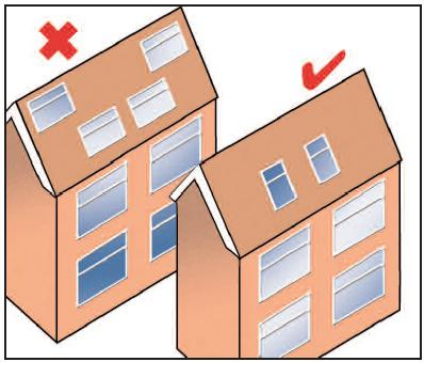
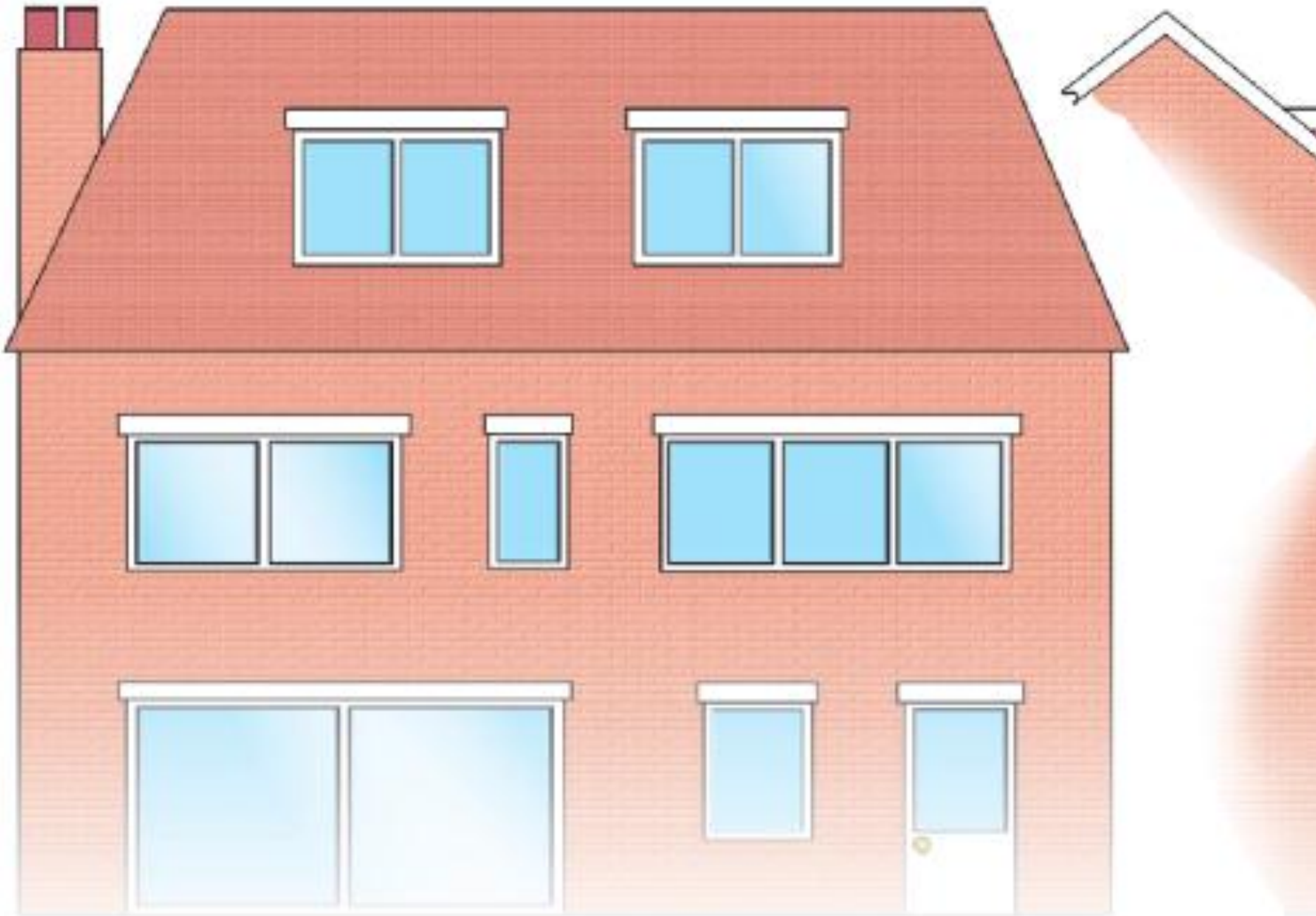


Figure 24: the fewer roof lights, the better



10.3 Front gardens and boundaries

The use of well-designed front gardens and boundary enclosures is essential in providing clear ownership and responsibility for all open areas around a new development. Front boundaries can also protect the inhabitants of buildings from noise and air pollution and enable natural ventilation. All schemes should include proposals for defining all boundaries and details of the proposed treatments, without creating a 'fortress' like environment for the residents of or visitors to the development.

10.3.1 Objectives

The Council wishes to encourage development in Hertsmere which:

- Adds colour, texture, variety and a sense of character within a street scene; and
- Defines ownership and provides security, particularly to the sides and rear, without dominating or closing off the street scene.

10.3.2 Guidelines

Front boundaries

a. All new front amenity / garden areas should have a landscape design which includes appropriate boundary treatments, planting, paving, access and (where required) lighting.

b. The boundary design should complement the design materials and techniques used in the overall scheme, and should reflect the character of the area.

c. Front fences may be used where they are already a feature of the street. The design should complement the existing pattern of boundary treatment and should be integrated with hard and soft planting.

d. In areas dominated by green front and side boundary treatments, new developments should reflect this in their designs, and should not use hard features such as railings, walls and fences to define boundaries.

e. The installation of high security gates can create a sense of segregation, can increase fear and perception of crime and will be resisted by the Council. Where planning permission is granted exceptionally for gates because of the particular circumstances of an individual property, they should be set back from the street, modest in scale, well screened, capable of closing quietly and should not dominate the street scene in any way. The same principles will apply to piers, columns and walls adjoining the gates.

f. Domestic gardens can contribute to sustaining green corridors and can create diverse habitats. The use of locally native trees, shrubs and grasses (appropriate to that location) should be used to encourage habitation by native wildlife. Landscaping schemes should contribute to local biodiversity through providing a range of environments

> ***ⓘ Further information:***
> *The Hertfordshire Building Futures Sustainable Design Toolkit (www.hertslink.org/buildingfutures) and the Biodiversity, Trees and Landscape SPD gives further guidance on designing for biodiversity in developments.*

g. A good landscaping scheme can help to reduce the visual impact of driveways and hard-standing areas.

Driveways

h. **Driveways in new developments should be of a porous material, such as gravel, or blocks rather than an impervious material such as concrete or tarmac.** This can help to reduce the risk of flooding, enable

penetration by roots of plants and trees and improve the visual appearance and layout.

i. The driveway area should only be as large as necessary and should be designed as part of an overall landscaping scheme, retaining or creating new verges, hedgerows and prominent planting.

j. Double width and in and out entrances (including carriage driveways) may be resisted where they result in highway safety concerns or create an over-dominance of hard surfacing.

11. Public realm

11.1 Public space

Public spaces comprise areas such as parks, squares, streets, playgrounds, footpaths and cycle paths. The design of public spaces and the buildings that front them contributes to the shaping of the public realm. Public spaces can also consist of urban green space that can be designed to positively contribute to local biodiversity and can improve the quality of life and health of users. This guidance is applicable to developments that provide publicly accessible buildings with new public spaces and should be read in conjunction with the Council's Streetscape Manual.

11.1.1 Objective

The Council wishes to ensure that new developments provide public space which is:

- Attractive;
- Accessible;
- Functional;
- Safe; and
- Enjoyable.

11.1.2 Guidelines

a. Developments should make sure that public spaces have a function, such as adding to a pedestrian network. These spaces should be fully accessible to all users (including for people with disabilities).

b. Where developments contain public and private spaces that adjoin, careful consideration should be given to how the two spaces interact. The scheme should provide for security and privacy of the private space, without creating hostility or obstruction within the public space.

c. Buildings should have active frontages where they adjoin public spaces. This increases overlooking and security.

d. Landscaping and street furniture (such as trees and light columns) should be designed to enhance the character of an area and to minimise loss of privacy and light intrusion. They can also be used as informal boundaries between public and private spaces.

e. Public spaces and street furniture schemes should be designed to ensure ready access to utility infrastructure for maintenance purposes.

f. The design of public spaces should take account of local climatic conditions, including daylight, wind, temperature and frost pockets.

g. Any landscaping schemes should consider the use of locally native species that are more likely to thrive in local climatic conditions.

> ***ⓘ Further information:***
> *Hertfordshire Building Futures Sustainable Design Toolkit (www.hertslink.org/buildingfutures) and the Biodiversity, Trees and Landscape SPD gives further guidance on designing for biodiversity in developments.*

h. Buildings should be designed to create effective boundaries between private and public spaces. Where buildings enclose a public space the space should be designed with a purpose that enhances the character and use of the buildings surrounding it. Spaces should not be treated as areas that are simply not built upon.

Security in the public realm

i. The use of CCTV within developments in public places can enhance the security of a location. It can however, increase the amount of clutter through the cameras themselves or their associated signs. Integrating these in to the overall design of the development can increase the effectiveness of surveillance, whilst reducing the visual clutter of CCTV systems.

j. CCTV systems should use innovative design solutions to reduce the possibility of being vandalised, whilst making them visual, yet non-obtrusive.

> ***ⓘ Design tip:***
> *Junctions and streets should be designed as public spaces, and not just as traffic routes.*

k. Public spaces should be overlooked throughout the day and night. They should be well-lit and use high quality, suitable materials. Public spaces should therefore be designed with surrounding buildings being used for a mixture of uses on the ground floor.

Lighting

l. Public space, including car parking areas, should be well lit in order to aid security and natural surveillance. Energy efficient lighting and lighting powered from renewable sources (e.g. solar powered) should be used wherever possible.

m. The choice of lighting should be appropriate to the space being lit and avoid unnecessary energy use and light 'spillage', particularly on locations visible from the Green Belt or in other sensitive areas. Where bats are known to be present, advice on lighting should be sought from a qualified expert. In other sensitive areas, low-level bollards or footlights could be more appropriate to light footpaths than lamp columns, which could cause areas of shadow or shine into residential windows.

Street furniture and art

n. Large areas of public space within a new development should include provision of street furniture and public art.

o. Public art should have local significance and be well related to the buildings or space surrounding it.

p. Public art should be sited in a location that, whilst being eye-catching, should not cause highway or pedestrian safety concerns.

q. Street furniture schemes should be attractive and functional and should be integrated in to the initial design to avoid later additional items that will create clutter and obstruct movement through the area.

r. Bespoke designs of street furniture should be used to enhance spaces and create a sense of place and character.

ⓘ Further information:

Consideration should be given to BS 5489-2013 when designing a lighting scheme

11.2 Views and landmarks

Views may be long distance, short distance or panoramic views of special features such as a listed building, landmark or landscape feature or important space.

11.2.1 Objectives

The Council wishes to encourage developments which:

- Protect or enhance existing views; and
- Creates new landmarks and views

11.2.2 Design guidelines

a. Developments should protect views where they already exist, or provide an opportunity to open up a view that had previously been obscured.

b. A development scheme may itself form a focal point within a view from outside the site and should be designed to reflect its visibility. A suitable architectural response will be sought where a development closes an existing view.

c. Where new views are created they should add to the character and individuality of an area, using buildings to define the edges of this view. Such views can add interest to an area and can help the visitor to orientate through the space.

Figure 25: Protecting views and 'sky gaps' between buildings.

d. Landmarks should be well related to the buildings and spaces surrounding them. They should add to the individuality of a space.

High buildings – emphasising a point of civic or visual significance

e. Landmarks should be locally relevant, using local artists, or be related to the local character.

f. Landmarks and focal points can also take the form of natural features such as trees or landscapes. The use of locally native species would be preferred as these are more likely to thrive in local soil and climatic conditions and support local biodiversity.

> ***Design tip:***
> *New views should, where possible, focus on memorable buildings and landscape features.*
>
> *Further advice can be found from Hertfordshire Building Futures Sustainable Design Toolkit (www.hertslink.org/buildingfutures)*

12. Glossary

Active frontage: An active frontage is a frontage which has lots of openings so that the street outside can be seen from inside and is used by people. A shop window would be an active frontage whereas a blank brick wall would not be an active frontage.

Amenity (general): A positive enjoyable factor of and area.

Amenity space: A (normally) green space that is used for relaxation. A garden for example.

Building line: The line formed by the frontages of buildings along a street.

Character: Identity or appearance of an area or building.

Context: The setting of a building, site or area. This can include surrounding development heights, plot shape, materials used, greenery and vegetation etc.

Desire line: An imaginary line linking facilities or places that people would find it convenient to travel along.

Dominant feature: The most notable feature. A feature which stands out the most because of its height, mass, material or placement / repetition within the street scene. A dominant feature can be a positive or negative feature.

Elevation: The façade of a building.

Enclosure: The use of buildings or vegetation to create a defined sense of place.

Fenestration: The arrangement of windows on a façade.

Gateway: The design of a building, site or landscape to symbolise a special entrance to a settlement or special area.

Hardstanding: Hard surfaced or paved area, usually to provide off street car parking,

Harmonious: Complimentary development. This could be assessed in terms of bulk, mass, position of the development on the plot of land etc.

Incongruous: Not in keeping with its surroundings.

Landmark building: A building or structure that stands out from it background, by virtue of its height, size or another aspect of its design. Such a building id often deliberately placed in a townscape vista.

Legibility: How much a place can be understood or navigated due to its layout.

Mass: The combination of length height and depth of a building. Also referred to as bulk.

Modulation: Variation to the plane of a building wall (such as different projections) that is often used to break up the mass of a building and to create visual interest.

Permeability (development layout): The connectivity of a street layout. A layout where there are minimal dead-ends.

Permeable (hardstanding); A surface that will allow water to pass through it.

Public realm: Open spaces (streets, lanes) that are wholly accessible to the public.

Respect: To compliment an existing building or area. Development or a feature that does not overwhelm the building or area.

Scale: Relates to the size of the building within its context.

Sense of Place: Where a place has a strong and unique identity or character.

Topography: A description of the shape of the land. Changes in the height of the land, for example.

Verdant: Green landscaping, green character of an area.

Vibrant: Busy, exciting, well used space. A space with lots of visual interest.

Vista: An enclosed view, usually and long narrow one.

13. Documents and Guidance Referred to in Part D – Guidance for Development

Access and Design Statements – Disability Rights Commission: www.planningportal.gov.uk

Lifetime Homes – Joseph Rowntree Foundation: www.lifetimehomes.org.uk

Sustainable Energy By Design – Town and Country Planning Association: www.tcpa.org.uk

Crime Reduction

The British Parking Association www.britishparking.co.uk

Secured by Design – Association of Chief Police Officers Crime Prevention Initiatives: www.securedbydesign.com

(For more information contact the Crime Prevention Design Advisor. Telephone: 01707 355226 or email: CDPS@herts.pnn.police.uk)

Hertfordshire County Council

Hertfordshire Building Futures Sustainable Design Toolkit: www.hertslink.org/buildingfutures

Roads in Hertfordshire – Highway Design Guide: www.hertsdirect.org

Hertsmere Borough Council Supplementary Planning Documents

Affordable Housing SPD (2008)

Biodiversity, Trees and Landscape SPD (2010)

Parking Standards SPD (updated 2010)

Planning Obligations SPD (2010)

Other Hertsmere Borough Council publications

Technical note: Waste storage provision requirements for new developments

Streetscape Manual: Improving the public realm in Hertsmere's shopping centres (2012)

All Hertsmere Borough Council SPDs and publications can be downloaded from: www.hertsmere.gov.uk/planning