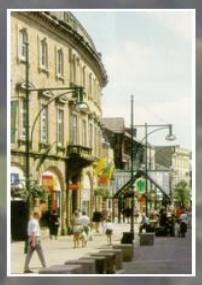
High Peak Borough Council

working for our community

Local Development Framework



Residential Design

Supplementary Planning Document

SPD 2

Adopted December 2005

Contents

CHAPTER 1
Purpose of Residential Design Guidance

1.1 High Peak Borough Council is committed to achieving a high standard of design in all new residential development including affordable housing.

1.2 This document provides a local contribution to the nationwide agenda for creating a step change in the quality of new housing layout and design. Supplementing the Local Development Pan this guide will help to raise awareness of design issues in High Peak for new housing development and provide an important reference point for all those involved in new residential development.

1.3 This guide serves the following main purposes:

- It expands upon Local Development Plan policy to provide more detailed and practical design advice for the design of residential development.
- It informs the reader of the dominant settlement patterns, building forms and building details distinct within the Borough.
- It promotes an approach to design grounded in an understanding of the qualities which contribute to local distinctiveness and sense of place in High peak.
- It encourages an approach towards residential design, which is mindful of context but is also innovative.
- It provides an effective and transparent mechanism for reviewing design quality as part of the planning process.
- It offers greater certainty to developers and their designers in understanding the aspirations of the Council.

CHAPTER 2
The Context for Design

2.0 National

The government through Planning Policy Guidance and Statements define the overarching context for regional, sub regional and local planning. In terms of design, Planning Policy Guidance Note 1 (General Policy and Principles) states that the appearance of proposed development and its relationship to its surroundings are material considerations in determining planning applications and appeals.

"Good design can help promote sustainable development; improve the quality of the existing environment; attract business and investment; and reinforce civic pride and a sense of place." (PPG1 Para 15)

2.1 Planning Policy Guidance Note 3 (Housing) offers further support to the promotion of good housing design, including:

- Creating attractive places and spaces, which have their own distinctive identity but respect and enhance local character.
- Promote safe layouts and designs, which take account of public health, crime prevention and community safety.
- Focus on the quality of the places and living environments and give priority to the needs of pedestrians rather than the movement and parking of vehicles.
- Avoid inflexible planning standards and reduce road widths, traffic speeds and promote safer environments for pedestrians.
- Promote the energy efficiency of new housing.

2.2 Regional

Regional Planning Guidance for the East Midlands (RPG8) sets the framework for updating structure plans and formulating local plan policies. Policy 24 (Design and Housing Layouts) encourages innovative design and layout in new housing development.

"Development should make provision for more sustainable modes of transport, more efficient use of land, energy and materials and take account of the environmental impact of construction. Reduced parking provision and more flexible highway standards should be incorporated in order to achieve a high quality living environment." (RPG8 para 4.68)

2.3 Sub Regional

The policies of High Peak Borough Council must conform to the Derby and Derbyshire Joint Structure Plan, which was adopted in January 2001. Housing Policy 3: (Housing Development within Urban Areas) states that proposals for housing development should:

- Be well related in scale and location to existing development
- Be well integrated with the existing pattern of settlement and surrounding land uses
- Contribute to ensuring a mixture of compatible land uses

2.3.1 In addition Environmental Policy 17 (Design Quality) calls for development to be of high quality design:

"Attention will be given to the appropriateness and sensitivity of proposals in relation to the character of the locality. Planning permission will not be granted for proposals for new development that would be detrimental to the local distinctiveness of the area." (Para 8.31)

2.3.2 Derbyshire County Council as Highway Authority is responsible for the adoption and maintenance of residential streets. The County Council therefore have an important interest in the layout of new housing development. The County Council are in the process of updating their design guide for residential roads in the form of a fourth edition of 'Residential Roads: Standards in Derbyshire'. The guidance set out by the County will be an important reference point in addition to and complimenting this design SPD.

2.4 Local

2.4.1 The Borough's local plan provides the policy context for this SPD. Conservation and enhancement of the environment is a major theme.

2.4.2 The Council asserts its responsibility to ensure that new development has regard to the characteristics of setting through Local Plan Policy GD4 (Character, Form and Design) which establishes that a planning proposal will be permitted when:

"Its scale, siting, layout, density, form, height, proportions, design, colour and materials of construction, elevations and fenestration and any associated engineering, landscaping or other works will be sympathetic to the character of the area, and there will not be undue detrimental effect on the visual qualities of the locality or the wider landscape." (Para 3.35)

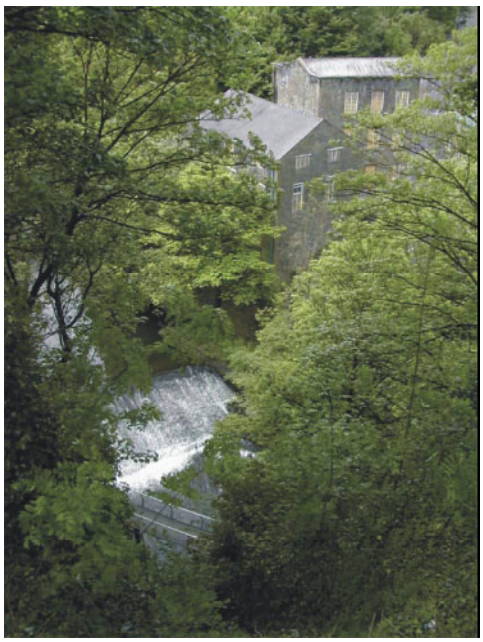
2.4.3 In terms of housing, Local Plan policy H11 (Layout and Design of Residential Development) promotes development which creates safe and accessible living environments which include a mix of housing types and sizes and which are well designed.

2.4.4 This Design SPD provides an objective tool, which helps to establish what is meant locally by good design. It therefore assists planners to determine the quality of design and provide a tool by which review and discussion on design issues can take place.

CHAPTER 3
Understanding the Setting

This chapter provides guidance on the following issues:

- **The Landscape of High Peak**
- **Materials and craftsmanship**



3.0 The Landscape of High Peak

3.1 Understanding the wider landscape of High Peak is important for all those who are involved with shaping the built environment, which rests within it.

3.2 Landform features establish the ground we build on, the rocks supply material for building and local vegetation provide species and habitat which influence our parks, gardens and green areas. Valleys in turn shape the pattern of the Borough's settlements the rivers Sett, Goyt, Etherow, Black Brook and Glossop Brook all play an important role in the setting of our towns.

3.3 The character of High Peak covers two nationally important landscapes namely the Dark Peak and White Peak, an importance recognised through the designation of surrounding areas as part of the Peak District National Park. The forthcoming SPD on landscape character will further develop the guidance on this issue. Previously, Derbyshire County Council published "The Landscape Character of Derbyshire" in December 2003. This includes planting and management guidelines for each of the landscape character types in High Peak

3.4 The Dark Peak

The name Dark Peak refers to the underlying geology of Millstone Grit sandstones otherwise known as 'gritstone' which typify the dark landscape, in contrast to the adjoining White Peak. Whilst this name also referred to as the 'High Peak' suggests a menacing landscape the area is more a series of plateaux, rather than mountains and valleys.

3.4.1 Altitude and exposure are reflected in the landscape character of moorlands and in-bye agricultural land. Elevated plateaux are wild and open with rolling terrain and steep V shaped slopes (Cloughs) punctuated by gritstone edges and rocky tors. Vertical cliff-like faces of gritstone are also found and are called edges. The craggy outcrops of the Dark Peak reinforce the sense of exposure and wildness.

3.4.2 Moorland areas are covered by a thick layer of peat, the acidic soil preventing most plants from growing except heather, bilberry, and cotton grass. These semi natural moors or 'gaits' are managed for grouse shooting and sheep grazing. As a result woodland regeneration is inhibited, although areas of ancient oak woodland survive below the edges and in steep sided cloughs.

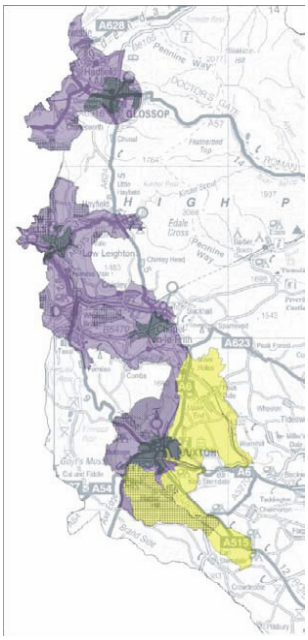
3.4.3 The environmental value of the Dark Peak lies in the contrast between extensive wild moorland and the small-scale domesticated farmland, enclosed by dry stonewalls, around the margins.

3.5 The White Peak

The classic image of White Peak is that of white walls and green fields. White limestone walls enclose small narrow fields around villages whilst larger rectangular fields are found away from settlements; the dominant land use being grassland.

3.5.1 The character of the area encompasses a limestone plateau with a number of deep limestone dales. There are isolated copses of woodland on high ground and scrub space along the dales of outstanding wildlife value. Sycamore is a common species found in broadleaved plantations and colonised spoil tips. Deciduous semi-natural woodland can also be found in the steep sides of the many varied dales of the area.

3.5.2 Most dales are 'dry,' others hold meandering rivers and streams or are seasonal. Herb-rich grassland grows along the dale sides. The limestone plateau contains only a few species-rich hay meadows of significant ecological importance.



3.6 Geology

The dominant rock deposit of the Borough is the gritstone of the Dark Peak (lilac) to the northern part of the High Peak. The White Peak occurs to the south of the Borough (yellow). Buxton straddles the boundary of the two.

3.7 Materials and Craftsmanship

Before the advent of mass transportation and communications buildings were constructed literarily from the ground beneath them whether it is stone from a local quarry or brick baked from local clay. Local materials are not only appropriate in terms of colour, texture and scale but are important for the continuation and development of local crafts in High Peak. Local Plan policy BC1 (Facing Materials) proposes a hierarchical approach to determining the acceptability of materials depending on the location and type of development.

3.7.1 Choice of walling materials (local plan extract):

i. Natural stone of a colour and texture appropriate to the area will always be acceptable and encouraged, subject to local walling style, pointing, cut and laying.

ii. High quality reconstructed stone may be acceptable outside of areas visible from the Peak District National Park and other sensitive settings such as in Conservation Areas and Listed Buildings and their settings.

iii. *Brick of a compatible colour may be acceptable in areas where the surrounding development is brick built or where there is no predominant material.*

3.7.2 Choice of roofing materials (local plan extract):

i. Natural stone flags will usually be acceptable and will often be required in particularly sensitive areas such as in Conservation Areas and on Listed Buildings.

ii. Natural slate of an appropriate colour and texture will usually be acceptable where the use of natural stone flags is not warranted, particularly in areas visible from the Peak District National Park, Conservation Area and Listed Buildings and their settings.

iii. Artificial slate may occasionally be acceptable as a substitute for natural slate in less prominent locations and will be acceptable elsewhere.

iv. Flat, dark coloured, concrete tiles will be acceptable in other areas.

v. Interlocking concrete tiles will only be acceptable in non-sensitive locations where the use of higher ranking materials is not warranted.

3.8 Gritstone

Gritstone is a coarse grained sandstone which varies quite considerably in colour from a dark pink to grey or brown. It is strong and can be accurately shaped into squared masonry or tooled to various finishes. Gritstone cannot be carved in deep relief, which accounts for the solid robust character of gritstone buildings.

3.8.1 Gritstone can be built coursed or of rubble construction, complemented by large solid stone lintels and sills as full or part casing for doors and windows. Coursed stones can vary in shape from almost square to long rectangular blocks. Courses are likely to diminish in size in older buildings.

3.8.2 Gritstone is used for quoins whether the main walling material is gritstone or limestone. Stones are usually 330-350mm high and can be finished as rusticated or ashlar.

Rusticated quoin

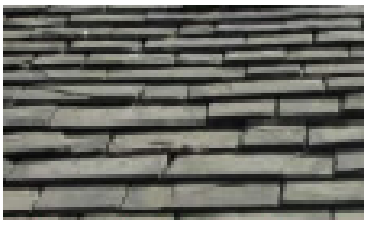
Ashlar quoin

3.9 Limestone

Fossil rich carboniferous limestone is a dense fie grain rock. Its colour varies from off-white to grey or even dark blue-grey. It is a durable strong and non-porous rock but is difficult to shape into squared blocks and commonly buildings will have coursed limestone to the front elevation and cheaper rubble limestone to sides and rear. Limestone buildings will often have gritstone sills, lintels, jambs and quoins.

3.9.1 Courses of limestone tend to use long rectangular stones in varying depths. Rubble is also elongated and appears more angular than gritstone. Texture ranges from smooth to rough and limestone is finished as ashlar or split faced.

3.10 Gritstone Slates



Until the late eighteenth century the use of gritstone as a roofing material was widespread. Textured finished 'slates' are laid in diminishing courses, the largest at the eaves.

3.10.1 Slates are fixed using alloy nails driven into the laths. The last stone slate makers in Derbyshire ceased in the 1950s but today there are few roofers expert in the craft of laying sandstone roof slates.

3.11 Slates

Blue Slates from Wales and grey green slates from the Lake District have been used extensively since the 19th century in the Peak District area. Like gritstone, slates were originally laid in diminishing courses. The texture is smooth and the local predominant colour is blue or blue/black not purple. Some slate roofs have decorative terracotta ridge tiles.

3.12 Artificial Stone

Recent housing developments have used artificial stone made from concrete blocks containing crushed stone and pigments with a surface texture intended to stimulate natural stone. Whilst the effect of the material is reasonable initially, its performance over time has been poor in comparison to traditional materials. These synthetic materials lack the integrity and honesty of traditional materials and often their use to dress up standard house types to appear 'in keeping' with the High Peak area, actually produce a less satisfying result;

particularly where these materials are used along with poorly considered non vernacular details and decoration.

3.13 Brick

Prior to the early twentieth century the use of any other walling material than stone was uncommon and often forbidden (as in Glossop). Early brick buildings in the Borough (1925-1939) are likely to be made of Accrington brick of a dark red colour with a smooth finish. In recent decades other brick colours have been introduced but these are confined to large housing estates on the outskirts of Borough's towns. Brick built houses are still however much in the minority and the use of brick should be approached with caution.

3.14 Pointing of Stonework/brick

The invention of Portland cement led to the steady decline of lime mortar, which is produced by the burning of limestone to a powder mixed with water. Within the Buxton area many lime kilns continue to make lime putty and it is once again being used not only for restoration and conservation work but new build too. Mortar tends to match the colour of the stone and is pointed flush or slightly recessed from the face of the wall and should not be proud of the stonework.

3.15 Render

Limited use of render will be acceptable on end gables in character with traditional details. Render should be finished in naturalistic tones reflecting local colours within stonework. Rendered and lime washed frontages are not characteristic to the High Peak.

3.16 Derbyshire Lead

The lead mining industry in Derbyshire continued from Roman times to the end of the nineteenth century. Churches and the grandest houses were roofed in lead, which is prized for it use on roofs with a low pitch.

3.17 Watershot Walling

Watershot walling, where the face of each stone inclines outwards from the top, is a decorative technique sometimes seen in High Peak to front elevations.

3.18 Use of Colour

Colours to external decoration, rainwater goods, doors and windows their casing and frames play an important part in the character of High Peak's residential stock. The traditional detail is for timber used externally to be primed and painted; stained timber is not locally relevant and is consequently discouraged.

3.18.1 Many new developments take a simplistic view of colour where white is used for all external decoration. White can however, look harsh in comparison to other more naturalistic colours. When considering use of colour in new development, the following points will be of relevance:

- Colours should relate well to and provide harmony with, the wider building, to create a sympathetic and sensitive effect.
- Bright, primary colours should be avoided in preference for more sensitive use of tonal colour.
- Colours sourced from heritage ranges such as English Heritage, RIBA, Farrow and Ball or equivalent, will help to create a sensitive relationship to setting.
- A variety of coloured finishes to different elements within individual buildings and developments will be discouraged, other than the traditional window detail where white frames sit within black casing.
- A consistent use of a single colour for all external decoration can help to unite these elements, avoid visual clutter and ensure these features are subservient to the aesthetic of the building. Contemporary use of colour, such as gunmetal grey in recent refurbishments in Glossop, help to demonstrate this effect.
- Variety can be created through the use of painted own front doors within properties.
- For frames and casing, a matt finish is preferred. For front doors a gloss finish or oil based paint may be more successful. High Gloss finishes should be avoided.

CHAPTER 4
Settlement Patterns

This chapter provides guidance on the following issues:

- **Understanding Characteristic High Peak Housing Patterns**
- **Designing More Locally Relevant Layouts**
- **Creating the Movement Structure**

4.0 Understanding Characteristic High Peak Housing Patterns

Settlement patterns have evolved across centuries in High Peak and whilst many ancient buildings have long disappeared the indigenous pattern of streets within settlements remains an important part of the Borough's character. This simple fact is consistently neglected in many contemporary developments, which fail to appreciate that character and local distinctiveness extend beyond the construction of individual properties to include the relationships between buildings and the spaces and townscape thereby created.

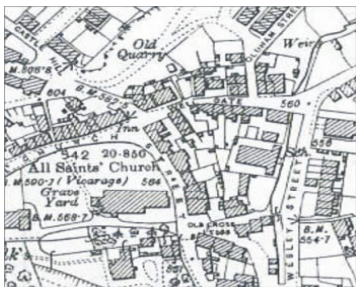
4.1 Understanding, interpreting and evolving traditional street and settlement patterns will be a major factor in creating layouts appropriate to High Peak and which sit happily within the landscape. The three main street and settlement patterns identified as characteristic to High Peak include:

- Irregular & Organic
- Linear Grid
- Axial & Picturesque

These are flexible themes rather than specific places or prescriptive styles and are derived from our understanding of the towns and villages of High Peak. The Council promotes new development, which adopts one of these approaches towards site layout in order to create new places, which are relevant to their locality.

4.2 New housing development, which does not adopt one of these settlement patterns, will be out of character with the High Peak and unacceptable in design quality terms. This approach may be refined in response to more detailed context analysis to suggest other layouts relevant to their place.

Irregular & Organic
Examples: Old Glossop, Charlesworth, Whaley Bridge



4.3 The structure of this settlement pattern is based on radial streets converging in a square or market place. Streets follow sinuous curves making up a loose grid. Street widths are stepped, producing pinch points where the street is narrowest and small public spaces where the street is wider. The benefits of these discontinuities in street width are two fold, traffic is slowed and points of interest are created within the built fabric creating changing views and experiences. Street alignments closely reflect changes in topography and promote a sense of journey. Buildings face directly onto and follow the turns of the street. The curves of the street create closed views whilst the closeness of buildings to the street produces a strong sense of enclosure and an intimate scale.

4.4

Principle characteristics of Irregular and Organic settlement patterns:
- Radial and organic street pattern
- Twisting streets and stepped frontages
- Loose grid / perimeter blocks still possible
- Varied street width with intimate scale
- Minimal set back
- Closed views then townscape opening up

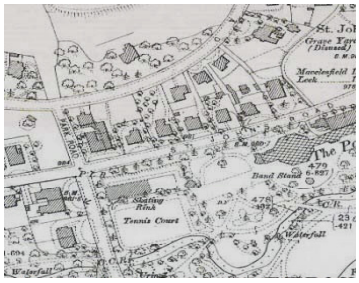
Linear Grid
Examples: Howardtown (Glossop), Fairfield (Buxton)

4.5 The coming of the Industrial Revolution to the Borough and the need for worker's housing meant that in contrast to the evolutionary nature of traditional patterns, street layouts become more regular and 'planned' in form. These street layouts are characterised by rectilinear blocks significantly longer than they are wide. Straight connected streets form a grid but blocks are not necessarily squared off, with many angular layouts required to fill in plots and respond to topography. Setback depends on the stature of the properties, with many at back of footway. Main roads are more likely to have no setback whilst connecting streets have front gardens.

4.6

Principle characteristics of Linear Grid settlement patterns:
- Grid of connected streets
- Regular forms and harmony through scale
- Strong sense of enclosure and order
- Straight streets
- Long views created and terminated
    - Rigorous geometry and straight lines
    - Rectilinear in layout with some angular blocks

Axial & Picturesque
Example: Buxton



4.7 Created in similar timescales to the linear grid layouts of more modest properties, a far more sophisticated urban aesthetic developed in other parts of High Peak most noticeably in Buxton. The townscapes created reflected more opulent architectural tastes of the middle and upper classes, where buildings were much grander and more ornate and reflected the destination status of this important spa town. The axial layout is very formal and contrived in style producing straight broad boulevards and wide sweeping crescents to create long wide vistas and panoramas. The effect is heightened by street trees which establish a sense of order and enclosure despite wide building set backs. The picturesque refers to the 'buildings in landscape' style and the integration of fine open space with high quality dwellings and townscape arrangements.

4.8

Principle characteristics of Axial & Picturesque settlement patterns:
- Formal in character
- Boulevards and avenues
- Crescents and curves
- Long, wide vistas
- Creation of views
- Buildings set against landscape

Anywhere 'Estate' Layouts

4.9 The character of many housing layouts since the mid twentieth century has consisted of infill cul-de-sacs and larger scale housing estates. Such developments have largely been unsympathetic to the previous generation of building in the town. These layouts are dominated by roads and standard forms; in the pursuit of the safe movement of vehicles any highways standards have diluted the opportunity for local distinctiveness. Wide roads are little more than 'access' points rather than living streets. The cellular structure and disconnected layout of many of these bland estates are alien to their settings.

4.10

Derivative forms evident in 'Estate' Layouts:
- Cul-de-sacs that undermine connectivity
- Layouts dominated by Highways regulations
- Inward looking
- Irregular and disconnected street structure
- Illegible route network
- Roads seen as access not living streets

4.11 Designing More Locally Relevant Layouts

Some of the factors, which have contributed to estate design rather than place design are fortunately beginning to be resolved. Most notably, highway authorities are taking a more balanced view on the kind of streets they will adopt and therefore encourage (see the forthcoming design guide Derbyshire County). Developers are increasingly recognizing that moving away from the standard layouts and investing in better design can actually add value to developments. The Police through architectural liaison are also adopting a more enlightened view and beginning to appreciate the deficiencies of cul-de-sac forms in the interests of connectivity and natural surveillance.

4.11.1 The aim of this comparison is not to decry suburban forms of development, which do in many cases provide safe and pleasant places to live. The point is that more can be done to amplify what is special about High Peak through better layout and design. Certainly this is critical when seeking to market new housing within the High Peak brand, which clearly has the potential to add to the desirability of properties within the housing market.

4.11.2

Key messages for designing more locally relevant layouts:
- Understand the setting – what are surrounding streets like?
- Adopt one of the themed layout approaches (or other) as relevant
- Create townscape first, then fit in the streets
- Avoid disconnected estate layouts and promote ease of walking
- Think about creating natural extensions to indigenous town and village forms
- Be creative and avoid (over) standardization

4.12 Creating Site Structure

The starting point to any layout design should be a thorough site appraisal. Considering a site merely through plan is unacceptable and is likely to result in an inward looking design solution. In past centuries local climate and other environmental factors influenced buildings and layout to the extent that these factors produced locally distinctive patterns of living. Understanding the physical context will help to establish those qualities that make a site special. The previous section provides a starting point by identifying characteristic layout patterns. This next section describes in more detail how to begin to structure a site, based on sound urban design principles.

4.12.1 The Council recommends that developers undertake a site appraisal to inform the layout of their scheme. For larger housing schemes or those in particularly sensitive areas the Council will expect evidence of such an appraisal to be included in planning applications in the form of a design statement. The appraisal will be composed of two parts; an environmental analysis concerned with the natural features of the site and a physical analysis which considers the local townscape. Pre-application discussions will define the size and specific content of a site appraisal, as a starting point the following checklist should be used to guide the process:

4.12.2

Site checklist- Environmental Analysis:
i. Site stability and contamination
ii. The amount and direction of sunlight on the site (and opportunities for solar energy)
iii. Windspeed and direction (and opportunities for its use)
iv. Microclimate, soil type, drainage and water table
v. Site topography
vi. Natural features such as trees, hedgerows and habitats, as well as water features including ponds, streams, drainage and the extent of the floodplain

4.12.3

Site checklist- Physical / Design Analysis:
i. Features of archaeological or historical interest
ii. Site boundaries
iii. Adjacent streets and their connections to the site in terms of scale, proportions and transit functions
iv. The character and form of local street patterns
v. Relationship between buildings to open spaces
vi. Important views into and out of the site, including landmarks and vistas

vii. Attractive aspects such as a river frontage or open space

4.13 Site analysis to design strategy

Having undertaken a site appraisal, the task for designers and developers is to respond to this information through concept, scheme and then detailed design. The main questions at each stage should be:

i. What can we learn from the context?

ii. What makes the site special and how can new development reflect and improve this?

iii. How can the development add value to the existing setting?

4.13.1 Designs should utilise existing features and address the site's wider context. Development in the countryside in particular should be appropriate to the character of the landscape as stated in Local Plan policy OC4 (Landscape Character and Design). The ambition should be to create a 'place' not just a collection of individual houses. Effective appraisal and informed response through the design process are integral to achieving this.

4.13.2

General principles for a design strategy:

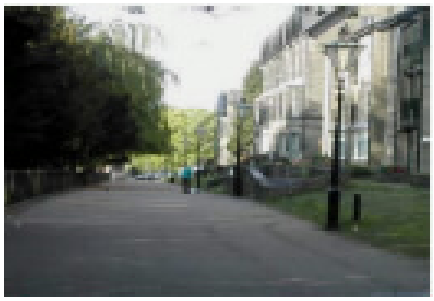
i. Position dwellings to maximise solar gain.
ii. Respond creatively to contours and topography to accentuate the undulating landscape.
iii. Respond to natural features such as rivers or trees worthy of retention.
iv. Preserve historical features such as older buildings, monuments or other structures.
v. Orientate buildings to face on to streets.
vi. Incorporate existing routes and public rights of way through the site.
vii. Preserve existing views and vistas and create new ones through the orientation of streets and spaces and the placement of buildings.
viii. Integrate with the local townscape character by evolving local settlement patterns and building forms.

4.14 Creating the Movement Structure

The basis for good layout design is that the pattern of housing should inform the road layout and not vice versa. Streets should not be designed solely for the needs of traffic, they are a valuable part of public space and the social aspect of streets should not be forgotten. The approach should be to design for the place and not the traffic access. Tracking works on the principal of arranging buildings to fit the local context, creating a roadway, which does not dominate. Dwellings are positioned to create a sense of enclosure and footways are laid out to emphasize the building line. As a check the minimum carriageway-tracking path is plotted through the street.

4.14.1 Walking

a) The importance of walking in terms of its positive health and social benefits as well as its low impact on the environment needs to be reflected in residential layouts. 'Walking' including people with impaired mobility should be treated as the dominant form of transport in residential environments followed by cycling, public transport usage and finally cars.



b) In encouraging more sustainable methods of transport, public walking and cycle routes should be designed to be:

i. **Connected** with the existing route network to provide new connections into and through the development, to help support the viability of local facilities, public transport and neighbourhoods.

ii. **Convenient** taking people directly where they want to go without unnecessary or convoluted routes, following pedestrian desire lines. A fine grain of blocks will increase the choice and ease of routes.

iii. **Convivial** - respecting the social element of walking, by creating interesting places where people can stop and enjoy.

iv. **Comfortable and safe** - improving the 'self policing' of streets by generating activity and opportunities for overlooking from adjacent buildings.

v. **Clear and legible** - routes which are not clearly visible or welcoming create a feeling of uncertainty, unease and disorientation. A coherent pattern of townscape defined by a network of landmarks and vistas will make routes easier to understand.

Local Plan policy TR10 (Pedestrian Facilities) provides further statutory weight to this guidance.

4.14.2 Development Blocks

a) The basic urban component when laying out larger sites will be the development block or plot. The aim should be to create a structure whereby building frontages face onto the street and private backs are located together. This creates outward looking developments, which are by their nature more secure. This basic fronts and backs concept can be applied to almost any type of dwelling or can allow great flexibility in terms of the aesthetics of the street. The extent to which buildings 'fill out' the block to create townscape will make a fundamental contribution to the character of the development, but the principle will hold for detached properties, terraces and many other housing formats. Overlooking distances will need to protect amenity, particularly within and at the back of the block/plot.

b) The shape, size and nature of blocks formed by streets will depend on the dominant local settlement pattern. Blocks do not need to be regular in shape; the three traditional street patterns of the Borough are all variants on the development block concept.

Irregular and organic blocks

Linear grid blocks

Axial and picturesque blocks

4.14.3 Street Hierarchy

a) The network of streets, which shape development blocks, should be designed on the basis of a hierarchy to reflect levels of traffic penetration. Streets in terms of their cross section and materials should replicate their function. Such a network of streets will move from main streets, where traffic and pedestrian flows will be greatest, to more local streets where flows will be less intensive. A typical hierarchy may comprise the following:

- *Primary Streets (Local Distributor Roads, Major Collector Road)* – To provide main access/egress points to the scheme and act as the spine.

- *Secondary Streets (Minor Collector Road, Access Road)* – To link into the primary street and provide access to lower levels in the hierarchy.

- *Tertiary streets (Accessway)* – To connect secondary streets providing a further level to the permeable and connected street structure.

b) The forthcoming fourth edition of 'Residential Roads: Standards in Derbyshire' sets the general standards for residential streets in terms of minimum widths and radii. The hierarchy of a street will be reflected in the proportion of carriageway/footpaths/front garden width to the eaves height of dwellings. Typically primary streets will be wide and enclosed by taller buildings, with spaces becoming more intimate and smaller in scale through the lower levels of the hierarchy.

c) In creating a connected structure and a strong hierarchy of routes, care needs to be taken to avoid creating rat runs for traffic, which would undermine safety on the site. A balance needs to be struck whereby routes are direct for pedestrians, accessible by motorists, but physical design measures create actual deterrents for through traffic wherever possible. It is accepted that some existing (and new) streets may fulfil a strategic function within the highway network and in such cases managing through traffic will become an important design challenge.

d)

General principles for designing a good movement structure:

i. The pattern of housing should inform the road layout and not vice versa; arrange buildings to fit the local context and create enclosure.
ii. Promote walking over other transport modes by ensuring that pedestrian routes are connected, convenient, convivial, comfortable and legible.
iii. Create a structure of development blocks with public 'fronts' and 'private backs.'
iv. Design streets and buildings to reflect the hierarchy of route.

4.14.4 Traffic Calming

a) In residential areas slow vehicle speeds and the safety of pedestrians will be crucial design factors. Traffic calming should be integral to the layout and design of buildings and streets rather than appearing as additions to the street scene. Derbyshire County Council Highways standards recommend that speed suppression be achieved mostly by the use of priority junctions or minimum geometry 90-degree (or more) bends, evenly spaced along the street. Whilst such methods will be instrumental in inducing slower speeds, developers are encouraged to think more innovatively on how streets can meet the needs of pedestrians and cyclists rather than motorists. 'Home Zone' concepts such as shared surfaces, pinch points, pedestrian crossings and on street parking can all play a part in creating safer residential streets. A marker of success will be where drivers are instinctively slowed by the design of the street.

b) Priority junctions can be used for both organic and regular road layouts to slow vehicle speed by requiring drivers to slow or stop at junctions. The shorter the run between junctions the slower vehicles will travel since they have a shorter distance to accelerate. This form of speed suppression works well for regular forms such as linear grid or axial where good visibility and straight lines tend to encourage drivers to speed.

c) The use of bends to reduce traffic speed will only be suitable for irregular or curved street patterns. Such solutions can induce drivers to slow down by closing views and creating pinch points. The effect can be enhanced by creating a heightened sense of enclosure by positioning houses close to the street as seen in many traditional irregular radial settlements.

d) Pedestrian priority and traffic calming features should be linked to a street's role within the overall hierarchy. For example, it may not be necessary to maintain simultaneous two-way movement and lower category roads can be narrowed accordingly in places. On street car parking in formal bays or street trees can be used to produce pinch points by reducing the carriageway width, allowing cars to pass at designated points. Similarly, greater pedestrian priority can be achieved through the use of shared surfaces, where traffic speeds are reduced to little more than walking pace. Broadwalk in Buxton although partly closed to traffic demonstrates this concept where the 'street' feels more like a wide footpath and thus an extension of the public realm than a road.

e) In achieving a more socially orientated than traffic dominated road layout, developers will need to work closely with High Peak Borough Council and the Highway Authority. In most cases the ambition should be for residential streets to be adopted by the Highway Authority for ongoing maintenance. This need not impede the quality of the residential streets created.

f)

General principles for traffic calming:

i. Traffic calming should be integral to the layout and design of buildings and streets rather than appearing as additions to the street scene.
ii. Speed suppression can be achieved by the use of priority junctions or minimum geometry 90 degree (or more) bends.
iii. 'Home Zone' concepts such as shared surfaces, pinch points, pedestrian crossings and on street parking can all play a part in creating safer residential streets.
iv. Use a method of speed suppression which is appropriate to the settlement pattern.

4.15 Summary of Guidance

The main messages from this Chapter:

- Three general indigenous settlement patterns exist within High Peak which provide opportunities for contemporary interpretation.
    - Irregular and Organic
    - Linear grid
    - Axial and Picturesque
- New housing development should adopt one of these settlement patterns, refined in response to more detailed context analysis.
- Understand the setting by carrying out an environmental and physical design analysis.
- Utilise existing features and address a site's wider context.
- The pattern of housing should inform layout and not vice versa.
- Promote walking over other transport modes through siting and layout.
- Create a structure of development blocks with public 'fronts' and 'private backs.'
- Traffic calming should be integral to the layout and design of buildings and streets rather than a series of 'add on' elements.
- The method of speed suppression should be appropriate to the settlement pattern.

CHAPTER 5
Building Form

This Chapter provides guidance on built fabric related to the following main themes:

- **High Peak Built Forms**
- **Selecting Building Forms**
- **Townscape character of surrounding streets**
- **Site topography**

5.0 High Peak Built Forms

The form of new housing in the Borough will be expected to make reference to the traditions of High Peak. The task of this chapter is to inform designers of the distinguishing features of the Borough so that designs better reflect local character and setting than the standardised practices of the development industry. This does not mean that all new housing should imitate traditional forms; the houses of today should evolve from the qualities that make High Peak distinctive but must be strongly rooted in the 21st century.

5.1 Understanding the qualities of broad housing types and forms should be the starting point to house design in the Borough. This guide identifies four broad character types in the High Peak:

- Traditional Workers Cottages
- Mill Workers' Terraces
- Small Scale Villas
- Grand Villas

5.2 Traditional Workers' Cottages

5.2.1 The earliest examples of housing still standing in the Borough are distinguished by their wide and shallow plan. These dwellings were traditionally built as one room deep, with a single aspect. Bathrooms or kitchens were added later usually as outshot extensions to the rear.

5.2.2 The shape of the elevation is generally horizontal and 'ground hugging,' offset by the vertical proportions of windows, doors and chimneys. Traditional building techniques restricted the width of door and window openings, which resulted in the vertical emphasis of their proportions. The design of the elevation is simple with a harmonious arrangement of openings. The stocky robust character lies within the high solid to void relationship between the balance of windows and wall. Dwellings are characterised by a limited number of openings and the dominance of the stone construction. Windows to south facing elevations are normally larger whilst there tend to be few windows to north facing elevations. Gables tend to be blank or near blank, any openings are likely to be small and narrow.

5.2.3 Roofs are simply pitched and are not excessively high. The roofline appears low due to the shallow plan. Chimneys add vertical emphasis. Additional extensions or outbuildings appear indeed so and look subservient to the original building. Small outbuildings and lean to extensions have mono pitched roofs. Cottages are likely to be detached but may also be semi-detached.

5.2.4

Principal building features of Traditional Workers' Cottages:

- Wide façade
- Shallow plan
- Horizontal shape offset by vertical elements
- High solid to void ratio
- Few windows which tend to be small
- Blank gables
- Simple pitched roof
- Chimneys
- Mono-pitched lean to extensions
- Detached and semi-detached

5.3 Mill Workers' Terraces

5.3.1 As the industrial revolution took hold of the region and the need for ever increasing numbers of houses, the mill worker's terrace developed. Evolving from the workmens' cottage this type of dwelling demonstrates similar characteristics in its stocky appearance.

5.3.2 To increase density, houses were made narrower by deepening the plan to two rooms which allowed for the arrangement of terraces. Dwellings typically abut the back of

footway and are flat fronted. Adornment is minimal: gables, dormers and bay windows are all unlikely. Roofs are fairly high pitched and the roofline is continuous. Integral chimneystacks positioned at the ridge form a strong vertical contrast to the horizontal plane of the roof.

5.3.3 The doorway will be recessed with a simple stone surround which may sometimes have some form of decoration. To the side and above will be narrow windows with heavy looking stone lintels and sills.

5.3.4 These types of dwellings are common to all parts of the Borough and are particularly dominant in Glossop. There is however some variation in setback and detailing across High Peak producing higher quality dwellings for the most part in Buxton. These dwellings will have a small front garden and a bay window to the ground floor, as well as a more elaborate doorway surround.

5.3.5

Principal building features of Mill Workers' Terraces:

- Arranged in terraces
- Stocky appearance
- Positioned back of footway
- Flat fronted
- Little adornment
- Steep roof pitch
- Continuous roofline
- Chimney stacks add vertical emphasis
- Recessed doorway
- Stone lintels and sills

In Buxton mainly:

- Small front garden with stone wall
- Ground floor bay window
- More elaborate doorway surround

5.5 Small Scale Villas

These dwellings are villas in the most modest sense in that they are likely to be larger variants of the mill worker's cottage with a higher level of detailing and adornment borrowed from much grander dwellings.

5.5.1 Such houses are arranged semi-detached, set back from the street with a small front garden separated by a low stone wall. The dwellings will often give the appearance of

a larger detached home by being symmetrical with halls adjoining, whilst the form is usually rectangular with bay windows adding depth.

5.5.2 The solid to void ratio is lower than the mill worker's terrace and there will usually be two first floor openings to the front elevation. The ground floor is likely to a have a bay window with stone surround. The doorway will be recessed to create a porch. It will also have a stone surround with some adornment. Roofs are simply pitched with room for habitable space in the attic. Some dwellings will have a gable to the front elevation.

5.5.3

Principal building features of Small Scale Villas:

- Larger variants of the mill worker's terrace
- Semi detached, halls adjoining
- Two metre or so setback with low stone wall
- Rectangular plan
- Two first floor openings
- Bay window to ground floor
- Recessed porch
- Stone surround with some form of adornment
- Simple pitched roof with room for habitable space
- May have a gable

5.6 Grand Villas

Villas can be found in all parts of the Borough but proportionally are most common in Buxton. They are sometimes detached but are also composed of semi-detached and terraced dwellings, giving the impression of a much larger single dwelling.

5.6.1 Houses are likely to be set further back from the street with sizeable front gardens, screened from the street by low stone walls and planting. The form of these villas can be rectangular, 'L' or 'U' shaped. Roofs are steeply pitched, often with attic rooms. Roofs are sometimes hipped at corners where they add emphasis and prevent a blank gable overlooking the street. Hipped roofs are usually avoided in rows of dwellings since it breaks up the roofline. Gables are common.

5.6.2 The use of detailing and the style of elevations draw from a wide palette and there can be great differences in form between houses. Elevations are well proportioned with strong vertical elements compensating for the wider mass of the building. The ratio of windows to wall is high making buildings appear lighter and more elegant. There are

likely to be bay windows, which may also be double height with a corresponding gable above. Houses may also have dormer windows. Due to the greater number of rooms there will be many chimney stacks.

5.6.3

Principal building features of Grand Villas:

- Physically dominant structures either detached or composed of two to four dwellings
- Large set back with extensive grounds
- Rectangular, 'L' or 'U' shaped frontage
- Steeply pitched roofs with habitable space inside
- Hipped roofs at some corners
- Gables
- Wide palette of forms and detailing
- Proportioned facades with strong vertical elements
- Greater window to wall ratio
- Bay windows (sometimes double height)
- Dormer windows
- Many chimney stacks/pots

5.7 Selecting Building forms

Having established that there are four basic traditional house-building forms in the Borough, designers need to be aware of the suitability of these forms within the varied landscape of the High Peak to meet housing needs. Issues, which should inform building forms, include:

- *Townscape character of surrounding streets*
- *Site topography*
- *Local settlement patterns*
- *Views in and out of the development*
- *Corners within the development*
- *Prominent locations within the site*
- *Car parking*

The following guidance works through these in turn.

5.7.1 Responding to Townscape Character

a) The scale and character of new housing developments should ideally have regard to that which is established in its locality. As an example, a similar character of new housing should complement areas of grand villas. There can however be some conflict between this principle and the types of dwellings, which suit today's aspirations and land pressures.

b) Whilst the four broad character types of housing follow traditional forms this guide seeks the reinterpretation of these forms in the context of today's housing market, meeting modern residential requirements within a built form which has a resonance and relevance to High Peak.

c) Effectively these building forms can provide for the needs of today:

• *Workmens' Cottages - reflects 2 bed semidetached or 3/4 bed detached house*

• *Mill Workers' Terraces - reflects 2/3 bed terraced town house or courtyard apartments.*

• *Small Scale Villas - reflects 3/4 bed semi-detached house or small to medium sized apartment blocks.*

• *Grand Villas - reflects 4-5 bed detached, 3/4 bed semi-detached/town house or larger scale apartment blocks.*

Most housing types are thus acceptable in the Borough as long as they conform in scale and character to the local area, which will be one of the four broad housing forms established in this guide.

d) There is an accepted need for smaller dwellings in the Borough as changing lifestyles place new demands on the housing market and existing supply. Apartments in the Villa style or reinterpretation of small terraced houses may provide the design approach to

delivering his form of accommodation in a manner, which 'works with' the traditional built fabric of the borough.

e) As apartment blocks are not part of the intrinsic historical character of High Peak there is a possibility for conflict when standard designs look out of place. The design of apartment blocks should build upon the broad character types of the Borough and thus blend in with the established streetscape. In terms of their scale the grand villa model is most likely to successfully incorporate the level of accommodation required for an apartment block but the choice of building form will depend entirely on the scale of surrounding buildings. Designers need to consider how blocks can mirror established forms and how the intensification of sites for apartments can be less intrusive.

f)

Principle considerations when designing apartments:

i. Mirror local building forms in apartment block design.
ii. Reflect plot coverage and setting, specifically as a villa within grounds or as a street frontage.
iii. Respect the height, scale and massing of the street.
iv. Roadside elevations should reflect the hierarchy of the route (for example, primary, secondary or tertiary).
v. On corners or other landmark sites the design should show a suitable uplift in scale and/or design feature to create a local landmark.

g) The pressures of land supply and government policy dictate an attitude, which now favours higher housing densities than, has existed in recent times. Whilst the local plan does not state specific densities for the Borough, housing densities are expected to at least comply with or improve upon advice from Planning Policy Guidance Note 3: Housing, which calls for minimum of 30 houses per hectare, rising to more than 50 houses per hectare around places with good transport accessibility. Such densities are more likely to inform characteristic housing forms since traditional dwellings were often built at higher density.

h)

Principle considerations when designing new family housing:

i. Build taller in the right locations. Three storey dwellings offer a greater volume of space but care must be taken to not exceed the established roofline. Incorporating dormers to rear elevations and using Velux roof windows can compensate for this.
ii. Build less detached dwellings. These should be substituted for townhouses and semi-detached house types akin to the terraces and small scale villas of the Borough.
iii. Build closer to the road. By reducing set backs, plot sizes are condensed and enclosure improved, but this will depend on the local context.
iv. Cluster buildings together. Establish a sense of enclosure and unity by leaving few gaps between buildings.
v. Include a mix of large and small dwellings. A proportion of smaller properties to family houses will help lift density.

5.7.2 Site Topography

a) The undulating nature of the land in High Peak is such that building methods have evolved to cope with the low availability of flat ground. This distinct topography has resulted in the varied and interesting roofscape of many High Peak settlements and designers will be expected to further contribute to this.

b) New dwellings should respond to topography through elevation and section arrangements rather than terracing the site, which requires significant cut and fill and hides the varied form of the land.

c) The approach taken will depend, initially, on the positioning of streets in relationship to slope contours; streets may be built at right angles to slopes and slope uphill or follow slope contours and blend into the landscape.

5.7.3 Uphill Arrangements

a) The standard treatment for front elevations, which run uphill, is to create a tiered effect. Tiering will depend on the angle of the slope but will work best when elevations are not too wide in order to prevent terracing of the site. Houses will therefore tend to be tiered on an individual basis or in small groups.

b) This method allows topography to stand out by creating strong vertical lines in relation to the horizontality of facades. Chimneys will greatly enhance this effect.

c) An alternative approach is to run the roof and eaves lines parallel to the line of slope. This is not seen in many new developments. Whatever method is chosen will depend entirely on the local context surrounding a site.

d)

Principle considerations when building uphill:

i. Tiering will work best when elevations are not too wide.
ii. Tiering should be on an individual basis or in small groups.
iii. Chimneys and other vertical lines will enhance the tiered effect.
iv. Run roofs parallel to the slope if it is established in the local vicinity.
v. The approach chosen will depend on the local context.

5.7.4 Following slope contours

a) Where houses are positioned at right angles to a slope, buildings will either need to be set back on a platform or respond to the slope in section. Setting houses back from the road will create a feeling of prominence and improve views out from the dwelling.

b) Split level dwellings are familiar in High Peak, especially in areas of New Mills and Glossop. These dwellings viewed as two storeys tall from the main street elevation can fall to three or four storeys at the back.

c) The term 'underlivings' refers to the lower two storeys which would have commonly been a separate dwelling, whilst the upper half of the dwelling would have been a separate household. Due to problems of aspect and cross ventilation it may not be appropriate for all such structures to be split as separate dwellings, however dwellings in themselves can be built as split-level creating interesting layouts.

d)

Principle considerations when following slope contours:

i. Set houses back on a platform or respond to the slope in section.
ii. Split level dwellings create opportunities for interesting internal layouts and are relevant in the Borough.

5.8 Local Settlement Patterns

The previous chapter described the three established settlement patterns in the Borough. Creating the right residential layout will involve more than choosing a settlement pattern and liberally placing house types; building forms will need to be adjusted to create a well-proportioned and individual place.

5.8.1 Irregular & Organic

a) The characteristics of this settlement type require houses, which can conform to an irregular pattern of enclosed streets. Continuity and enclosure are important and houses need to respond to minimal setback and have few 'gaps' in the building line. Terraced forms interdispersed with some semi-detached and fewer detached dwellings will create the right balance.

b) The building line should not follow a straight line. Terraced dwellings will need to be of irregular shape to allow for contortions of the building line. Detached dwellings will offer opportunities for change but too many detached dwellings will leave holes in the overall frontage. The scale should be intimate and grand villas may be too overpowering.

c)

Principle considerations when designing building forms for Irregular and Organic settlement patterns:

i. There should be few gaps in the building line.
ii. Irregular shaped terraced dwellings allow for a contorted building line.
iii. Detached buildings will allow movement in the building line but too many will create holes in the frontage.

iv. Building forms should be of an intimate scale; grand villas may be too overpowering for this street pattern.

5.8.2 Linear Grid

a) Regular structures will be the important consideration in this setting. Houses will need to form an ordered building line, which follows the straight lines of the street. In plan dwellings should be flat fronted as any protrusions will break up the strong building line.

b) Continuity is also very important and rows of terraces and perhaps some semidetached dwellings will unite the strong established building line. Mill workers' terraces and small-scale villas present the most ideal forms.

c)

Principle considerations when designing building forms for Linear Grid settlement patterns:

i. Forms should be regular shaped.
ii. Dwellings should create a strong straight building line.
iii. Flat fronted forms are best and protrusions should be limited.
iv. Terraces and semi-detached dwellings will unite the building line.

5.8.3 Axial & Picturesque

a) In its regularity and formality the axial/picturesque settlement pattern is similar to the linear grid but presents a step up in scale. Since streets and front boundaries are likely to be wider, forms will need to be of a grander scale. Grand villas whether they be as whole houses, a short terrace or an apartment block are the only appropriate form.

b) Houses should form a clear building line but there are likely to be gaps in overall frontage. The unity of the building line will come from the scale, height and power of the architecture. Buildings alone cannot handle the effect of the picturesque landscaping will be essential too.

c)

Principle considerations when designing building forms for Axial and Picturesque settlement patterns:

i. Grand scale.
ii. Clear building line.
iii. There can be gaps in the frontage.
iv. Scale, height and the power of the architecture will create a strong building line.
v. The effect will be enhanced by landscaping as much as building form.

5.9 Views

New buildings should protect and enhance views, it is however to be expected that building on presently vacant sites will mean the loss of some views. Whilst open views

may be desirable, the framing of views by buildings can create a more dramatic effect. A balance needs to be stuck between the retention of views and the desire to build. Looking at the surrounding context and the relationship between solids and voids will give clues to a suitable building form.

5.9.1 Where a row of houses could potentially block views, gaps in the building frontage allow views out. In such situations terraced forms would be unsuitable and designers should consider detached and semi-detached forms.

5.9.2 Vistas can be formed by creating a strong building line to help direct the eye to a landmark or desire point. Rows of terraces are most suited for this but any form, which follows an ordered layout, can suffice.

5.9.3 When creating vistas there must be an appropriate termination point, consider a landmark building at the head of a junction; a house in the form of a grand villa may be such an appropriate form or a distinctive terrace for example.

5.9.4

Principle considerations for creating and maintaining views:

i. Building forms can frame views.
ii. Allow gaps in frontages to allow views between buildings (detached as opposed to terraced dwellings).
iii. Shape vistas with forms that establish a strong building line (principally terraces).
iv. Terminate vistas with a landmark form.
v. Distinctive buildings should be positioned at junction heads.

5.10 Corners

A common failing of many modern housing developments is their disregard to the importance of corner sites. In some cases houses only face one side, whilst others turn their back to the corner, the rear boundary of the property presenting a dead frontage to the street.

5.10.1 In the interests of maintaining the continuity of frontages around corners and promoting levels of natural surveillance it is important for designers to understand how corners were previously addressed in the Borough.

5.10.2 Mill worker's terraces successfully turn corners and address both streets. A feature of Glossop is for end houses to have rounded facades.

5.10.3 In other parts of the Borough end houses may have chamfered corners instead, with a corresponding hip roof above in contrast to the simple pitched roof of the main terrace.

5.10.4 The chamfer of this corner house continues into the roofline, helping to articulate the corner in this part of Old Glossop.

5.10.5 Where dwellings have a greater set back from the footway, this should continue on the other facing elevation. Many openings to both elevations improve natural surveillance whilst a low wall prevents blocking of these windows.

5.10.6 In cases where roads follow less formal layouts, a bespoke detached villa responds well.

5.10.7 To achieve greater levels of privacy to garden areas whilst retaining natural surveillance, houses may be positioned set back from the street on higher ground.

5.10.8

Principle considerations when designing corner dwellings:

i. Houses should not turn their back to a corner since rear boundaries present blank frontages.
ii. Look at how local buildings turn corners.
iii. Terraces can have chamfered corners.
iv. Terraces in Glossop can have rounded facades.
v. Elevations should have windows to both sides.
vi. A low wall increases natural surveillance.
vii. Natural surveillance and privacy can be achieved by raising the house on higher ground.

5.11 Prominent locations within the site

Factors, which can make a location prominent, will either be established by the context such as the local townscape, topography and views or by the site designer like street layout and corners. In many ways advice for prominent locations enriches many of the points previously mentioned in this section.

5.11.1 Principally the aim of designers should be to create a series of landmarks in prominent locations in order to add interest to the character of streets and aid legibility. Landmarks help to establish a sense of place; without a clear structure places feel monotonous and it is easy to get lost. Designers should identify high profile sites where new landmarks could be created which will provide greater opportunities for creative and innovative forms.

5.11.2

Principle considerations when designing in prominent locations:

i. High profile sites are established by the site's context or can be created by the site's layout.
ii. Landmark forms add interest and aid legibility.
iii. Designers should identify high profile sites where landmarks can be created.
iv. Landmark sites will have greater opportunities for creative and innovative forms.

5.12 Car parking

Traditional dwellings were not designed with cars in mind but established building forms with some modification can sufficiently accommodate cars. Since car parking can have a significant effect on the quality of environment, options need to be explored to best mitigate the dominance of parked cars in line with Local Plan TR5 (Access, Parking and Design) which requires a high standard of car park design and layout for development proposals.

5.12.1 On street parking

a) In many established areas on street parking, where vehicles are parked up against or alongside the vehicular highway is the only form of car parking. Allowing for sufficient car parking spaces there is no reason why new developments cannot continue this practice in certain situations. This arrangement can also benefit pedestrian safety since it can be used as a mechanism for slowing vehicle speeds.

b)

Principle considerations when designing for on street car parking:

i. Use on streetcar parking as a traffic calming measure, rather than other 'add on' treatments.
ii. Define and break up parking areas with street trees.
iii. Consider the use of alternative surfacing materials to tarmac.
iv. Provide formal bays with regular pinch points to provide pedestrian crossing opportunities.
v. Lateral, echelon or 'end-on' parking may all be options, depending upon the width of the street in question.

5.12.2 Parking within the plot

a) Parking within the plot can include garages, driveways and hard standing curtilage parking. Garages are most successful in reducing the impact of parked vehicles but their scale and location needs to be treated with care. House types where the garage dominates the building's frontage are to be avoided and as matter of principle double length garages as preferable to double width garages to minimize visual intrusion within the plot.

b) A source for inspiration in garage design may be to make reference to the Borough's traditional outbuildings and lean to extensions built for the storage of horses. These buildings are often designed as subservient by stepping back from the façade of the main house.

c) Some traditional terraced dwellings demonstrate forms, which could be reinterpreted as integral garages today but this not common. Integral garages, if suitable, should be balanced with a higher ratio of entrances and windows since a proliferation of garage doors at street level can create blank and lifeless edges to developments. In cases where a high degree of enclosure is not desirable, to allow views out for example, internal garages should also be avoided.

d) Driveways and curtilage parking (where vehicles are parked in front or to the side of the dwelling) must be treated with care to reduce the visual impact of vehicles. Parking to the front of dwellings can create unsympathetic building set backs which undermine the enclosure of the street, as well as reducing the quality of front garden space and gaps in the property boundary, whilst parking to the side of dwellings can create gaps in the building line.

e) The negative effects of driveways and curtilage parking can be limited by the use of high quality materials and landscaping. Consider block paving of a suitable texture and colour to buildings as opposed to tarmac and soften edges with shrubs and planting. The visual impact of parking to the side of dwellings can also be reduced by bringing houses closer to the street and building across part of the parking to form a car port.

f)

Principle considerations when designing for parking within the plot:

i. Garages should not dominate the façade of a house.
ii. Favour double length to double width garages.
iii. Design garages to look subservient to the main house by stepping back.
iv. Look at the local context for inspiration such as lean to, out buildings or coach house designs.
v. Soften driveways and curtilage car parking with sympathetic materials and landscaping.

5.12.3 *Courtyard car parking*

a) Locating car parking within the interior of development blocks is particularly suitable in areas where streets are too narrow to accommodate vehicles and setting houses back to allow for car parking would upset the established building line.

b) Access to the car park should be distinguishable without harming the continuity of the frontage. Building across the access point with an arch would be a suitable approach.

c) Courtyards should be defined by the arrangement of buildings rather than cars. Landscape should be incorporated to soften parking courts and break up extensive areas of car parking.

d)

Principle considerations when designing for courtyard car parking:

i. Position car-parking courtyards in areas where set back and wider streets would disrupt the character of the area.
ii. Make entrances noticeable but maintain a strong frontage.
iii. Define courtyards by buildings rather than car parking spaces.
iv. Soften courts with landscaping.
v. Break up large car parking areas into a series of smaller car parks.

5.13 Summary of Design Advice

The main messages from this Chapter:

- Four general traditional building forms are identifiable within High Peak that provide opportunities for contemporary interpretation.

    - Mill Workers Cottages
    - Mill workers Terraces
    - Mall Villas
    - Larger Villas
- The aim is not to copy building ‘style’ but provide a useful starting point in which contemporary housing needs can respond to the townscape of the Borough.
- Topography should be addressed positively through built form.
- The type of layout selected will have implications for the kind of built fabric associated with that layout.
- Views should be developed and framed by buildings.
- Corners present specific opportunities and challenges for residential properties and there are a number of locally distinct ways in which corners are turned by buildings.
- Prominent locations demand landmark built fabric and a ‘step up’ in scale.
- Car parking needs to be accommodated in a sensitive manner.

Chapter 6
Building Details

This chapter provides guidance on the following traditional design features.

- **Doorways**
- **Windows**
- **Roofs**
- **Eaves/Verges**
- **Gutters, rainwater and soil pipes**
- **Chimneys**
- **Boundary Treatments**

6.0 Traditional Details and Design

The aim of this chapter is to describe the characteristics of detailing in High Peak, so that designers can make informed design decisions and respond positively to the character of the Borough. The detailing traditions by their very nature are concerned with past architectural styles and building methods. Contemporary design and interpretation is welcomed in the context of this historical perspective and designers are encouraged to read this information, take a look at their design context and offer something new. A mixture of tradition and innovation will allow our generation to leave a positive mark on the landscape of High Peak.

6.1 The Borough exhibits great variation in detailing across its settlements. Buxton is most distinctive for its exuberant architectural style, which has its origins in the 18th century when the town grew as a fashionable spa. Glossop on the other hand is characteristically simple and plain, the stocky unadorned mill worker's terrace being so abundant in the town. There are though, anomalies. Parts of Fairfield look like they could be in Glossop, whilst North Road and Talbot Road in Glossop could be in Buxton. The message to designers is to properly understand the character of High Peak and their site.

6.2 Doorways

The main door of a dwelling was traditionally the most prominent feature. Across the Borough there is much variety in the range of doorway treatments and even the most basic mill workers' house is likely to have some form of adornment to the doorway. In its simplest form this could be a plain stone surround, whilst more exuberant designs include triangulated and rounded arches, stone voisseurs and keystones or Tuscan pilasters. The task for designers should be to interpret the traditional stone doorway in a more contemporary way.




6.2.1 Mill workers' terraces with chamfered corners will have entrances directly on the corner. Above these entrances a scalloped corner corbel in stone will act as a lintel. Contemporary corner dwellings could echo this practice.


6.2.2 Modern developments have tended to add distinction to doorways by the means of a timber porch, however these are not characteristic of the Borough's settlements. 'Storm porches' are only found in some exposed locations and are designed as simple outshoot extensions with a mono pitched roof. An insert porch or recessed doorway is an alternative form of weather protection to the doorway and accounts for the flat fronted nature of dwellings, particularly in the Mill Towns. New dwellings are likely to look more fitting without porches; such protrusions disturb the simple and flat fronted image of the High Peak dwelling.


6.2.3 Doors of the most traditional dwellings in the Borough are vertically boarded and planked. The Georgian period introduced the six-panelled door, which towards the end of the eighteenth century was sometimes glazed to the top two panels. Victorian doors have four panels with larger areas of glass, which may be stained glass or sandblasted to form a frosted design. They will probably have a fanlight above. All doors are timber and painted.




6.2.4 Reproduction copies of traditional timber doors are widely available and may be suitable in more sensitive settings. Plastic or metal variations, however, are not advised since they serve as an unconvincing pastiche.

6.2.5 The choice of door will depend entirely on matching it with the façade's composition. Good design should rely on the proportions of elements than any fussy detailing; a door's beauty will lie in its simplicity. Designers should seek to do more than mirror the past and think about a door, which perhaps draws from the proportions or materials of traditional doors but is contemporary in its appearance.

6.2.6

General principles for designing doorways:
i. Interpret traditional stone doorways in a contemporary manner.
ii. Avoid porches and unnecessary protrusions.
iii. Avoid plastic or metal reproduction door designs.
iv. Choose a door, which reflects the proportions of the dwelling.
v. Avoid unnecessary detailing and favour simplicity.
vi. Embrace contemporary designs.

6.3 Windows

Windows and how they are proportioned is probably the most important consideration of the façade because they are a building's 'eyes.' The oldest houses in the Borough have small openings subdivided by stone mullions. Sash windows were introduced in the seventeenth century and remained the most popular form of opening for two centuries. Windows were traditionally given a vertical emphasis by being taller than they are wide or through the subdivision of panes to such a proportion.

6.3.1 Modern windows often do not look appropriate when the subdivision of panes is handled badly. Without vertical emphasis the horizontality of the façade will overwhelm the elevation. Top hung casement windows are particularly unsatisfying.



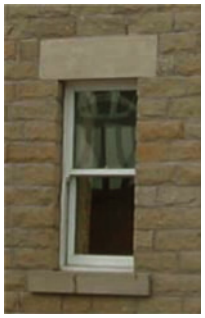



6.3.2 Selecting the right type of window will also depend on the local context. Infill developments should reflect the proportions of adjacent buildings but will not necessarily need to copy the style of window. Sash windows, for example, may only be appropriate in the most delicate areas. A contemporary interpretation of similar proportions will suit most situations. Designers should be careful of introducing elements, which are not characteristic of a particular area such as stone mullions.

6.3.3 Painted timber frames are preferred to stained, plastic or metal ones. These materials are generally considered inappropriate due to their colour and finish. Stained frames appear dark and foreboding whilst the shine of plastic and metal windows can look unconvincing.

6.3.4 Window frames have tended to be painted white but designers should consider a range of other natural off white colours. Consider also the use of two complimentary colours. Areas of Buxton for example are distinctive for the use of black and white for window frames.

6.3.5 Stone lintels and sills of a sturdy appearance often spanned window surrounds. Lintels were either rectangular or wedge shaped and were not patterned due to the difficulty in carving gritstone. Contemporary houses should attempt to reinterpret these details noting that they should be plain in design.



6.3.6 Windows should look like they have been 'punched out' as opposed to hung on the façade. Insetting the window frame as much as 150mm adds texture to the facade.

6.3.7 Bay windows are not common across the Borough and are generally confined to small scale and grand villas in Buxton and a limited number of other locations. Bay windows are therefore likely to look out of place when used for terraces outside of Buxton. Where Bays are found, they are usually bow fronted and of stone construction, although many in Buxton are timber framed. The grandest villas will have double height bays.

6.3.8 Except for parts of Buxton, dormer windows are generally rare in High Peak. In such areas dormers should be positioned to the rear of dwellings where they cannot be seen as clearly or consider the use of Velux roof windows.

6.3.9

General principles for designing windows:

i. The proportions of windows will guide the image of the façade.
ii. Windows should be given emphasis by being proportionally taller than they are wide.
iii. Avoid top hung casement windows.
iv. Take inspiration from surrounding buildings.
v. Reflect the proportions of windows in adjacent buildings.
vi. Avoid stained, plastic and metal frames.
vii. Consider other colours than white for frames.
viii. Exposed lintels and sills are welcomed but should be simple.
ix. Windows should be recessed slightly.
x. Bay windows should be used sparingly in tune with the local context.
xi. Timber framed bays are suitable in parts of Buxton.
xii. Only the grandest dwellings should have double height bays.
xiii. Dormers are not found outside of Buxton.
xiv. Position dormers to the rear or use Velux windows in areas where dormers are uncommon.

6.4 Eaves/verges

The standard practice of attaching gutters to a fascia board with a boxed in soffit is not part of the overall character of High Peak. When painted white such arrangements look particularly out of place. Later Victorian dwellings do have timber fascias but these are usually painted a dark colour and do not have a soffit.

6.4.1 The established method for many centuries in High Peak has been the use of metal brackets or stone corbelling as a means of attaching gutters flush to a wall. Metal brackets were traditionally cast iron and can take a range of forms either plain or more elaborate in design. There is much potential to evolve this tradition in more modern materials or in a contemporary style. Stone corbelling continues to be used in many new developments and presents a simple and understated method of attaching gutters. Gutters can also be attached to exposed rafter feet.

6.4.2 Verge details in all but the most elaborate villas are simple. It is customary for verges to be pointed in cement, rather than faced in timber. Victorian villas introduced exposed eaves and timber verges, which are largely plain but may have decorative finials at the top of the gable. The use of decorative timberwork for verges should depend on the local setting and the type of dwelling. In the northern parts of High Peak such as Glossop, Chapel-en-le-Frith and Whaley Bridge, the use of such details for terraced dwellings is unsuitable.

6.4.3 Gables of the oldest properties are coped in stone. Designers may wish to do this, although suitability will depend entirely on the local context.

6.4.4

General principles for designing eaves/verges:

i. Boxed in eaves details are not characteristic of High Peak.
ii. Fascia boards should be painted a dark colour, with no soffit when used.
iii. Gutters can also be supported by metal brackets, stone corbels or exposed rafter feet.
iv. Verge detailing is commonly simple.
v. Decorative barge boards and finials are only appropriate for larger houses.
vi. Coped gables may be suitable in the right setting.

6.5 Gutters, rainwater and soil pipes

Simple roof shapes avoid the need for complicated guttering. Gables for example can harm the composition of the façade by generating the need for more down pipes. A resolved plan will remove the need for excessive guttering and down pipes in the first place, any remaining guttering should be hidden. Placing downwater pipes to the side will make pipes less exposed and consider a colour other than white or black, which blends in with walling materials.

6.5.1 Derbyshire is particularly distinctive for its use of timber troughs for gutters rather than cast iron or plastic. In Glossop and New Mills gutters are called trows. This practice remains today and should be supported by new development.

6.5.2 The larger sectional diameter of soil pipes is particularly conspicuous when run externally to a facing elevation. Locating soil pipes internally looks much better. If this is not possible soil pipes should always be positioned to the rear of properties.

6.5.3

General principles for designing gutters, rainwater and soil pipes:

i. Simple roof shapes avoid the need for excessive guttering.
ii. Downwater pipes should be positioned to the side.
iii. Colours which blend with walling materials are preferred to white or black.
iv. Gutters can be made of timber.

v. Soil pipes should be located internally or to the rear.

6.6. Chimneys

Chimneys are characteristic of all dwellings until modern times. Chimneys form an important contrast to the horizontal shape of roofs and add interest to the roofscape of the Borough.

6.6.1 Whilst there is little justification for chimneys in terms of heating contemporary dwellings, an open fire can be an asset to any home. If open fires are not appropriate, designers should consider other design treatments, which can add a vertical dimension to the roof. Consider routing flues from central heating through a chimney rather than a wall-mounted vent.

6.6.2 The form of most chimneystacks is that they are deeper than wide, the major dimension at right angles to the ridge. The stack is normally positioned off the ridge and integral to the building's construction.

6.6.3 Even in the most affluent of dwellings the chimneystack itself is quite plain. They are built of coursed stone of a larger block size to walls with a protective band to direct rainwater from the base of the stack. The distinction of dwellings lies within the chimney pots themselves. Each stack will have at least two chimney pots; large dwellings will have chimney pots of three feet or more.

6.6.4

General principles for designing chimneys:

i. Chimneys add vertical emphasis to the roofscape and should be contemplated in new homes.
ii. If chimneys are not suitable the roof design should have some other vertical treatment.
iii. Gas flues could be routed through a chimney.
iv. Stacks are deeper than they are wide.
v. Stacks are positioned off the ridge and integral to the building's construction.
vi. Stacks should be plain with at least two pots.

6.7 Boundary treatments

A front boundary provides clear separation of public and private space, helping to frame the street. The move towards open plan layouts in the twentieth century is not favoured today. The traditional gritstone wall is universal in the Borough and can take two forms. Dry stonewalls are made of rubble construction with no vertical joints lining though. A coursed stonewall is more formal in character and will have a round or triangular copingstone. Boundary walls can be softened by planted hedgerows of indigenous species or entirely planted.

6.7.1 The choice of boundary treatments will depend on the local context; new boundaries in infill situations should match adjacent properties. Whatever the style or type of boundary it should be consistent with other properties to unite the street edge. Lateral boundaries between properties within front gardens are not always necessary and can harm the rhythm of the building line.

6.7.2 Front boundaries should be no higher than one metre to enhance the potential for natural surveillance. Avoid positioning private back gardens where they abut the footway since this undermines this potential also. In circumstances where this is unavoidable stonewalls as opposed to timber fencing should be used but large expanses of walling will be unacceptable.

6.7.3 Gateposts add interest and relief to boundaries. Villas have more elaborate designs, whilst workmen's cottages and mill worker's terraces are simpler. Designers should consider how they could create a contemporary interpretation.

6.7.4

General principles for designing boundary treatments:

i. All new properties should have a front boundary.
ii. The choice of boundary will depend on the local context.
iii. Boundaries should be consistent within a development.
iv. Lateral boundaries should be avoided.
v. Front boundaries should be no higher than one metre.
vi. Avoid positioning private gardens on to the footway.
vii. Consider the design of gateposts.

Chapter 7
Public Realm

This chapter provides guidance on the following issues.

- **Open Spaces**
- **Design of the Public Realm / Streetscape**

7.0 Open Space Provision

The design of the spaces between buildings is as important in creating safe and welcoming places as buildings themselves. The streets and open spaces of the Borough are known collectively as the public realm and it relates to all places in which people have physical and visual access. It is the backdrop to everyday life and if well designed and laid out can provide the basis for social interaction.

7.1 The public face of development can often be neglected when new development focuses on the private realm of buildings and their grounds. New residential development should contribute to the provision, conditional and quality of the public realm to assist in the achievement of pleasant, sociable and safe communities. This section establishes important design considerations towards achieving those aims.

7.2 Network of Open Spaces

7.2.1 Local Development Plan Policy H12 (Public Local Open Space) sets the general policy context for open space for residential development, which is supplemented by the open space standards set out in Appendix 3 of the local plan. Integrating open spaces from the outset is an important organising feature of a layout. Open space should be viewed with equal measure so that it is not merely landscaped leftover space but a fully incorporated feature of the scheme.

7.2.2 Developing a public realm network will help people to find their way around a site and to enjoy and understand a place much more. The design of open spaces should encourage people to linger, sit and enjoy external spaces rather than hurry on to the next destination.

7.2.3 The provision of public open spaces should create usable external areas; location and design are significant factors to whether open space is well used and successful in contributing to the amenity value of a scheme.

7.2.4

General principles for a high quality open space network within residential development:

i. Tie the movement structure of a development together with open space to create a network of hard and soft open spaces.
ii. Open space and buildings should be viewed in equal measure; it is not simply the space left after houses have been laid out.
iii. Create focal points for social activity by locating amenity space in highly visible locations and at the centre of a network of routes.
iv. Use existing landscape features to contribute to the amenity and ecology of a scheme.

7.3 Community Safety

Badly designed and managed open spaces generate nuisance and can be a drain on maintenance budgets. These places consequently feel unsafe and are not used. Measures to 'design in' safety and security need to be based on the principles of activity generation and natural surveillance rather than a series of 'add on' measures such as CCTV and security fencing. Further guidance on community safety is provided in chapter 8.

7.3.1

General principles for safe open spaces:

i. Create a strong visual relationship between building frontages and public spaces to promote overlooking and informal surveillance.
ii. Minimise the potential for hiding spaces.
iii. Define a clear function for the space through design, for example informal green areas or formalised children's play space (young and old have different requirements).
iv. Design routes through open spaces which follow pedestrian desire lines and are attractive to increase the amount of people passing through.
v. Clearly delineate the public or private function of open space through location and design.
vi. Create a sense of ownership over the public realm so that the space is relevant to residents.
vii. Design to a high specification in terms of the durability and robustness to minimise the need for continual maintenance.
viii. Provide good levels of illumination.

7.4 Communal areas

Private and semi private external spaces are important to the enjoyment of residents but this is particularly challenging for higher density developments. Cramming a site with development and car parking, with no thought given to amenity space in the name of higher density development is not acceptable. Providing for the needs of green

spaces and landscape for residents will be important in all residential developments, even higher density schemes.

7.4.1

General principles for well-designed communal areas:

i. Higher density schemes will require a more innovative approach to external space provision – such as communal gardens above car parking areas (or other uses).
ii. Communal space should relate well to and be accessible from properties.
iii. Locate open spaces to the rear of properties, preferable within the interior of perimeter blocks or to the rear (or the side) of Villa style developments to ensure enclosure of the street is not lost and that spaces provide a degree of retreat and privacy from the street.
iv. Communal outdoor space should be designed to accommodate a range of activities, which could include sitting areas, areas to dry clothes, barbecue and entertaining areas and play areas.
v. Balconies should be large enough to use and located to take maximum advantage of the sun's path. Balconets should be avoided since they provide insufficient private external space.

7.4.2 In terms of open spaces and amenity for individual dwellings, guidance is provided in Chapter 8.

7.5 Design of Public Realm / Streetscape

The structure of streets as part of a site is discussed in chapter 2 of this document. This section is concerned with more detailed guidance on the design of streets and spaces themselves.

7.5.1 Public realm design should uplift the quality of external public space within the Borough. Designs should complement and not compete with the existing character of established settings and help to reinforce the quality of new places. Individual developments should demonstrate an appreciation of how they fit within and contribute to the wider public realm.

7.5.2

General principles for high quality street design:

i. Provide continuity between streets and spaces in terms of materials and details.
ii. Coordinate streetscape elements such as street furniture and signage to avoid clutter.
iii. Design streets simply and emphasise their linear qualities.
iv. Avoid creating a variety of unrelated themes within the public realm of the Borough.
v. Provide clarity between public areas and private spaces.

7.6 Surfaces

Surfaces such as pavements, kerbs and roads should be of a good quality and of a robust design and construction. Natural stone represents a good investment over the long term, due to its superior performance and visual quality, particularly for intensive areas such as kerbs. Man made materials can give good performance within

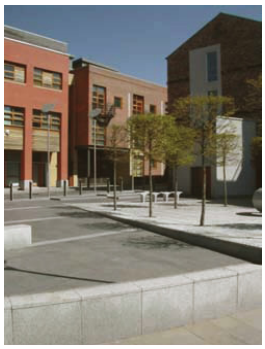
residential areas. The selection of materials, which are fit for purpose and able to carry the loads required of them, is a vital performance indicator.

7.6.1

General principles for high quality surfaces:

i. Choose materials of a colour and texture, which is in harmony with the construction materials of buildings.
ii. Create a seamless floor from building edge/boundary to building edge by avoiding excessive changes in materials and patterns.
iii. Use reclaimed materials where these provide a good match to existing surfaces or where they complement historic settings.
iv. Design and specify surfaces which assist traffic calming and pedestrian priority; changes in level and relief within panels of paving materials can help to achieve this.
v. Include tactile paving as an integral part of street design which is sympathetic to the aesthetic of the street.
vi. Where double yellow lines are required within residential areas; these should be painted in narrow primrose yellow strips.

7.6.2 Street furniture helps to make a place more user-friendly and responsive to peoples needs but if tackled in an uncoordinated way it can confuse and clutter the street. The provision of furnishings needs to be related to how people use an area and of a consistent high quality.



7.6.3

General principles for high quality street furniture:

i. Choose street furniture which is fit for its purpose and robust, to ensure minimal maintenance.
ii. Position properly to avoid creating barriers to desire lines and blockages to views.
iii. Coordinate furniture based upon one theme.
iv. Visually contrast with flooring materials and comply with DDA requirements.
v. Located improve ease of movement and safety. Safety barriers, which undermine pedestrian movements, should be used sparingly where a real threat from traffic exists.

7.6.4 **Signs** and other mandatory markings/infrastructure should be sensitively incorporated within the street scene, to minimise clutter and visual intrusion within residential streets. Consider mounting signs on lighting columns.

7.6.5 Street **lighting** should ensure that levels of illumination of streets and spaces are sufficient to create a safe environment. Care needs to be taken when locating and focusing lights to minimise light pollution into the sky and glare into homes. This is particularly important where street lighting is affixed to dwellings in more intimate

streets and terraces. The infrastructure to carry lighting should minimise clutter within the street.

7.6.6 Investment in **public art** will be encouraged in new residential development. This will be particularly important in large-scale developments, in town centres and at prominent locations.

7.6.7

General principles for public art:

i. Artworks should be relevant to their location and community.
ii. Artworks can include formal or applied design on a grand or modest scale including opportunities for art works in footway design, street furnishings and lighting.
iii. Larger scale artworks may be more striking and controversial; consultation will be important but inevitably art is a challenging and subjective issue.
iv. Local craftspeople and artists should contribute to public art within the Borough wherever possible.
v. Artworks within the public realm must not create barriers to movement and conflict with accessibility objectives for people with impaired mobility.

7.7 Summary of Design Advice

The main messages from this Chapter:

- Create a network of hard and soft open spaces which are overlooked from adjacent properties, are linked to pedestrian desire lines, create focal points for social activity and use existing landscape elements.
- Define a clear function for open space
- Delineate public and private spaces and create a sense of ownership.
- Co-ordinate streetscape elements to minimise clutter and create a seamless floor that is in harmony with fitting with construction materials.
- Design to a high specification in terms of durability and robustness of materials.
- Provide good levels of illumination.

Chapter 8
Living Places

This chapter provides guidance on the following issues.

- **Safe Places to Live**
- **Accessible Places to Live**
- **Mixed Communities**
- **Amenity & Privacy**
- **Sustainable Residential Design**

8.0 The promotion of safe and accessible living environments, which include a mix of housing types and sizes is a requirement for all residential proposals and is stated in Borough Local Plan policy H11 Layout and Design of Residential Development. This chapter advises Developers on issues of security, accessibility and housing mix as well as amenity and privacy and sustainable design.

8.1 **Safe Places to Live**

Crime and the fear of crime can greatly affect quality of life. The Council is committed to Local Plan policy GD7 (Crime Prevention) and planning permission will not be permitted if the design, layout and landscaping of a proposal does not contribute to a safe and secure environment. In addition supplementary planning guidance ('Designing out Crime') has been produced to advise on creating physical environments that are conducive to the overall security of the community and should be read in conjunction with this document.

8.1.1

General principles from 'Designing Out Crime' SPG:

i. Dwellings should face onto the most public side of the road with rear gardens backing onto secure areas.
ii. Housing should be situated to maximise views and increase opportunities for natural and passive surveillance.
iii. Parking areas should be well viewed from dwellings.
iv. Footpaths and open spaces should be open to natural and passive surveillance.

8.1.2 The notion of natural surveillance is based on the informal security afforded by places, which are well overlooked from surrounding properties, and is concerned with exploiting the chance for orientating entrances and windows on to public areas. The Peak District Biodiversity Plan has information on the local diversity objectives and how native species can benefit wildlife.

8.1.3 Places, which are busy intrinsically, feel safer. The self-assurance of being amongst other people puts people at ease. In residential developments levels of activity will be based upon the mix and density of residential uses. Higher density and mixed communities are promoted based upon appropriate plan policy. The physical design of new residential development should reflect the desire for busy residential streets and higher density mixed developments, where applicable.

8.2 Site layout

The 'development blocks' concept highlighted in chapter 2 is accepted as the most appropriate method for creating a secure living environment with frontages addressing streets private (garden) areas well enclosed. The layout of these blocks and in particular their relationship to the street and the definition of public and private areas is particularly important.

8.2.1 Rear garden walls/fences should not directly address public spaces since these reduce natural surveillance and offer unobserved access to vulnerable rear areas. These also undermine the quality of the public realm.

8.2.2 A consistent problem in many new residential developments is the positioning of rear gardens facing onto public streets or spaces, which are edged by tall walls or fences. Through careful design, these back gardens should be located away from the street to avoid creating these unattractive and inward looking boundaries.

8.2.3 The boundaries between the street and front / side gardens which edge the public realm should be designed to allow views over the street whilst also providing physical and perceived separation in the form of small boundary walls. These should not obscure views over the street from the property. These small walls are particularly characteristic in High Peak and should be constructed in robust and good quality materials to reflect the property and create a harmonious front elevation.

8.2.4 Blank house walls - such as end-gables – where windows are absent should be avoided since these undermine the sense of quality within the development and limit views over the property and/or the street. Blank walls to buildings have a deadening effect on street life. The preference is for windows to habitable rooms facing onto the public side/s of the development.

8.2.5 Inward looking and disconnected layouts such as cul-de-sac, which produce indirect and disorientating walking routes, should also be avoided in the interests of promoting activity, street life and natural surveillance. The aim should be to create clear, direct, busy and well-used and safe streets.

8.2.6 The separation of vehicular and pedestrian traffic within the public realm should be avoided in favour of safe residential streets. Pedestrian Lanes will be required to serve the rear of terraces and in some cases may be acceptable on constrained sites where there is proven to be no other workable solution. In such cases, these pedestrian only spaces should be well lit at night and provide clear lines of sight and avoid potential hiding places.

8.2.7 Parking areas must be safe and secure. These should be located within sight lines of the property that they serve. Large clusters of garages should be avoided and where communal parking is provided this should be well-lit and segmented into groups of about 10 spaces to avoid creating a sea of cars.

8.2.8 Chapter 7 of this document establishes the principles for creating high quality and well used open spaces, which are also safe. The main security issues when locating and designing open spaces will be clearly defining ownership and maintenance responsibilities, ensuring good views over the spaces from nearby properties and ensuring good levels of illumination at night. Communal open space must have a connection with properties and a defined function to promote usage and a sense of ownership.

8.2.9 Recessed areas and protrusions which create potential hiding places should be avoided and care should particularly be taken with the design of entrance areas and bin storage, which require simple designs which minimise shady and unobserved spaces on the approach to the property.

8.2.10

General principles for creating safe places:

i. Street life makes residential places feel busy and thus safer.
ii. Density and diversity contribute towards street life.
iii. The development block should form the basic structure where possible.
iv. Public frontages to dwellings should address and overlook streets and open spaces.
v. Avoid creating blank building elevations or boundary walls onto the public side of a development.
vi. Front and side gardens should delineate the property and the street whilst providing views in and out.
vii. Avoid culs-de-sac and disconnected layouts.
viii. Avoid separation of pedestrian and vehicular traffic.
ix. Create spaces, which are well overlooked from nearby properties and are safe at night.
x. Define maintenance responsibilities.
xi. Avoid creating potential hiding spaces.

8.3 Accessible Places to Live

The Council recognises the need to ensure that new developments are accessible to everyone including disable people as stated in Local Plan policy GD8 (Access Needs). Addressing the needs of people with impaired mobility is important to create places,

which are welcoming and inclusive, and to meet the accessibility needs of all people in High Peak.

8.3.1 A range of design information should be referred to in the detailed design of buildings and public realm, including:

- *The Disability Discrimination Act (1995) identifies statutory requirements for all new development and public realm schemes.*
- *Section 6 & 8-10 of Approved Document M (Access and Use) of the Building Regulations 2000- basic requirements.*
- *Code of practice BS 8300:2001- provides advice when designing for buildings and their approaches beyond the basic building regulation criteria.*

8.3.2 In terms of the external environment, the public realm needs to create an uncluttered and accessible environment for people with impaired mobility.

8.3.3 In terms of the internal environment all housing should be designed as suitable for individuals with restricted mobility to visit. Ensuring such a measure will greatly improve the chances for later adaptation to homes should it be necessary. All dwellings will thus be required to have:

i. Level and unrestricted entrances, avoiding the use of deep steps and lips at doorways
ii. Adequate ground floor circulation space for wheelchairs
iii. Space at the foot of staircases to allow for installing a stair lift
iv. Ground floor toilets
v. Lifts to apartment developments
vi. Accessible land areas to upper floors where stair lifts are provided

8.3.4 In larger residential schemes the Council may expect a proportion of dwellings to be specifically designed for disabled people where there is such a demand. Such units may be bungalows or specially adapted apartments with appropriate kitchen and bathroom facilities. Further advice specific to accessibility can be gained from High Peak Access Group.

8.3.5

General principles for creating accessible places:

i. New development must meet statutory / regulatory accessibility standards.
ii. Rather than simply meet these minimum standards designers should work creatively in the spirit of accessibility guidance to 'design in' accessibility.
iii. External environments should be barrier free and promote ease of movement.
iv. Residential properties should offer good levels of accessibility to people with impaired mobility.
v. Consultation with High Peak Access Group is encouraged.

8.4 Mixed Communities

The Local Plan reflects housing requirements identified through the planning process and sites through the Borough will need to be developed to respond to this context. Providing a range of housing in terms of size and format is important towards creating

diverse communities and offering a choice of places to live and is a requirement of Local Plan policy H11 (Layout and Design of Residential Development).

8.4.1 Residential 'estates' made up of large numbers of similar types of housing are unsustainable and prevent the opportunity for creating 'lifetime communities' since people may have to move as their circumstances change. Neighbourhoods today need to cater for a whole range of lifestyles; students, single professionals, key workers, families, the retired and infirm. A mixed neighbourhood in terms of age, economic status, lifestyles and mobility can improve viability of local services, enable community self-help and assist in community surveillance.

8.4.2 Developers are encouraged to consider the benefits of providing homes for different housing markets to create a robust and balanced investment not narrowly drawn on one specific sector. This is particularly important in smaller towns and rural areas.

8.4.3 Different dwellings types and sizes will be encouraged based on a combination of response to townscape context, response to site and in particular its size and ability to provide a variety of forms and opportunities, the developers interpretation of the local property market demand and the planning and housing strategy view of housing needs. This combination need not be in conflict.

8.4.4 With thoughtful and creative design a variety of new residential opportunities can be accommodated within a consistent and contextually relevant manner. For example apartments can be provided in a format that relates closely in terms of scale and massing to traditional High Peak Villas and town houses and is thus a reinterpretation of traditional forms to meet contemporary needs.

8.4.5 The Council's housing needs assessment in 2001 identified that all three Local Plan sub areas within the Borough experience housing need and accordingly Local Plan policy H9 (Affordable Housing for Local Needs) has set thresholds for the inclusion of affordable housing. The Council has produced further Supplementary Planning Guidance on 'Housing Need in High Peak' that is available separately.

8.4.6 In terms of design it will be important for social, affordable or shared ownership dwellings be well integrated within a housing development and thus appear 'no different' from surrounding private properties. This relates to the layout, the specification of materials, detailing, and finishes, parking and access arrangements and open space provision. There is a preference for these dwellings to be spread within a site to avoid clusters. Maintenance of external areas is one area, which commonly distinguishes social, affordable or shared accommodation, and therefore measures to mitigate this potential problem should be identified.

8.4.7 Designers of affordable housing, which receive Social Housing Grant will need to respond specifically to the detailed guidance provided within the Housing Corporation's

Scheme Development Standards which address a full range of design issues (see www.housingcorp.gov.uk).

8.4.8 Pre-application discussions with the Borough Council and relevant registered social landlords and where relevant the Housing Corporation, will be encouraged where relevant towards improving the design and quality of shared, affordable and shared ownership housing.

8.4.9

General principles for creating mixed communities:

i. Provide a mix of types, sizes and tenures of properties, designed in a coordinated and integrated manner.
ii. There should be consistency between affordable and private dwellings in terms of their layout, scale and massing and the use and quality of materials, detailing, parking and access.
iii. Affordable housing will need to be designed in accordance with the Housing Corporation's 'Scheme.

8.5 Mixed Use

Local Plan policy EMP3 (Change of Use from Industry or Business) provides the opportunity for mixed use on existing employment sites. Housing can complement other uses by adding interest and vitality. In larger schemes, uses ancillary to the home, such as local shops and services can help reduce the need to travel for daily needs.

8.5.1 The Borough's town centres already have established residential communities. Opportunities for mixed-use developments are most likely occur here and are promoted by Local Plan policy TC8 (Residential Development in Town Centres). The most common type of mixed-use scheme will be active ground floor commercial uses with apartments to upper floors. Prospects for mixed use may also be apparent in district centres, prominent nodal points or where there is good access to public transport and will be determined on a case by case basis

8.5.2.

General principles for designing mixed use schemes:

i. Uses compatible with residential development are predominately A1 (retail), A2 (financial /professional services), A3 (food and drink) or B1 (business).
ii. Noise, hours of operation, traffic, security and privacy will be the main concerns in terms of compatibility.
iii. Zone nuisance uses, including noisy, polluting and traffic generating uses away from living accommodation.
iv. Include appropriate acoustic insulation to further reduce nuisance.
v. Service commercial uses from the front in drop of bays and provide space for properties to the rear.
vi. Physically separate parking and servicing between uses.

vii. Screen service areas from residential views and take care when locating trade waste to minimise impact on dwellings.
viii. Provide access to dwellings and other uses directly from the street to assist monitoring of entry and exit and increase street movements.
ix. Include frequent doors and windows to boost activity and natural surveillance.
x. Create narrow plots to further increase the uses and activities of the street.
xi. Mix uses within the street vertically as well as laterally to intensify the operation of buildings.
xii. Include animated uses such as shops or cafes to ground floors to add interest to the street scene.

8.6 Amenity & Privacy

It is important that the design of new residential development provides adequate privacy, security, sunlight and daylight to occupiers of both new and existing dwellings. As applications for high-density development become more common the issue of amenity can become ever more demanding. Issues of amenity will be a determining factor in the permission of housing development as stated in Local Plan policy H11 (Layout and Design of Housing Development).

8.6.1 As a guide a distance of 21 metres between habitable room windows of adjacent properties will provide an acceptable level of amenity. Where changes in levels on site are evident or where taller buildings are present, these distances should increase by 1 metre for every 0.5 metre difference in height between the smaller to the taller building. Strict application of these standards can however restrict a creative response to site layout and frustrate designers; the Council is therefore open to applicants with a more flexible approach based upon design principles rather than standards.

8.6.2 Good quality high-density residential developments will only be possible where the skill of the designer strikes a balance between the public realm and the private realm. In taking a more flexible standpoint towards privacy and amenity, the Council sets the challenge for better and more careful layouts and designs.

8.6.3 In determining planning applications the Council will have regard to issues of privacy and amenity based on the guidance within this section. The main issues present a more sophisticated case for designing for privacy, in the context of higher density developments compliant with PPG 3 standards.

8.7 Layout

The layout of schemes and the arrangement of dwellings and windows should ensure that where levels are an issue the design is such that view of this nature, are avoided. Where this cannot be demonstrated, privacy by virtue of distance may be the only cause available.

8.7.1 Corner sites and plots provide a design challenge, particularly where perimeter blocks and long terraces meet at an angle. Here the intersection of properties needs careful consideration to avoid problems of overlooking.

8.7.2 Levels of privacy from amenity space associated with properties should be based upon the function of that space. Communal areas will by their nature prove amenity space that is shared in terms of use and views across. Where back gardens are proposed, then it may not always be possible to avoid overlooking from adjacent properties, but measures to provide good levels of privacy within the scheme will be encouraged where these do not conflict with stated design guidance elsewhere in this document. Since front gardens are required to establish a visual relationship with the street they are not the best place to locate the largest amount of private amenity space. The rear of properties is a more appropriate location for garden areas.

8.8 Windows

The layout and format of windows will be important in establishing views, overlooking and privacy. Where buildings are located closer than 21 metres, the layout of windows and doors should avoid creating direct views from properties.

8.8.1 Bedrooms and bathrooms are most sensitive to overlooking and should therefore be located towards the rear of properties where they are sheltered from the public realm. Bedrooms may however be located to the front of properties above ground floor level; fronts of properties can therefore be positioned closer together than backs of development to recreate the enclosure of traditional High Peak townscape.

8.8.2 Window size should reflect the level of privacy required within the room. Bathroom and bedroom windows will therefore be in proportion to but smaller than other windows. The functional rationale for smaller windows on northerly aspects may therefore help to identify the private aspect of a development block in terms of bathrooms and bedrooms.

8.8.3 Obscure glazing is encouraged in bathrooms and toilets, more reason why bathrooms should be located to the side or rear of the property, avoiding an unsightly collection of glazing finishes (not to mention ventilation kit and soil vent pipes).

8.8.4 **Sound**

Sound as well as vision is an issue for privacy. High quality materials, design and construction should provide a basis for good levels of insulation and noise attenuation, particularly in high-density schemes.

8.8.5 **Overshadowing**

Over shadowing can be particularly important in tall developments and in laying out external amenity spaces, which should avoid shady (and north facing) locations.
Where new development is located close to existing homes, specific attention should focus on minimising issues of overshadowing as far as is practical.

8.8.6

General principles for amenity and good design:

i. Standards for separation distances are only a starting point for housing layout.
ii. The Council adopts a more flexible approach where high quality design can be demonstrated and where adequate amenity and privacy are evident.

iii. Fronts are the public face and backs more private areas. Fronts addressing fronts may therefore be positioned closer together than backs.
iv. Corners and topography need particular attention and careful design.
v. Private and semi-private amenity space associated to properties should be located to the back of building frontages.
vi. The layout, size and finish of windows can help to preserve privacy in intimate scaled schemes.
vii. Measures to minimise noise between properties, particularly through party walls will be required.
viii. New designs should minimise overshadowing of existing and proposed properties and open spaces.

8.9 Sustainable Design

New development should be more environmentally sustainable in its design, construction and the lifestyles that such development supports. This is a general aspiration of the Council and starting point for all planning applications in Local Plan policy GD1 (Sustainability and Development Control).

8.9.1 The guidance in this section identifies how the design of new development can help to achieve these ambitions. This reaches from whole scheme design to detailed design. At every level designers are encouraged to provide environmentally conscious solutions.

8.9.2 Developers and their designers should demonstrate a commitment to sustainable development through planning applications. This is important for all development, not just large sites, given the cumulative impact that a high number of smaller scale developments.

8.10 Energy Efficiency

'Energy Efficiency Standards' for new (and existing) housing are provided by the Government in their General Information Leaflet 72, which establishes a three tier standard for new development. This starts with Good practice (which ensures the statutory / regulatory (building Regulations) minimum standard is attained. Best practice is a more sustainable standard, which draws upon existing products and techniques, which are now widely used and cost effective.
The highest 'Advanced' Standard can create homes that are capable of achieving a minimum impact on the environment. The Borough Council will encourage new development, which meets (or exceeds) the 'Best Practice' Standard. Development, which meets the 'Advanced' standard, will be welcomed as a case study of sustainable design within the Borough. More information on these standards is available from www.housingenergy.org.uk.

8.10.1 The Governments 'Standard Assessment Procedure' (SAP) and the 'Carbon Index' CI are important home energy rating systems. The SAP energy cost rating is based on energy costs for space and water heating. The CI is based on emissions associated

with space and water heating. Whilst these measures focus on the operation of the property, they are fundamentally based on detailed design and appointment. The SAP rating ranges from 1 to 120 and the CI from 0.0 to 10.0. The higher the number the better the standard and the Borough Council welcome schemes, which score highly. For more information see www.bre.co.uk/sap2001.

8.10.2 The National Energy Foundation scheme known as National Home Energy Rating (NHER) provides another approach to measuring the environmental performance of residential properties. This varies from the SAP / CI in that it takes into account the physical setting of the property, such as its orientation – which can have a profound effect on energy consumption. The Borough Council will encourage a NHER rating of 8.0 (or better) in new development. For more information on NHER see www.natenergy.org.uk.

8.10.3 Developers are encouraged to use the Building Research Establishment Environmental Assessment Method (BREEAM). The BREEAM scheme for residential developments is 'EcoHomes'. New development which scores a 'Good' rating (or better) through the BREEAM rating system will be encouraged as validation of good quality sustainable design. All schemes should pass this standard. (Refer to www.bre.co.uk for more information)

8.10.4 The design implications of more sustainable design will need to be balanced with other design issues established in the guide. These issues are not normally mutually exclusive, but greater flexibility in terms of creative and innovative design and layout will be afforded to schemes, which score highly on one or more of the ratings systems. The Borough Council does not require all of these assessments to be made, but does encourage the adoption of the most suitable system as a validation of the scheme sustainability credentials.

8.10.5 The Borough Council welcomes the submission of a sustainability statement with planning applications, which may include reference to one or more of the following; BREEAM (Eco Homes), Energy Efficiency Design Standards and Standard Assessment Procedure.

8.10.6 Opportunities for renewable energy sources to meet development requirements will be encouraged, balanced against other planning policies and design guidance. These may be aimed at communal facilities or at individual properties and might include harnessing the power of the wind, the sun, water and geology.

8.10.7 Given the upland and exposed nature of the district the layout and orientation of buildings should provide shelter within the landscape, minimising energy consumption.

8.10.8

General design principles to promote energy efficiency:

i. Building frontages/backs should be aligned within 30 degrees of due south where this is practical within the overall layout.
ii. Larger windows will be encouraged on south facing aspects. This is a traditional format for houses in High Peak where north-facing windows are often smaller and their aspects given greater shelter.
iii. Terraced building formats are encouraged to minimise heat loss.
iv. Work with natural slopes and consider the use of earth bunds to give shelter to northerly aspects where this will not undermine the quality of the development or work.
v. Communal heating systems are an alternative to cellular systems in higher density schemes.
vi. The layout of residential developments should ensure effective natural ventilation and insulation to ensure properties are cool in summer and retain heat effectively in colder climates.

8.11 Water

The High Peak is an upland area experiencing higher than average rainfall throughout the year. The area provides the upper catchments for both the Mersey and Derwent (Trent) river systems. Increased surface water run off prompted by development will need to be minimised as this can contribute to localised flooding and exacerbate difficulties down stream. Local Plan policy GD10 (Flood Prevention) states how the Council will seek to limit the possibility of flooding as a consequence of new development. Sustainable Drainage Systems (SuDS) are also encouraged to reduce the impact of surface water and are explained below.

8.11.1

General design principles to minimise surface run off:

i. Measures to hold water on site and facilitate natural recharge of local water tables will be encouraged in the form of balancing / attenuation ponds, swales, filter strips and filter drains.
ii. The design and location of balancing ponds should be safe and attractive as an integral part of the schemes landscape.
iii. Ponds should have shallow sides and include planting such as reed beds. There will be a preference for some level of water in these ponds throughout the year.
iv. Cordoning off these features with unsightly fencing is not acceptable.
v. Means of directing run off to these holding areas will need to be sensitively incorporated into the scheme and safe.
vi. Permeable paving surfaces for footway, carriageways and parking areas will be encouraged.
vii. Water draining from buildings may be stored for irrigation of gardens through the use of water butts.

8.12 Ecology

New development should support the local natural environment through the conservation and improvement of existing habitats as well as the creation of new possibilities for species growth. The integration of existing features and the use of native species will contribute this and is explicit in Local Plan policy GD6 (Landscaping).

8.12.1

General design principles to promoting natural ecology in developments:

i. Conserve any existing landscape features or habitats such as hedgerows and trees and support their continued existence and relevance by including them in areas of open space.
ii. Plant indigenous plants to support local habitats.
iii. Position gardens where they can support 'green corridors' of vegetation linked to surrounding gardens, parks and woodlands.
iv. In higher density schemes, where gardens might not be possible, allotment spaces, or shared gardening plots could be designed on site and made available to residents. Window boxes and roof gardens are another opportunity for introducing greener into higher density schemes.

8.13 Other Environmental Considerations

Other ways in which new housing developments can limit their impact on the environment include:

- Treatment of waste grey water on site through the use of natural filtration methods.
- The use of facilities such as dual flush toilets, low flow taps to make more economical use of water.
- Adequate room for bins and recycling boxes.
- On site recycling facilities in large schemes.
- Cycle storage (Appendix 1 of the High Peak Local Plan requires the provision of 3 secure bicycle parking spaces in all developments over 100m².

8.13.1

General principles for the sustainable design:

i. Developers and their designers should demonstrate a commitment to environmentally sustainable design.
ii. Validation of more sustainable design will be welcomed, through rating systems such as BREEAM Eco Homes, SAP / CI and/or NHER.
iii. Opportunities for renewable energy sources should be considered.
iv. Measures to minimise energy consumption should be identified at a scheme and detailed level.
v. The impact of development on local water systems should be minimal.
vi. Measures for the responsible use of water will be welcomed.
vi. Development should not compromise the local environment and should actively improve the range and quality of natural habitat.

8.14 Summary of Design Guidance

The main messages from this Chapter:

- Create safer living environments by promoting street life and maximising opportunities for natural surveillance.
- Design for barrier free internal and external living environments, which meet and improve upon minimum accessibility standards.
- Provide a mix of types, sizes and tenures of properties, designed in a coordinated and integrated manner.
- Combine housing with other compatible uses in suitable locations, designing appropriately to limit conflict and nuisance.
- Provide for appropriate privacy and amenity through sensitive design rather than blanket separation distances.
- Maximise opportunities to improve the energy efficiency of houses.
- Where appropriate, consider methods of limiting surface run off.
- Conserve any existing landscape features or habitats by including them in areas of open space to support a network of ‘green corridors.’

Chapter 9
Domestic Extensions

This chapter provides guidance on the following issues.

- Additions to existing building forms
- Overshadowing
- The roof plain
- Porches
- Conservatories
- Garages

9.0 Additions to existing building forms

Extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed.

9.1 Extensions should be designed so as to subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself.

9.2 Domestic extensions should be of a scale and be designed and positioned to avoid undue harm to the amenity of neighbouring properties. They must have regard to the orientation of adjacent homes, the number and position of windows and land levels. Excessive overshadowing of neighbouring habitable rooms windows, glazed doors and private garden/amenity areas should be avoided.

9.3 **Overshadowing**

If the centre of a main habitable room window is affected by the heavily shaded area, i.e. overshadowed on both a vertical and horizontal plane, then the extension may well cause a significant reduction in the skylight received by the window.

9.3.1 Similarly an extension should not unduly reduce outlook from a main habitable room window or produce a tunnelling affect. To prevent this, extensions affecting neighbouring property should not normally extend more than 2.5 m from the rear of the affected home. All planning applications for domestic development should be careful to include scaled plans indicating the position of neighbouring property.

9.4 The roof plane

Extensions and other works should seek to match the prevailing angle of the original roof, to maintain the proportion of the house.

9.4.1 Appropriate extensions to the roofline can be made by extending the main roof to the side (a ‘catslide’ roof) or by creating a secondary gabled roof at right angles. In view of their often squat and ungainly appearance, the prevailing climate and ongoing maintenance problems, flat roofs should be avoided.

9.4.2 Dormers pose difficulties in terms of design and overlooking. They should be kept as small and simple as possible; they will often be unacceptable on the front elevation of houses, especially terraced properties.

9.4.3 Roof lights may be acceptable provided that there is vertical emphasis; they are kept to a minimum and hidden from sight or located on reverse slopes. They should not project beyond the roofline and should be kept clear of verges and eaves.

9.5 Porches

Porches are rarely a traditional feature on the front of terraced houses and their introduction requires considerable care because of the disturbance to the main elevation of the house and possible intrusion in the street scene. Porches can sometimes hide interesting door surrounds and are often unacceptable in conservation areas and on listed buildings. In most cases the simpler the porch, the better. Usually a gabled form is preferred, although a lean-to roof may be better on post war houses.

9.6 Conservatories

Conservatories may require planning permission just as any other domestic extension; they should be sited and designed so as to be subordinate to the main dwelling. Conservatories are best sited on the side or rear of a house or to infill a corner. Simple and well-proportioned conservatories are best, with detailing to match the age and style of the main house. Structural elements should usually be coloured to match the window frames. The Council encourages householders to use timber from renewable sources and to consider avoiding non-renewable hardwoods.

9.6.1 Conservatories can cause amenity problems to adjacent property and should be sited so as to avoid undue overlooking and loss of privacy. Particular care is required where the proposed site is higher than adjacent housing. Obscure glazing may assist in resolving some amenity issues.

9.7 Garages

Garages and outbuildings should relate to the main dwelling in terms of size, proportion and appearance. They should be subordinate in size and height and match the materials of the existing house. Double garages should have two openings wherever possible, to maintain proportion, and with the roof ridge parallel to the doors. Flat roofs should be avoided. Doors with vertical emphasis are usually preferred and timber side hung door may be required in sensitive locations.

9.8 The main messages from this chapter include:

- Buildings should comprise several elements to build up the whole.
- Roofs should follow the long axis of the building.
- Extensions and all openings should maintain proportion and symmetry
- Extensions should complement the existing house – not overpower it.

Existing Good Design Guidance

- By Design: Better Places to Live (companion guide to PPG3)
- By Design: Urban Design in the planning system: towards better practice
- Urban Design Compendium
- Places, Streets and Movements
- Paving the Way
- Streets Ahead – Delivering Sustainable Residential Environments
- Design Bulletin 32 – Residential Roads and Footpaths
- Lighting in the Countryside: Towards Good Practice

Glossary of Terms

Ashlar
Smooth square or rectangular stones laid with mortar in horizontal courses

Building Line
The line made by a series of building frontages

Casement Window
A window frame hinged on one side so that it swings out or in to open

Chamfer
To cut off the edge or corner

Corbel
A projecting bracket of stone used as a support

Coursed masonry
Masonry construction in which the stones are laid in regular courses (A continuous row or layer of stones)

Cul-de-sac
A dead end street

Development block
The development area created by an alignment of streets

Dormer
A window in a sloping roof

Eaves
The part of a sloping roof that overhangs a wall

Finial
An ornament on top of a spire

Gable
The triangular portion of the wall, between the enclosing lines of a sloping roof

Hipped roof
A roof with four sloped sides

Keystone
The central stone of an arch

Jamb

One of a pair of vertical posts or pieces forming the sides of a door or window frame

Lintel
A supporting beam across the top of an opening, such as that of a window or door

Masonry
Includes all stone products, all brick products and all concrete block units, including decorative and customized blocks

Mullion
A vertical member, as of stone or wood, dividing a window or other opening

Pilaster
A shallow rectangular column projecting only slightly from a wall

Pinch point
Narrowing of the road carriageway

Pointing
To fill and finish the joints of (masonry) with cement or mortar

Quoins
The dressed stones at the corners of buildings

Random masonry
Masonry construction in which roughly dressed stones of random size are used, as they occur, to build up courses; the interstices between them are filled with smaller pieces, or with mortar

Renewable Energy
Any natural resource that can replenish itself naturally over time

Set back
The distance between the front of a building and the edge of the footway

Sill
The horizontal member that forms the base of a window

Soffit
The underside of a structural component

Swale
A shallow troughlike depression that carries water mainly during rainstorms

Terracing
To form (a hillside or sloped area, for example) into raised banks

Tiering
To arrange in a series of rows

Verge
The edge of the tiling that projects over a roof gable

Voussoir
One of the wedge-shaped blocks forming the curved parts of an arch