Creating locally distinct places

Sutton’s Urban Design Guide

Planning, Transport and Highways Service
Environment and Leisure

November 2006
CONSULTATION ARRANGEMENTS

1. The period of public consultation over this document is six weeks.

2. Comments should be made on the standard response form enclosed at the back of the document and should be sent, Freepost SEA 0135, to:
   Brendon Roberts
   London Borough of Sutton
   Strategic Planning
   Environment & Leisure
   24 Denmark Rd
   Carshalton, SM5 2JG

3. You can also email comments to: ldf@sutton.gov.uk

4. If you want to discuss any issues raised in this document please contact Brendon Roberts on 020 8770 6453 or Sally Blomfield on 020 8770 6253.

5. In dealing with the outcome of the consultations the Council will:
   I. Acknowledge all responses made;
   II. Contact you if we need to clarify any points you have raised;
   III. Summarise all responses;
   IV. Prepare a report to Councillors on all responses, and, set out the Council’s views on these, including recommendations on the way forward. This report will be made publicly available on the Council’s website (http://www.sutton.gov.uk) and in local libraries; and
   V. Send you a letter telling you when and where the report on the outcome of this consultation is available.

6. The London Borough of Sutton handles personal data in accordance with the Data Protection Act 1998. Please be aware that by providing your contact details you are consenting to your data being used in this way.

7. If you want independent help and advice on this consultation document or any other planning matter you can contact Planning Aid for London on Tel: 020 7247 4900 or by emailing info@planningaidforlondon.org.uk.

8. Useful general information on the planning system can be found on the Planning Portal (http://www.planningportal.gov.uk), which is managed by the Government’s Planning Inspectorate.
“Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area should not be accepted”

PPS1: ODPM, 2005

As Urban Design Champion for Sutton, I have great pleasure in publishing this draft Supplementary Planning Document (SPD), as part of the Council’s wider Urban Design Action Plan to improve the quality and identity of the built environment in Sutton.

Urban design does not only deal with architecture, but good design should positively improve the character and environmental quality of an area, the way it functions and how it is experienced.

This draft SPD promotes successful place making, through the implementation of several key urban design principles. The overriding principle is that design and layout should seek to build upon local character, including consideration of the existing streetscape, townscape and landscape qualities of the site and surrounding area. The Council acknowledges the importance of designing buildings and spaces that are attractive, modern, well connected, sustainable, inspiring and exciting, and therefore acknowledges that in certain instances, modern techniques and materials may be suitable to achieve this.

Whilst the Borough is generally characterised as a successful suburb of London, its existing urban fabric is under significant pressure, for example pressure for increased housing development and threats on the attractiveness, viability and vitality of our towns and urban centres. Furthermore, the quality of recent development is raising concerns that “identikit” design solutions are ignoring the surrounding context, and creating places, streets and spaces with little definitive character or identity.

Appendix 1, of this draft SPD, sets out further guidance on Sutton’s local distinctiveness, including consideration of the geographical, historical and architectural characteristics that make up Sutton’s complex and varied local character. This should be used as the basis for preparing a more detailed site and context appraisal to ensure that the development proposed respects and improves local character.

I advocate the use of this draft SPD, which seeks to drive forward the design agenda to enhance existing successful places and create communities where people are proud to live, work and visit.

Cllr Lyn Gleeson (Urban Design Champion)
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Appendix 1: Understanding Sutton’s Local Distinctiveness
Introduction

“Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning…. Good design should contribute positively to making places better for people”

(PPS1, ODPM 2005)

Purpose of this guide

1.1 This document sets out Sutton Council’s urban design guidance to ensure that future development creates attractive and sustainable places, where people want to live and work. Furthermore, it seeks to ensure that design is integrated into planning process to deliver high quality development that respects and improves local character, creating buildings and places that inspire, excite and delight.

1.2 Good urban design can contribute to delivering sustainable development in Sutton, especially by promoting the delivery of enough high quality homes, vibrant economic centres, interesting and welcoming places and facilitating sustainable modes of transport, such as cycling and walking.

1.3 More specifically, urban design:

- adds economic, social and environmental value and does not necessarily cost more or take longer to deliver;
- helps deliver places that are accessible and enjoyed by all;
- is fundamental in creating healthy neighbourhoods, where the design of our surroundings can affect our well-being;
- delivers high investment returns for developers and investors by meeting a clear occupier demand that also helps to attract further investment;
- enhances workforce performance and satisfaction, increasing occupier prestige;
- delivers economic benefits by creating investment opportunities and delivering more successful regeneration; and
- benefits all stakeholders, including investors, developers, designers, occupiers, public authorities and everyday users of developments.

1.4 The London Borough of Sutton has a distinct suburban character with many good examples of development from past and present building periods. Through the implementation of this document, the Council will seek to ensure that future development respects and improves this distinctive character, and in areas where no or little character exists takes the opportunity to create a distinct identity.

1.5 This document should not be seen as imposing a certain design taste or style, but promotes urban design principles to ensure that development makes the most of
the opportunities available for improving the site and surrounding context.

1.6 The Council considers that the key to good urban design is for developers to employ skilled designers early in the process to provide the best solution for each particular site context.

1.7 From time to time, the Council will prepare more detailed design guidance in the form of development briefs and design codes and for larger sites the Council will support the ‘enquiry by design’ process.

Improved design in Sutton

1.8 During September 2005 Sutton Council approved an Urban Design Action Plan to improve the overall quality and raise awareness of urban design in the Borough. This Action Plan included the preparation of up-to-date urban design advice and to establish a wide range of urban design working practices that include:

- Appointing an elected Member as an Urban Design Champion to lead the delivery of high quality design at the decision making level;
- Establishing an urban design Panel to comment on large and major planning applications, comprising of local built environment professionals;
- Arranging conference / workshop events to discuss design issues with local groups, organisations, residents and Council Members and Officers;
- Preparing Streetscape Design and Management Guidelines to set out the Council’s approach to improving the streetscene for all users;
- Establishing an in-house specialist urban design service to provide advice on planning applications and informing planning policy;
- Providing urban design training for Council Members and Officers on the principles and benefits of high quality urban design;
- Preparing design awards to recognise and celebrate good quality design of local buildings and spaces; and
- Preparing architectural design competitions to achieve the best proposals for significant or strategic sites through the competitive selection process.

Policy context

National policy context

1.9 The Government acknowledges the importance of design and is raising its profile on the planning agenda. Planning Policy Statement (PPS) 1 emphasises that “good design should contribute positively to making places better for people and design that fails to take the opportunities available for improving the character and quality of an area should not be accepted”.

1.10 Draft PPS3, which considers how design can contribute to delivering sufficient, affordable and high quality housing, places emphasis on “creating places, streets and spaces which meet the needs of people, which are attractive, have their own distinctive identity, and positively improve local character”.


1.11 Furthermore, with regards to Town Centres, the Government states in PPS6 that “well-designed public spaces and buildings, which are fit for purpose, comfortable, safe, attractive, accessible and durable, are key elements which can improve the health, vitality and economic potential of a town centre”.

1.12 The Government provides specific design advice for historic environments in PPG15, stating that old ‘and new’ buildings should not be set apart, but woven into the fabric of the living and working community. PPG15 further states that new buildings do not necessarily need to replicate their older neighbours, but must respect the setting and follow fundamental architectural principles of scale, height, massing, alignment and appropriate use of materials.

Regional policy context

1.13 The Mayor of London’s Plan states that good urban design gives order to space and beauty to buildings. The Mayor emphasises that good urban design contributes to creating a more varied and sustainable environment, by encouraging higher densities in places of high accessibility and therefore reducing the need to travel.

1.14 The London Plan also sets out several design principles and policies that should influence design in Sutton.

Local policy context

1.15 Sutton Council’s Community Strategy 2005 to 2008 sets out Sutton’s Community Vision to improve the quality of life for everyone in the Borough now and for future generations, of which a key objective is to create safer communities and develop a cleaner and greener environment.

1.16 General Policies contained in Sutton Council’s UDP, adopted in 2003, states that the Council will seek to ensure that new development is of a high standard of design and respects local character, enhances urban landscape quality and promotes sustainable development. Specifically, the UDP states that proposals for new development and redevelopment should incorporate the basic elements of good urban design; complement good quality elements of the existing urban fabric; enhance those areas where the urban fabric needs to be enhanced (Policy BE1); and sets out special design policies for development in Conservation Areas and Areas of Special Local Character.

1.17 Furthermore, the UDP states that in assessing proposals for higher density residential development in sustainable locations, the Council will adopt a flexible approach in applying planning standards such as those for car parking and amenity space, where such proposals incorporate elements of good urban design, demonstrate a high quality architectural design that is appropriate to the character of the locality and achieve sustainability objectives (Policy BE14).

1.18 The Council has also produced further supplementary planning guidance as part of the Local Development Framework that provides specific advice on the Design of House Extensions.
Status of this guide
1.19 This document is produced as a Supplementary Planning Document (SPD) in accordance with the Planning and Compulsory Purchase Act 2004. It is produced to provide guidance to agents, developers, planners and Council Officers on applying a range of Policies in the Built Environment section of the Unitary Development Plan 2003, but principally Policy BE1 “Good Urban Design.”

1.20 Once approved, this draft SPD will replace the following Supplementary Planning Guidance (SPG), adopted by the Council in 1995:
- SPG 3: Design and Amenity Space;
- SPG 4: New Housing Development on Corner Sites;
- SPG 6: House Conversion;
- SPG 10: Design of Shopfronts and Advertising;
- SPG 11: Residential Parking Areas: Qualitative considerations; and
- SPG 12: Design for Layout of New Streets.

1.21 This draft SPD has been approved for the purposes of public consultation and as a material consideration when determining planning applications.

1.22 In terms of replacing SPG 11 and 12, and in addition to the design principles and detailed design guidance in this draft SPD, the Council is currently preparing a local ‘Manual for Streets’ guide. This guide will set out detailed design guidance for the layout of new streets, parking provision and design for encouraging more sustainable forms of transport.

Community involvement
1.23 During 2005/06, the Council engaged with various stakeholders to inform the preparation of this draft SPD, including:
- A Streetscape Design Workshop (20 June 2005), hosted by Sutton Council on behalf of Urban Design London, to discuss ways that planners, designers and traffic engineers can work together to reduce street clutter;
- An Urban Design Conference (10 September 2005) where approximately 40 local people discussed strengths, weaknesses, opportunities and threats within Sutton’s built environment. This included a discussion of how several key urban design principles contribute to making successful places;
- An Internal Urban Design workshop (November 2005) where Council Officers discussed key strengths, weaknesses, opportunities and threats facing design in the borough and how design principles can improve the
Discussion with the Planning Users' Panel (24 July 2006) where representatives from various groups considered the possible scope and contents of the draft SPD.

1.24 Following approval of this draft SPD, further community involvement will be conducted in accordance with the Council’s Statement of Community Involvement (July 2006).

The design process

1.25 Sutton Council acknowledges that following the design process is a fundamental aspect in the delivery of successful design solutions. The context, opportunities and constraints of the site and surrounding area and how development respects and improves these, should be key to the design proposal and reflected in the design and access statement. The design process should comprise of the following key stages:

- Site identification and start of the design and access statement;
- Site and surrounding area appraisal identifying local character, context, linkages, urban form, constraints and opportunities, that would inform the design solution;
- Policy appraisal setting out National, Regional and Local policy for the design and layout of the scheme, including the consideration of any development briefs, design codes, this SPD and other SPDs;
- Preparation of concept design options showing how various options for the scheme responds to the site and surrounding area appraisal; meets the design principles contained in this SPD; proposes to respect and improve local character; uses of parcels of land; and how pedestrian, cycle and vehicle movement will be facilitated;
- Pre-application discussion with Council Officers to discuss the design concept options, policy considerations and local requirements and identify any amendments or further requirements to be reflected in the detailed scheme proposal;
- Pre-application community involvement for large, strategic or controversial development proposals to ensure that submitted schemes reflect the needs of the community;
- Detailed design preparation showing the final proposals for the site and how the appraisal, concept design options, pre-application discussion and community involvement has influenced the final scheme design. This includes the finalisation of the design and access statement that was started at the beginning of the design process; and
- Submission of planning application to Sutton Council and the start of the planning process.

How to use the guide

1.26 Sutton Council encourages the consideration of achieving high quality design from the outset of the design and planning process, and therefore this draft SPD should be seen as the Council’s first point of advice for urban design. This document contains
two main sections, with Appendix 1 concentrating on understanding local distinctiveness:

**Urban design principles**
for all development, which contribute to creating successful places

**Detailed design advice**
for particular areas or issues, such as corner properties; innovative design; landmark features; higher densities; tall buildings; movement and parking; home zones; shopfronts; and healthy neighbourhoods and health care facilities

**Appendix 1: Understanding Local Character**
providing useful information on Sutton’s local distinctiveness, including geology, history and townscape quality. This should be used to ensure development respects and improves local character and provides opportunities to create new character where no, little or mediocre character exists

1.27 This draft SPD should be read in conjunction with other Council planning and design guidance, such Design of Residential Extensions, Designing out Crime and Sustainable Design and Construction; and other organisation’s research and good practice guidance, such as English Heritage and the Commission for Architecture and the Built Environment (CABE). See the appendices for further reading, websites and contact details.
Urban design principles

“Good urban design is rarely brought about by a local authority prescribing physical solutions, or by setting rigid or empirical design standards but by approaches which emphasise design objectives or principles”

(By Design, DETR/CABE 2000)

2.1 The Council’s six urban design principles, set out in this SPD, are derived from UDP Policies and ‘By Design’. More specifically, the design principles are derived from and supplement UDP Policy BE1 (Good Urban Design), which states that: “Proposals for new development and redevelopment should incorporate the basic elements of good urban design and complement good quality elements of the existing urban fabric and enhance those areas where the urban fabric needs to be improved. The Council considers that good urban design should:

(i) respect and reinforce the character and identity of the area, including the buildings and their context;

(ii) avoid isolated developments which do not integrate well into the surrounding area;

(iii) create attractive well functioning spaces within the site;

(iv) provide a responsive architecture which is relevant to a human scale;

(v) respond to contextual features, including views and landscape;

(vi) contribute to a safe and secure urban environment;

(vii) include relevant new or otherwise appropriate technological innovations to ensure sustainability;

(viii) be accessible to all members of the community.”

2.2 The design principles do not provide prescriptive design solutions and are not set out in any priority, but seek to provide guiding principles that when implemented together create places where people can feel welcome, safe and can move around freely. The Council considers that the success of a development will depend on how creatively the design principles have been integrated into the scheme, given the context of the site and character of the surrounding area.

2.3 Each urban design principle contains a brief description, design considerations and checklist to ensure that the key issues of the principle are addressed in the final design. The design principles are predominantly applicable to large and major scale development proposals, however the essence of the principle is also applicable to small development proposals, including conversions and infill development.

2.4 Further guidance on the design for sustainable suburbs is available from the Greater London Authority’s Tomorrow’s Suburbs: Tools for Making London’s
Suburbs More Sustainable (http://www.london.gov.uk/mayor/strategies/sds/toolkit/index.jsp), which contains the following 7 themes:

- Reinforcing the role of local centres;
- Making new development sustainable;
- Improving the existing housing stock;
- Promoting alternatives to travel by car;
- Improving environmental sustainability;
- Protecting and promoting suburban employment; and
- Improving design and the public realm

2.5 The principles and checklists also reflect the Building for Life criteria, established by the Commission for Architecture and the Built Environment and the House Builders Federation, to measure the quality of housing and the design of neighbourhoods. More information regarding the Building for Life criteria and awards scheme can be found at www.buildingforlife.org.

Development in Rosehill of a large enough scale to create a distinctive identity, while still respecting the character of the surrounding area
Urban Design Principle 1: Build on local character

“Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted”

(PPS1, para 34, ODPM 2005)

A typical inter-war suburban terrace, showing clear suburban character

2.6 This principle considers how development should respect positive features of Sutton’s suburban character, which contributes to creating local distinctiveness and a sense of identity. The best places are exciting, memorable, with an attractive character that people appreciate. The features that contribute to character include building styles, scales, materials, density, urban grain, building setbacks, landscaping, accessibility, heights, boundary treatments, urban form and footprint.

2.7 Creating local distinctiveness involves an imaginative approach to improving local character based on combining existing character, innovation, use, building style, natural environment, local practice, materials and the needs of the community and developer. Building on local character seeks to protect some of positive features of Sutton’s suburban townscape, especially within Conservation Areas, Areas of Special Local Character and Special Policy Areas. However, the Council acknowledges that new and old buildings can coexist happily without disguising one as the other or having a negative influence on the integrity of either development, and therefore respecting local character does not necessarily mean replicating it.

An example of where contemporary design can respect historical buildings

2.8 In some instances it may be argued that specific sites or areas have a monotonous, poor, mediocre or no distinctive character. In these instances, for example large sites or sites isolated from the surrounding urban fabric, development should take the opportunities to create a new locally distinctive character through innovative design solutions, varying materials, interesting buildings and spaces, and exciting public realm features, such as The Hamptons and BedZed. Further details of designing for innovative design is set out later in this SPD.
2.9 Infill development and backgarden development can also build on local character by respecting the existing building heights, building setback lines, footprints, scale, roof treatments, design features and materials. However, careful consideration should be given to the impact of the development on the surrounding area, including the reduction of overlooking and protection of privacy.

2.10 To understand the geological, historical and characteristic elements that make up the various characters of the borough, a Local Distinctiveness Guide has been prepared as an Appendix to this draft SPD. Applicants or developers will need to consider the context of the site and character of the area and justify how the development proposal takes the opportunities to improve that character. The reasoning for this should be set out in the design and access statement, considered later in this SPD.

2.11 To build on local character, all development should seek to, where appropriate:
- Preserve the unique characteristics of specific areas with positive character, including Conservation Areas, distinctive areas or certain town centres;
- Improve areas of poor or mediocre quality, through innovative design solutions;
- Respect unique characteristics of the site and neighbourhood, including building lines, street patterns, scale, massing, height and landscaping features;
- Ensure the scale of development is appropriate to the existing context of the area;
- Ensure development reflects the existing building lines and side boundary setbacks;
- Ensure that backgarden development does not alter the streetscene, by being visible from the road and therefore should be hidden behind existing buildings;
- Build on Sutton’s ‘green’ reputation by encouraging landscaping, street trees, retention of front gardens and the use of wind turbines and solar panels; and
- Encourage the use of innovative, contemporary and creative design solutions, including building design, landscaping, street patterns, building materials, signage and boundary treatments.

<table>
<thead>
<tr>
<th>Checklist to build on local character</th>
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<tbody>
<tr>
<td>Does the development respect and enhance the features and identity of areas with positive character, including building heights, building lines, scale, street pattern &amp; massing?</td>
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<tr>
<td>Where mediocre, little or no character exists, does the development seek to create a new distinctive character, including the consideration of contemporary design?</td>
<td></td>
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<tr>
<td>In all areas, does the development respect existing building lines, heights scale and massing?</td>
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Urban Design Principle 2: Create safe and attractive building layout

“To promote the continuity of street frontages and enclosure of space by development which clearly defines private and public areas”

(By Design, DETR/CABE 2000)

2.12 This principle is about creating development, including infill development and backgarden development, which clearly distinguishes between private and public space. Buildings should generally address, reinforce and define streets and spaces, and follow a coherent building line usually set from the context of the area or street line. Buildings that follow a continuous building line around a street block and address the street, i.e. front onto the street, while enclosing private space within the centre of the block have proved successful, including the typical ‘terrace street’ block pattern which is widely found in Sutton.

2.13 Sutton Council acknowledges that natural surveillance contributes to creating a sense of activity and reduces fear of crime through active building frontages, such as shopfronts, entrance doors and windows, which face onto streets and spaces. Consideration should be given to the design, scale and location of any backgarden development to ensure that the buildings address the access routes, encouraging active natural surveillance of the space.

2.14 This principle is also about ensuring that any users of public or private space know who is welcome and how to behave in that space.

Figure 2.1: Shows the distinction between private, semi-private and public space on a typical suburban street
Terraced houses follow a continuous building line along the street, although these front gardens poorly define the public/private space.

2.15 To create safe and attractive building layouts, all development should seek to:

- Clearly distinguish between private, semi-private and public space (see figure 2.1 above);
- Ensure buildings front onto or overlook streets, footpaths and other open spaces, with active frontages, such as windows, doors and shopfronts, providing natural surveillance;
- Ensure building layout avoids left over space;
- Enclose private spaces in the middle of street blocks, where buildings clearly distinguish between private and public space, see figure 2.2 below;
- Ensure that cars and parking do not dominate the streetscape, whether on-street or off-street;
- Consider the building envelope and ratio between building heights and street widths to ensure that streets and public spaces have a human scale and are not intimidating (figure 2.3a, b & c);

Figure 2.2: A terrace street, that clearly distinguishes between public and private space.

Figure 2.3a: Shows the possible street to building ratio (1:1) of a very narrow street, such as a typical mews.

Figure 2.3b: Shows the possible street to building ratio (1:2.5) for a typical suburban street.

Figure 2.3c: Shows the possible street to building ratio (1:4) for a typical boulevard or public space.

- Ensure that building heights and location of windows, doors, conservatories and extensions do not cause overlooking and respect the privacy of neighbouring properties;
- Consider the requirements of the Council’s Design of Residential Extensions SPD;
• Promote mixed use development that would ensure a ‘human’ presence throughout the day;
• Ensure that where parking on front gardens is the only design solution, this is minimal, sympathetic, landscaped, using sustainable urban drainage and does not result in excessive building setbacks;
• Where possible, promote greater use of underground parking, especially for large residential schemes and retail development in town centres. However, this must be designed to be totally secure and in accordance with the Council’s Designing Out Crime SPD, Guidelines DCR41 to DCR45;
• Seek to ensure that new development, especially contemporary design, inspires, excites and delights; and
• Consider the principles of the Sutton’s Designing Out Crime SPD (April 2005).

<table>
<thead>
<tr>
<th>Checklist to create safe and attractive building layout</th>
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<tbody>
<tr>
<td>Does the building address the street with a continuous building line, set by the existing character?</td>
<td>✓</td>
</tr>
<tr>
<td>Does the development clearly define between private and public space, enclosing private space and restricting access?</td>
<td>✓</td>
</tr>
<tr>
<td>Are the buildings defined by a coherent and well-structured street layout?</td>
<td>✓</td>
</tr>
<tr>
<td>Does the layout and pedestrian requirements take priority over the roads and car parking to the extent that highways do not dominate the development?</td>
<td>✓</td>
</tr>
<tr>
<td>Does the development provide clear active frontages?</td>
<td>✓</td>
</tr>
<tr>
<td>Does the development encourage a human scale that is not intimidating or creates unnecessary over shadowing?</td>
<td>✓</td>
</tr>
<tr>
<td>Does the development consider the impact of overlooking on the privacy of neighbours?</td>
<td>✓</td>
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</table>
Urban Design Principle 3: Create vibrant, attractive and accessible public places

“To promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people”
(By Design, DETR/CABE 2000)

2.16 Public places are any spaces that are accessible to the public, free to use, move through and enjoy. It is usually public spaces that connect various origins or destinations, such as squares, parks, streets, arcades, public buildings and public realm space. This principle is about using attractiveness, vibrancy, good accessibility and high quality materials to create successful public places.

2.17 The maintenance and cleanliness of the public realm contributes to creating attractive places. This in turn contributes to vibrancy and promotes opportunities for investment. Therefore, development proposals should consider the continued maintenance and cleaning of the public realm.

2.18 Furthermore, this principle seeks to ensure that public spaces are clear of obstruction and accessible areas for everyone, especially for the elderly and people with disabilities. Accessibility can be greatly improved by making better use of level or slight gradient surfaces, ramps and lifts to move around the public realm and enter and exit buildings.

Blank frontages reduce vibrancy and natural surveillance

2.19 To create safe, attractive and accessible public places, development should seek to:

- Integrate the provision of public realm space into development proposals and not rely on left over space;
- Ensure design of the public realm contributes to creating a clear image;
- Consider location, size, type and function of space;
- Ensure that building entrances are on primary frontages and at ground level;
- Reduce blank building frontages and wherever possible promote natural surveillance;
- Consider the use of features that contribute to civic pride, such as trees, landscaping, statues, street art, landmarks and water features;
- Reduce and where possible remove unnecessary street clutter in the public realm, such as signage, lamp columns, bollards, railings, street furniture and advertising;
• Use paving materials and techniques to improve distinctiveness. However, the general paving type should comprise of one or two types that respect the architecture and character of the space, and do not result in a patch work effect;

Paving materials and design contribute to local identity and distinctiveness

• Provide seating, however this should be sympathetic, discreet and not restrict pedestrian desire lines;
• Plan for easy daily cleaning and maintenance of public spaces;
• Discourage ‘A’ board advertising;
• Encourage vibrancy with the use of street cafés, events, markets, street performers, concerts, festivals and ceremonies;

Street cafés in the public realm contribute to activity and vibrancy, and heaters and blankets can ensure this all year round

• Reduce the use of steps, making use of ramps and slight gradients for uneven areas;
• Ensure all people, including those with disabilities, can easily and comfortably move through, to and between buildings, especially public buildings; and
• Encourage the principles of creating accessible environments, including the provision of facilities, parking, easily understandable pedestrian routes, and easily accessible buildings, especially for people with physical, hearing and sight impairments.

<table>
<thead>
<tr>
<th>Checklist to create vibrant, attractive and accessible public spaces</th>
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<tbody>
<tr>
<td>Is the public space clean, attractive, well designed, with suitable management and cleaning arrangements?</td>
</tr>
<tr>
<td>Does the development provide streets, squares and public spaces that are well connected, vibrant, attractive and easy to move through?</td>
</tr>
<tr>
<td>Is the public space clear of obstruction and incorporates the principles of accessible environments for all people?</td>
</tr>
</tbody>
</table>
Urban Design Principle 4: Create easier movement

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

(By Design, DETR/CABE 2000)

2.20 Streets are more than just routes for vehicles and should offer a safe and attractive environment for all. Well-designed and safe streets encourage people to use them, especially for walking and cycling. Development should facilitate pedestrian movement and be integrated into the overall movement network (see figure 2.5a, b & c). Development should also integrate public transport opportunities, such as stations and bus stops, to ensure that these are well accessed from, to and through new development.

2.21 Street patterns and urban grain can greatly impact on pedestrian movement - smaller grain makes movement easier, however cul-de-sac street layout restricts movement (see figure 2.5b & c). Where backgarden or infill development occurs, there will usually only be one access road creating a cul-de-sac. Where this occurs the Council will encourage creating pedestrian through movement routes, where possible; and discourage gating the development, relying on active frontages for natural surveillance.

2.22 Traffic management schemes can help prioritise pedestrian use of streets and spaces creating valuable public spaces and reducing car speeds and volumes, such as the 20mph ‘home zone’ concept. Home Zones are streets where pedestrians have priority over vehicles and vehicles are
required to behave according the ‘rules’ of pedestrians, including speed.

2.23 This design principle should be implemented in conjunction with the detailed design guidance contained in Chapter 3 of this draft SPD. Further guidance on the technical specifications for the design of traffic and transportation in contained in a local version of the ‘Manual for Streets’, currently being prepared by the borough.

Example of home zone signage showing clear pedestrian priority

2.24 To create easier movement, development should seek to:

- Promote safe, easy and direct pedestrian movement and the creation of a network of attractive, well-connected public spaces;
- Consider the impact of development on movement patterns in the wider area;
- Ensure roads, footpaths and public spaces are connected into well-used routes (figure 2.5a);
- Ensure that public transport facilities, such as stations and bus stops, are integrated into the overall scheme design and layout, and promote easy pedestrian accessibility to these public transport facilities;
- Reduce cul-de-sac street patterns and where appropriate re-connect street patterns that currently restrict movement (figure 2.5b & c);
- Consider a wide range of street types, such as avenues, boulevards and ‘home zones’;
- Ensure that streets are designed with the pedestrian needs in mind, and consider existing connections and desire lines;
- Reduce parking on front gardens and reinforce existing building lines. Consider parking on only a portion of the front garden, the street, in garages or underground;
- Promote retail streets that encourage economic activity, by improved pedestrian access and moderate car movements;
- Pedestrian streets connect places and improve footfall.
• Use pedestrian streets to improve footfall and create opportunities for public space; and
• Encourage walking and cycling by connecting the development to existing networks and providing storage / shower facilities.

<table>
<thead>
<tr>
<th>Checklist to create easier movement</th>
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</thead>
<tbody>
<tr>
<td>Do buildings and layouts make it easy to find your way to, through and around?</td>
<td></td>
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<tr>
<td>Does the development facilitate pedestrian movement, through well-connected streets and spaces?</td>
<td></td>
</tr>
<tr>
<td>Is the development integrated into the overall movement network?</td>
<td></td>
</tr>
<tr>
<td>Is car parking well integrated so it is not dominant and supports the streetscene?</td>
<td></td>
</tr>
</tbody>
</table>
Urban Design Principle 5: Create a sense of welcome

“To promote legibility through development that provides recognisable routes, intersections, and landmarks to help people find their way around; and to promote development, landscaping and public realm features that make people feel welcome and create a sense of arrival when visiting a certain place.”
(By Design, DETR/CABE 2000)

2.25 This principle is about designing places that are welcoming, with a clear image and that are easy to find your way around, through integration of recognisable routes, gateways, focal points, intersections and landmark features.

2.26 Visual, open and vibrant streets and spaces contribute to reducing fear of crime and make places welcoming and attractive. Streets provide an opportunity to highlight landmarks and focal points through visual corridors, which create a sense of identity and help people find their way around (see figure 2.6).

2.27 In certain instances, corner buildings may provide opportunities to highlight a gateway or signify a change in the character of the built form. However, this is not the case for every corner site and consideration should be given to how this fits into the surrounding character and nature of the street.

Corner properties may provide an opportunity to signify a gateway or a change in the urban form

2.28 Art, landscape design, water features, street furniture and works of famous artists or architects contribute to creating attractive places and improve civic pride. However, consideration should be given to the location of these and the materials that would facilitate cleaning, especially when cleaning graffiti. Wood and porous materials absorb paint and therefore would be more difficult to clean.
2.29 To create welcoming and legible places, development should seek to:

- Preserve and enhance unique characteristics and design features of specific areas, such as conservation areas and town centres;
- Promote innovative buildings and public space design to be welcoming, memorable and create identity;
- Focus buildings and street layout onto landmark features to create views and vistas (see figure 2.6);
- Enhance and protect locally strategic views;
- Enhance gateways as welcome features, such as using landscaping, art or signage that reflects local circumstances;
- Utilise corner buildings to provide opportunities to highlight gateways and signify changes in the urban form;
- Provide good quality signage, including signs on shop fronts;
- Promote works of art, especially from local artists and architects;
- Ensure that works of art and street furniture is located to facilitate cleaning, without being too close to buildings and not constructed from porous materials that absorb graffiti paint; and
- Use lighting to improve safety, highlight landmarks and show off attractive buildings.
Lighting can highlight features / buildings

<table>
<thead>
<tr>
<th><strong>Checklist to create a sense of welcome</strong></th>
<th>✓</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the development have a clear image and improve the identity of the surrounding area?</td>
<td></td>
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<tr>
<td>Is the site easy to find your way to, through and around?</td>
<td></td>
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<tr>
<td>Does the development make the most of highlighting or creating landmark features, especially for corner buildings?</td>
<td></td>
</tr>
<tr>
<td>Could art, landscaping or water features improve the attractiveness of the space, development and surrounding area?</td>
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</tbody>
</table>
Urban Design Principle 6: Build for the future

“To promote adaptability through development that can respond to changing social, technological and economic conditions; and to provide diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs”

(By Design, DETR/CABE 2000)

2.30 Successful places provide equal opportunities for all people, now and for future generations. This includes the need to ensure that new development contributes to environmental sustainability and supports a mix of compatible uses and tenures.

2.31 Buildings for the future should incorporate the key principles of environmental sustainability and sustainable design and construction through promoting the use of renewable resources (sun / wind / thermal mass), water conservation (dual flush / water storage / sustainable urban drainage) and reducing the need to travel by car (car sharing / public transport). Further advice on incorporating sustainable design and construction technologies in new development is available from the Council’s Sustainable Design and Construction SPD, currently being prepared. Furthermore, development proposals should make the most of local skills and building materials, and provide waste collection and recycling facilities on or very nearby the proposal site.

2.32 Sustainable design and construction techniques, such as solar panels, wind turbines and water butts, should be designed and located to have the least visual impact on the streetscene. This may be achieved by locating solar panels on the rear facing roof faces; using photovoltaic panels that look like tiles; or hiding water butts within natural landscaping. It should be noted that solar panels require heat and therefore would need to be located on the south facing roof slope, having significant visual impact on the streetscene of any south facing dwellings. However photovoltaic panels only require light and therefore can be located on any rear facing roof slope. The use of ‘brise soliel’ (solar shading) on the southern façades of buildings are a successful way of reducing over heating during the summer months, however these should be designed to have the least visual impact and can be hidden during the winter months. These should also not impact on the natural surveillance of the building.

2.33 Buildings should be made adaptable by ensuring that development is not designed for function, but fit for function, which can be later converted should
circumstances change. Buildings that are adaptable have longer life-spans, with clear social, economic and environmental benefits.

2.34 Consideration should also be given to providing adaptable accommodation and meeting ‘lifetime home’ standards for improving accessibility into and around developments. These standards include the consideration of door widths, corridor widths, turning circles, kitchen/bathroom layouts and the provision of load bearing walls to incorporate railings, shower seats and lifts should the need arise. Further information is available from www.lifetimehomes.org.uk

2.35 To create buildings for the future, development should seek to:

- Incorporate the principles of sustainable design and construction, in accordance with the Sustainable Design and Construction SPD, currently being prepared;
- Where the street layout allows, buildings should face 30° either side of south, to maximise solar gain from orientation (see figure 2.7);
- Meet the current targets for on-site renewable energy sources, by making use of technologies such as photovoltaic panels, wind power, geo-thermal heating and combined heat and power;
- Make use of thermal mass insulation to reduce heat loss and natural ventilation to improve cooling (see figure 2.8 below);
- Promote water conservation, including the reduction of water use, the use of water butts, green/grey water recycling and dual flush toilets as standard in new developments;
- Make sure that development proposals consider and mitigate the possibility of future flood risk;
- Where grass or soft landscaping is not possible, then paved areas should use Sustainable Urban Drainage
- Make use of local building materials;
- Make on-site provision for waste collection and sorting / storing materials for recycling;
- Encourage greater use of trees and soft landscaping;
- Consider the current and expected housing demand, specifically with relation to house size and type;
- Provide for a mix of land uses and a range of house sizes, styles and room numbers;
- Promote higher densities in areas of good public transport access;
- Encourage building design and layout that can easily be altered should the need arise;
- Provide affordable housing in accordance with the Council’s Affordable Housing SPD (October 2006);
- Design to allow easy conversion to other uses, should the need arise;
- Incorporate Lifetime Home Standards, that includes parking provision for disabled people and the design of internal and external space;
- Promote the citing of services under roads and landscaped areas, as maintenance of services under buildings is costly;
- Consider any issues regarding contamination of land;
- Protect wildlife sites and protect Sutton’s biodiversity; and
- Provide opportunities for habitat creation, such as green roofs.

<table>
<thead>
<tr>
<th>Checklist to building for the future</th>
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<tbody>
<tr>
<td>Does the development contribute to environmental sustainability, through renewable energy, water conservation and promoting biodiversity?</td>
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<tr>
<td>Does the building consider the impact of Climate Change, including future temperature extremes, flooding and drought?</td>
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<tr>
<td>Does the development support a mix of land uses, tenures, styles, room sizes and room numbers to accommodate a wide range of user groups?</td>
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<tr>
<td>Can the building be used for other functions in the future, should the need arise?</td>
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<tr>
<td>Does the development accommodate Lifetime Home Standards?</td>
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