DISTINCTLY DARLINGTON

DESIGN OF NEW DEVELOPMENT SUPPLEMENTARY PLANNING DOCUMENT

JULY 2009

FOREWORD

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1. INTRODUCTION

1.1 WHAT IS THIS DOCUMENT AND WHY IS IT IMPORTANT?

1.1.1 The purpose of this Design of New Development Supplementary Planning Document (Design SPD) is to provide clarity and detail about the design of new development in the Borough, including all public and private open spaces. It sets out how the Council expects the location, form and type of new residential and non residential development in Darlington to be considered through the design process.

1.1.2 This SPD has been developed in accordance with local, regional and national planning policy. Developers will be expected to have considered this SPD prior to the submission of a planning application. The adoption of this document means that the Design SPD is a material consideration to be given considerable weight in considering development proposals and in making decisions on planning applications. It may be used to refuse development on the grounds of poor design. Design related issues set out in this SPD can be the subject of planning conditions and/or planning obligations in respect of appropriate development.

1.1.3 The need for this SPD has arisen because the Council wishes to raise the quality of new development in the Borough. The design quality of new development has been mixed in recent years; by promoting a design led, code based approach to development, which incorporates new national design and sustainable building standards and good practice principles, a high standard of design will be promoted.

1.1.4 Design codes are a new approach to delivering improved quality development and can help deliver design quality in areas where it has been lacking in the past. The design code for Darlington is a distinct form of detailed design guidance comprising a set of written and visual rules that set out specific design elements that would provide a quality development in a particular area. Together with the developer's detailed design appraisal of the site and locality, the code will help create a design which will reflect local distinctiveness but will also be sufficiently flexible to meet end user requirements and provide scope for innovative design.

1.1.5 This Design SPD provides the opportunity to set out in detail how the Council expects national standards and guidance to be addressed. This will help achieve a distinctive, accessible, safe and sustainable built and natural environment which reflects the special character of the Borough's heritage and its varied townscapes and landscapes. By setting out a consistent approach to design, a degree of certainty will be provided for those who wish to promote new development in Darlington and which meets the needs of local people by promoting inclusivity and equality of opportunity regardless of where people live.

1.1.6 The initial work that provided the basis for the SPD, a characterisation study of the built form of the Borough, was undertaken through five community workshops in June-July 2008. Following this, the community provided photographs and documentation of the prevailing character of Darlington's neighbourhoods and villages that are valuable in urban design terms. This has informed the basis of the Design SPD. The characterisation study can be viewed on the Council's website www.darlington.gov.uk/planningpolicy.

Darlington Characterisation Study, DBC, 2009

Borough of Darlington Local Plan, DBC, 1997

1.1.7 This Design SPD elaborates on several 'saved' Local Plan policies. Those that apply to all forms of development are: Policy E1 (Protection of the Environment), Policy E10 (Protection of Key Townscape and Landscape Features), Policy E14 (Landscaping of Development), Policy E25 (Energy Conservation), Policy E29 (The Setting of New Development), Policy E46 (Safety and Security), Policy R1 (Designing for All), Policy T13 (New Development – Standards) and Policy T24 (Parking and Servicing Requirements for New Development).

1.1.8 There are several other criteria-based policies where design is just one element of the policy and should be referred to where appropriate. These policies relate to particular buildings or environments, or may be relevant to a specific form of development. These include: E7 (Landscape Conservation), E8 (Area of High Landscape Value), E9 (Protection of Parklands), E12 (Trees and Development), E15 (Open Land in New Development), E23 (Nature and Development), E24 (iii) (Conservation of Resources), E38 (Alterations to Business Premises), E42 (Street Furniture), E45 (Development and Art), E49 (Noise Sensitive Development), H7 (Areas of Housing Development Restraint), H11 (Design and Layout of New Housing Development), H12 (Alterations and Extensions to Existing Dwellings), H13 (Backland Development), EP6 (Prestige Employment), R7 (Design of Open Space Provision) and R13 (Recreation Routes and New Development). All policies are reproduced in **APPENDIX 1**.

Appendix 1

Open Space Strategy, DBC, 2007

SPG: Commuted Sums from New Housing Development to Enhance Children's Equipped Play Areas, DBC, 2001

1.1.9 The content also complements the adopted Open Space Strategy, specifically: Policy 5 (Safeguarding open space and securing new or improved provision), Policy 19 (Open space provision associated with new development), Policy 21 (Providing open space with employment development) and Policy 22 (Design of Open Spaces) as well as the adopted Supplementary Planning Guidance: Commuted Sums from New Housing Development to Enhance Children's Equipped Play Areas.

1.1.10 Following the adoption of the Core Strategy, the Design SPD will be republished. Where appropriate, changes may need to be made to ensure consistency, particularly with Policy CS2 Promoting Good Quality, Sustainable Design. There will be an opportunity for key stakeholders, voluntary and community groups and organisations as well as the wider community to comment on any changes made.

1.2 SUPPORTING DOCUMENTS

1.2.1 This SPD has been subject to a Sustainability Appraisal, Habitats Regulation Assessment, Equalities Impact Assessment and Disabilities Equalities Impact Assessment during its preparation. Separate reports for the documents can be viewed or downloaded from the Council's website www.darlington.gov.uk/planningpolicy.

1.3 A LIVEABLE DARLINGTON

1.3.1 Design is not just about the architecture or style of a building. It is also about the spaces in and around the development, the quality of the relationships between the development and surrounding areas and the appropriateness of the function of the building in its context. Darlington is experiencing ongoing change and good design which improves the quality of the built environment, its public spaces, its heritage and local distinctiveness, will contribute to the community's quality of life helping to create a 'sense of place'. It also helps enhance economic performance by making the area more attractive to investors and visitors.

1.3.2 As such, this Design SPD primarily focuses on liveability; the qualities of a place that make it attractive, desirable, vibrant and easy to use for all. Liveability is a key component in ensuring that people *want* to live and work in, or visit, Darlington. To ensure that new buildings, spaces and places in the Borough are liveable, sustainable and complementary to the character of Darlington, developers will be expected to incorporate in a design the following qualities that help create a liveable environment – a place:

a) that is easy to get around on foot, by bicycle and by public transport;
b) where you feel safe;
c) where the services and facilities you need are close by;
d) enlivened by attractive buildings and with access to the natural environment;
e) where you can sit down, relax, play and meet;
f) that is a home or place of work that is comfortable and economical to run through efficient use of resources;
g) that is distinctive, with a sense of place that defines your environment from another;
h) that is easy to understand and feels familiar; and
i) designed to accommodate the needs of the whole community including older people and those with disabilities.

2. WHAT IS GOOD QUALITY DESIGN?

2.1 PLANNING

PPS1, ODPM, 2005

2.1.1 Quality of design in the planning process has become far more prominent in recent years. Planning Policy Statement 1 (PPS1) states that good quality design should create 'attractive, useable, durable and adaptable places' and should be 'indivisible' from good planning.

By Design, DETR, 2000

2.1.2 Meanwhile, By Design expects successful design of new development 'to positively contribute to making places better for the community' by providing high quality, inclusive, safe buildings and spaces that make efficient use of resources. Providing and enhancing access by a variety of modes of transport from new development to local shops and services, from home to work and to green infrastructure are an essential element of good design.

Borough of Darlington Local Plan, DBC, 1997

2.1.3 The adopted Local Plan was prepared in the context of national planning policy guidance from the late 1990s. The key requirements indicated that new development should protect and enhance the Borough's natural and built environments whilst respecting its key characteristics. Accessibility for all, by a variety of different modes of transport, safety and sustainability were identified as key aspects of good design.

2.1.4 Most of the adopted Local Plan policies are 'saved' until replaced by new Local Development Framework policies. Whilst the guidance given in this Design SPD elaborates on the implementation of Local Plan policies, it does so in the context of more up to date information, in particular from new national and regional guidance for design, sustainability and safety, where these do not conflict with the 'parent' Local Plan policies. Any other changes can only be included in a revised SPD, once the appropriate Development Plan Documents have been adopted. Specific matters contained in more up to date plans and strategies that this SPD takes account of include:

2.1.5 **National planning policy:**

- PPS1: safe, sustainable, inclusive environments are promoted to ensure the community's quality of life is not undermined. Reinforcing local distinctiveness is also recognised.

PPS1 Supplement, DCLG, 2007

- PPS1 Supplement: the location and design of new development should limit carbon dioxide emissions 'constructively and imaginatively' making good use of decentralised and renewable energy.

PPS3, DCLG, 2006

- PPS3: creating cohesive, residential environments is recognised as 'fundamental' to meeting the needs of the community. Family housing should promote the needs of children, particularly in relation to safe, accessible outdoor public and private space.

PPS4 (Consultation), DCLG, 2007

- PPS4: secure high quality, attractive, inclusive, durable and sustainable economic development, regardless of location, which improves the character and quality of an area and the way it functions to help Darlington make the most of its assets and improve the quality of place by creating the right conditions to attract and retain businesses, jobs and investment.

PPS6: Companion Guide, ODPM, 2005

- PPS6: Companion Guide: active street frontages should be created and be fully integrated into the local environment. Safe, easy access should be promoted to and across the town centre on a variety of modes of transport.

PPS7, ODPM, 2004

- PPS7: distinctive design 'in keeping and in scale with its location and sensitive to the character of the countryside and local distinctiveness' should be promoted.

PPS9, ODPM, 2005

Manual for Streets, DfT, 2007

- PPS9: opportunities for building in biodiversity or geodiversity features should be maximised in and around new development as part of good design.
- Manual for Streets: 'walkable neighbourhoods' should be created, ensuring a range of facilities are easily accessible on foot, for cyclists and by public transport, in an attractive, safe and comfortable environment, whilst allowing safe and easy movement by car.

Regional Spatial Strategy for the North East, NE Assembly, 2008

2.1.6 **Regional Spatial Strategy (RSS):** In the Tees Valley City Region high standards of new development and redevelopment are seen as important to improve the quality and sustainability of the environment. The RSS and its policies can be viewed from the Government Office for North East England website www.gos.gov.uk

2.2 POLICY CONTEXT

One Darlington: Perfectly Placed, Darlington Partnership, 2008

2.2.1 **One Darlington: Perfectly Placed (Sustainable Community Strategy):** aims to develop sustainable neighbourhoods with easy access to a good range of shops, services, employment and local facilities. Minimising carbon emissions and enhancing feelings of safety for the community are key aims of the strategy. Ultimately, a well designed Darlington is seen as being important to its successful economic, social and environmental future.

2.2.2 There are many other plans, strategies and policies available at a national, regional and local level to provide advice and guidance for design. A full list can be found in **APPENDIX 2**. Where buildings or areas, like Listed Buildings and Conservation Areas, are subject to other guidance and regulations, or where the Council has prepared or endorsed a masterplan or design code for part of the Borough, developers must consider the design of a new development carefully to reflect all appropriate guidance.

Appendix 2

www.gos.gov.uk

3 HOW TO USE THIS SPD

3.1.1 Developers are expected to use the following approach as part of on going discussions with officers:

STAGE 1

CONFORMITY WITH RELEVANT ADOPTED PLANNING POLICY

All proposals should be in accordance with relevant national planning policy and the adopted development plan.

PRE-APPLICATION AND PLANNING APPLICATION DISCUSSIONS

Pre-application discussions are encouraged for all planning applications, particularly major and significant development proposals with officers, through the One Stop Shop and through consultations with the community, in accordance with the Statement of Community Involvement. These discussions are entered into on a without prejudice basis, to seek a measure of agreement on design and to discuss other planning related issues.

Statement of Community Involvement, DBC, 2005

STAGE 2

DETAILED DESIGN APPRAISAL OF SITE AND LOCALITY

To promote a design led approach and an understanding of the area in which they propose to develop, developers are expected to undertake a detailed design appraisal of the site's immediate context and local character. It should recognise the site's opportunities and accept any limitations it may have, to reconcile the needs of the development. Demonstration of this will be required as part of the Design, Access and Sustainability Statement (see **APPENDIX 3).**

Appendix 3

Design, Access and Sustainability Statement: submitted with a planning application should explain how the designer has considered the site and explain how their proposal is the best design response to the site's constraints and how it meets the appropriate sustainable building standard.

INCORPORATE GENERAL DESIGN GUIDANCE

Once developers have an understanding of the locality, the general design guidance should be used to ensure the basic principles of good design are incorporated for five interlinked themes:

- Improving Movement
- Promoting Community Safety
- Achieving Sustainability
- Integrating Green Infrastructure and Public Space
- Reflecting Heritage and Local Distinctiveness

Section 4

STAGE 3

IDENTIFY RELEVANT ZONE FROM ZONE MAP

From the Darlington Zone Map developers should identify the appropriate zone the development lies in.

Section 5.2

INCORPORATE DETAILED DESIGN SOLUTIONS APPROPRIATE TO ZONE AND TO REFLECT LOCAL CONTEXT

The detailed design guidance appropriate to the zone should be used to help define the detailed characteristics of a scheme. Complementing the design appraisal and general principles this will enable developers to produce an appropriate design solution for traditional and contemporary

Section 6 & 7

development which reflects local configuration and context.

3.1.2 Symbols and references listed in the right hand column of this SPD highlight links to relevant guidance elsewhere in the document. References to other documents and explanation of terms are set out in the left hand column. A glossary of architectural or design terms is found in **APPENDIX 4**. Weblinks are found at the foot of the page.

Appendix 4

3.2 DARLINGTON DESIGN REVIEW PANEL

3.2.1 The Council is committed to raising the quality of design across the Borough and will establish a new independent Design Review Panel to advise on the design implications of major or innovative development proposals. This Panel would not have the formal status of a Council committee; their comments would be reported to Planning Applications Committee to provide independent design advice as part of the consultation for the planning application, prior to officers consideration of the application. Planning Applications Committee will determine applications based on all of the information available to them at the time of consideration. The Council will also create the Darlington Design Awards, which champion excellence in design of new development across the Borough. These would be determined by the Panel and would raise the awareness of the importance of good quality design in the Borough.

3.2.2 The Council may refer significant proposals to the North East of England Regional Design Panel, where appropriate in place of the Darlington Design Review Panel. Their comments would be used as part of the design advice provided to Planning Applications Committee.

4. GENERAL DESIGN GUIDANCE

4.1 IMPROVING MOVEMENT

Relevant Local Plan Policies: E1, E10, E29, E25, H11, H12, R1, R13, T13, T24 – see Appendix 1

4.1 IMPROVING MOVEMENT

4.1.1 Darlington's movement network should provide for easy and safe movement for everyone, giving priority to pedestrians, cyclists and users of public transport. It will ensure that those who need to use a car can move around the Borough safely and easily. Choice of routes will connect new developments with existing. A well connected Borough will provide opportunities for business and employment, allowing people to reach public transport, shops and local services. Access to development from the street should be clear and safe. Darlington's residential streets should contain wider pavements or shared surfaces for all, creating friendly, safe, useable spaces where activity can take place, providing a range of health and environmental benefits.

Movement network: roads and streets, green infrastructure and the public rights of way network

DEVELOPERS WILL BE EXPECTED TO:

CREATE A PERMEABLE MOVEMENT NETWORK, with development located next to the existing or new network. Existing routes should not be disrupted. Layouts that prevent through traffic for pedestrians and cyclists and do not provide good links to public transport are not acceptable. Provision must be made for cycle movement, where appropriate with shared use footpaths or alternatively as part of a well overlooked separate cyclepath. Cul de sac developments serving more than 25 dwellings are discouraged.

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HELP ACHIEVE MORE SUSTAINABLE TRANSPORT CHOICES AND PATTERNS OF MOVEMENT, with new direct routes and connections provided with good, safe, easy pedestrian and cycling links to and through a site, along desire lines to bus stops, neighbouring places, local shops and services, community facilities, green infrastructure and the public rights of way network. In the urban area, development should be or made to be within 400m walking distance of local facilities like a convenience food shop. Elsewhere each application will be considered on its own merits. For major developments, travel plans should be submitted with a planning application showing how the development will provide for the needs of sustainable transport users. This will be secured by a condition or where appropriate a S106 agreement.

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In most cases a travel plan will be secured by condition unless there are financial implications when a S106 agreement will be used.

CREATE A LEGIBLE PLACE applying, where appropriate, a road hierarchy, with a main route clearly defined, to allow easy orientation. Streets should have clear sight lines to important buildings, spaces and points of activity, particularly at corners, highlighted through architectural or landscape treatment. Appropriate, attractive materials should be used that can be easily maintained.

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CONTROL TRAFFIC SPEED EFFECTIVELY through good design rather than through engineered measures. All residential developments must be designed for a 20mph speed limit; short, curved or irregular streets can have a traffic calming effect and may be appropriate. Excessive curves should be avoided as they make access for pedestrians and cyclists more difficult.

Home Zones: Traditional street design is altered with benches, trees, play areas designated in the road space to ensure motorists drive at lower speeds.

DESIGN AN INCLUSIVE NETWORK with new streets, including integrated roadways and Home Zones designed to have a clear or dropped kerb, tactile paving and pavement for pedestrians ensuring that all the community, including older people and those with disabilities, including users with sensory or cognitive impairment can move around easily. Excessive street furniture and signage, steep slopes and other barriers should be avoided. In residential developments Lifetime Homes standards should be incorporated where practical.

Lifetime Homes: homes built to be accessible for all people with a flexible layout which can be adapted over a lifetime to meet a person or family's changing needs

www.lifetimehomes.org.uk

Public buildings: buildings which are open to the public e.g. shops, restaurants, hotels and entertainment, leisure and community buildings, employment, education facilities

PROVIDE A CLEAR MAIN ENTRANCE TO BUILDINGS, particularly those open to the public, in the most accessible location, close to crossing points and public transport nodes. Separate entrances for those with disabilities will not be accepted unless in exceptional circumstances where it is not possible for disabled access to be provided at the main entrance.

INCORPORATE APPROPRIATE VEHICLE AND CYCLE PARKING suitable to the location and type of development. In some cases, where development is in or close to the movement network or local shops and services, car free development will be acceptable. Important design principles to consider:

- Cycle parking should be secure, covered, easy to use and located adjacent to the cycle and pedestrian network, close to the main entrance of a building;
- Vehicle parking should be overlooked, welcoming, attractive and well lit in appropriate locations. Only in exceptional circumstances will high quality forecourt parking be considered, but this should not be used as a frontage treatment;
- Use of innovative street and parking solutions, including homezones;
- Disabled parking should be as close to the building as possible with level access;
- A combination of allocated and unallocated parking spaces will be considered where appropriate, to meet the needs of occupiers, particularly in residential areas. Allocated parking will not be permitted in adoptable areas.

Detailed information on car parking design can be found at www.saferparking.co.uk. The Council's vehicle and cycle parking standards can be found in the Tees Valley Design Guide and Specification: Residential and Industrial Estates Development at www.middlesbrough.gov.uk.

Transport Statement: for developments which have small transport implications
Transport Assessment: for developments which have significant transport implications
Both identify what measures may be required to deal with the predicted transport impacts, to improve accessibility and safety for all users

REFLECT HIGHWAYS STANDARDS, appropriate to the development's type, location and size to create a safe, high quality environment. For significant development early consultation with the Council's Highways and Engineering Section is encouraged to ensure new roads are designed to meet the Council's adoption standards. A Transport Assessment/Transport Statement may be required to ensure the impact of transport generated by development is mitigated. For the Council's adoption standards see the Tees Valley Design Guide and Specification as above.

www.saferparking.co.uk
www.middlesbrough.gov.uk

www.dft.gov.uk

5. GENERAL DESIGN GUIDANCE
5.2 PROMOTING COMMUNITY SAFETY

Relevant Local Plan Policies: E1, E10, E14, E38, E46, H11, H12, R1, R13, T13, T24 – see Appendix 1

4.2 PROMOTING COMMUNITY SAFETY

4.2.1 New buildings, spaces and places should be safe and reduce the potential for crime, the fear of crime and anti social behaviour. Liveable, desirable places should be created that take into account the features of the locality, which, when co-ordinated with other design measures and good practice from other organisations, create well-designed, safe places for all.

4.2.2 A well designed, safe Borough should not see a loss of architectural style or amenity. High quality, crime prevention techniques and security measures should be incorporated, which respect the design of the building and its location. Positive public space that is cherished and that encourages use by residents, workers or visitors at different times of the day contributes to a sense of well being, safety and deters anonymous criminal activity. High quality environments and layouts should be provided with good, natural surveillance to create safe, useable spaces.

DEVELOPERS WILL BE EXPECTED TO:

See 7.1

A UK Police Initiative

INCORPORATE THE PRINCIPLES OF SECURED BY DESIGN to create a safe environment for future occupiers and adjoining neighbourhoods. Developments with sensitive uses or that have the potential to be crowded may require specific counter terrorist security measures. The Police Architectural Liaison Officer will also be consulted on all major and sensitive applications.

Crowded places: with public access which may be liable to terrorist attack due to the presence of crowds e.g. shopping centres, sports stadia, commercial centres and tourist attractions
Sensitive uses: power generation, government offices, laboratories, radiological sites, airports and reservoirs.

MAXIMISE NATURAL SURVEILLANCE in all spaces, streets, paths, parking areas, entrances to buildings and green infrastructure. Secluded areas and paths are not acceptable. By designing in natural surveillance residents and employees are encouraged to 'own' spaces and streets, helping deter potential offenders by increasing their chance of being observed. Building entrances to, and active rooms in, commercial development should front the street or publicly accessible spaces, with windows overlooking the public realm. Blank elevations facing onto areas of high movement, and paths between buildings with blank walls, with high boundaries or that contain elevations with few windows will not be permitted.

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PROMOTE INTEGRATED ROADWAYS IN RESIDENTIAL DEVELOPMENT to accommodate pedestrians and cyclists alongside vehicular routes as the presence of people on the street should heighten the level of natural surveillance. Segregation will only be acceptable on a primary road, where there is a safe connection to green infrastructure or where there is a short, direct cycle route, in a high quality environment, to promote family cycling. All segregated routes should be highly visible, well lit and overlooked.

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Public space: roads, streets, open space.
Semi private space: defensible space in front of shops, houses onto the street.
Private space: front and rear gardens

CREATE DEFENSIBLE SPACE providing a buffer between the movement network, buildings and private space with public space connected to the movement network. Routes and paths between residential properties should be no less than 12 metres, clearly demarcating public and private space, unless in Conservation Areas where this could be detrimental to their character. Appropriate boundary treatments, landscaping and materials can be used to define areas of movement and demarcate private space but must have a degree of visual permeability and create a distinctive, attractive environment. Landscaping and planting should not create secluded places for loitering.

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Green infrastructure: network of multi-functional green spaces linked by green corridors within and between the town and villages, including parks, woodlands, river corridors, local nature reserves, open spaces, children's play areas, urban fringe and the countryside
Public space: squares and hard landscaped civic spaces such as High Row

INCORPORATE HIGH QUALITY, OVERLOOKED, FUNCTIONAL GREEN INFRASTRUCTURE AND PUBLIC SPACES, in consultation with, and to be used by a wide cross section of the community, to ensure spaces are valued and

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used appropriately and safely (see the Council's Statement of Community Involvement) and make a positive contribution to new developments. Isolated, disconnected and poorly maintained spaces or spaces created from leftover parts of a site, without a clear function are not safe and will not be permitted. Children's play areas, areas for sport and recreation and seating should be well overlooked and appropriately lit to create a comfortable environment for users, reducing the opportunity for crime and anti social behaviour. Trees, planting and shrubs should be used appropriately. After completion, all waste materials should be removed promptly as they can invite anti social behaviour and crime.

PROMOTE MIXED USE DEVELOPMENTS in appropriate locations to promote vitality and a variety of activities throughout the day and in the evening to promote natural surveillance. A mix of uses will be encouraged on the ground floor, where appropriate.

Lighting strategy: identify key buildings, structures and material features appropriate for light illumination and/or visual or projected arts illumination, picking out themes of historic and industrial links.

PROVIDE WELL LIT ENVIRONMENTS appropriate to the type and location of development and conditions in the locality, to promote safety and reduce conflicts between pedestrians, cyclists and vehicles. Lighting should be designed to minimise light pollution and improve the legibility of the environment. A lighting strategy should be submitted with all significant planning applications.

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INCORPORATE HIGH QUALITY SECURITY MEASURES TO REFLECT USE AND LOCATION with security fencing, wire and shutters only acceptable where the developer can demonstrate that all other security measures have been considered and are not feasible. CCTV should be used appropriately and buildings, spaces and landscaping should be designed to ensure sight lines of existing provision are not obscured. In major developments, CCTV schemes should be referred to Durham Constabulary and for public spaces to the Council's Community Services team.

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4.GENERAL DESIGN GUIDANCE
4.3 ACHIEVING SUSTAINABILITY

Relevant Local Plan Policies: E1, E24, E10, E14, E25, E29, E46, E49, H11, H12, R1, T13, T24 – see Appendix 1

4.3 ACHIEVING SUSTAINABILITY

4.3.1 Sustainable development has a low environmental impact, but maximises environmental, economic and social benefits for the community. Energy and water bills will be reduced and there will be a range of health and environmental benefits providing an improved quality of life for the community and for future generations.

4.3.2 Through high quality design and efficient operation of development, energy use and consumption should be dramatically cut which should reduce emissions of CO_2, a major cause of climate change. Designs should plan for the lifetime of a development, recognising not only its impact on the current climate but the benefits sustainability can have for the climate and the community of the Borough, in the long term. Location, layout and design of sustainable development should reflect local building types but will perform in a superior way with all new development capable of incorporating measures to reduce carbon emissions in the medium-long term.

Regional Spatial Strategy for the North East, NE Assembly, 2008
Code for Sustainable Homes, DCLG, 2008

SUSTAINABLE BUILDING STANDARDS

The Regional Spatial Strategy sets out broad standards requiring the layout and design of new development to minimise energy consumption and maximise adaptive capacity. To help the Borough tackle climate change in the long term, developers will be expected to meet the following standards:

A. Residential development for 2010-2016 as:
- **2010: Code for Sustainable Homes rating 3**
- **2013: Code for Sustainable Homes rating 4**
- **2016: Code for Sustainable Homes rating 6**

B. Non residential development:
- **2010-2016: BREEAM 2008 standards 'very good-outstanding'**

Renewable energy: includes wind and solar power
Decentralised energy: includes combined heat and power, biomass, district heating
Low carbon technology: includes ground source and heat source pumps

In addition all major new developments of more than 10 dwellings or 1000m^2 of non residential floorspace should secure at least 10% of their energy supply from renewable and decentralised or low carbon sources.

These targets may, exceptionally, be reduced or possibly waived if:
- It can be demonstrated that there are exceptional unforeseen costs associated with the development, that together with the provision of securing 10% energy supply on site from these sources, would render the project unviable; and/or
- The development of the site will bring other planning and environmental benefits that are so significant as to outweigh the benefits from these technologies

Section 106 agreements or planning obligations are legally binding agreements between landowners and/or developers and the Council.

The Council expects developers to have considered the financial implications of providing renewable and decentralised or low carbon technologies on site when purchasing the land for development, as they would for all other significant foreseeable costs like highways work, remediating contamination, demolition and planning obligations. Developers will have to address the matters covered in **APPENDIX 5** if they consider that there are further, exceptional unforeseen costs and that this requirement would make a proposed scheme unviable. A standard planning condition will be used to secure this requirement, unless the provision is to be secured through connection to an existing system, where a Section 106 agreement will be used.

Appendix 5

SUSTAINABILITY STATEMENT

The Council expects developers to submit a Design, Access and Sustainability Statement with most full and reserved matters planning applications. This should

www.breeam.org

show how the developer has incorporated appropriate design solutions to ensure the development meets the appropriate level of the Code for Sustainable Homes or BREEAM 2008 Standards. The matters to be included are set out in **APPENDIX 3**.

Appendix 3

TO ACHIEVE THESE STANDARDS, DEVELOPERS WILL BE EXPECTED TO:

INCORPORATE ENERGY EFFICIENT DESIGN TO REDUCE THE OVERALL ENERGY CONSUMPTION OF A DEVELOPMENT reducing the target level that will need to be reached by renewable and decentralised or low carbon technologies as part of the 10% requirement. Important design principles to consider:

- Orientate buildings so that the main elevation is facing within 30 degrees of due south to maximise the significant, free benefits the sun can make through passive solar design to space heating and lighting in a building. Main living spaces should be located on the south facing side of the building with kitchens and bathrooms on the north. South facing roof slopes should be designed to permit the installation of solar panels either initially or at a later date. Glazing should be maximised on the south side of a building and minimised on the north side to contain heat.
- Use advanced glazing systems such as argon filled low-emission double glazing to reduce heat loss
- Incorporate heavy, well insulated, internal walls in a relatively airtight building to store solar energy preferably using organic or fossil insulation, from natural or recycled sources
- Excessive solar gain can add to the heat generated by lighting and equipment causing overheating and increasing cooling demands. In non residential buildings, in particular, these measures should be accompanied by louvres, external blinds, brise soleil or large roof overhangs to provide shade from the sun but allow maximum daylight.
- Incorporate natural ventilation particularly for non residential buildings, which can be achieved by fitting opening windows or vents in buildings, using displacement ventilation or using an atrium to create a rising 'heat stack' which help duct warm air to the colder parts of the building. Buildings designed to be reliant upon air-conditioning will not be encouraged.
- Use indigenous trees and good quality landscaping to provide shelter from prevailing winds and minimise solar exposure in the summer.

Organic insulation: natural (cellulose, flax, hemp, wool, wool fibre, wool wood, cork)
Fossil insulation: mineral (rockwool, fibreglass, perlite, vericulite, foaming glass)

CONSIDER A VARIETY OF RENEWABLE AND DECENTRALISED OR LOW CARBON TECHNOLOGIES FROM AN EARLY STAGE when the solution is likely to be more cost effective. Technologies should be designed and sited appropriately to reflect the type, size and location of development to achieve the 10% target as well as to generate maximum benefits to the user. It should be carefully integrated with the character of the area so as not to reduce the amenity of neighbours. Further guidance can be found in the Micro Renewables Toolkit.

PROVIDE SUFFICIENT SAFE STORAGE SPACE FOR WASTE MINIMISATION within the structure of a building or its curtilage to allow separate storage for all recyclable waste, including paper, cans, glass, cardboard and plastics. Where possible, in residential developments, developers are encouraged to provide space for composting facilities.

INCORPORATE WATER EFFICIENCY MEASURES in new development to help conserve water resources, particularly the aquifer that Darlington lies across. Simple, relatively inexpensive measures such as water efficient taps and fittings will help reduce water bills for the community. Rainwater harvesting uses non potable

www.gos.gov.uk

water for toilets, plant irrigation and car washing and should be considered where appropriate. Space should be incorporated for a storage tank.

PPS25, DCLG, 2006

Flood Risk Assessment: should be carried out to assess the risks of all forms of flooding to and from development including climate change

ENSURE FLOOD RISK IS MITIGATED APPROPRIATELY to reflect PPS25, based on the scale and type of development and the flood zone it is located in. Biodiversity should be incorporated where possible, through storage and attenuation. Where flood risk is an issue each scheme will be judged on its own merits and where required, a flood risk assessment should provide details of design to mitigate the impact of flood risk on site and downstream. In these cases the Environment Agency must be consulted at an early stage.

SuDS: imitate natural drainage processes by reducing and slowing the quantity and rate of surface water run off from new development, dealing with run off as close to the source as possible

INCORPORATE SUSTAINABLE DRAINAGE SYSTEMS (SuDS) appropriately to achieve an infiltration capacity to meet or exceed natural or greenfield conditions. SUDS such as swales, balancing ponds and wetland habitats should be used to enhance water quality, remove pollutants and provide biodiversity opportunities. Further drainage guidance can be found in CIRIA Sustainable Drainage Systems and Approved Document H. Northumbrian Water, as the sewerage undertaker, the Environment Agency and the Council, particularly when designing SuDS as part of open spaces, should be consulted for guidance to ensure that SuDS schemes are appropriate and for details on adoption.

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See 7.8

USE LOCALLY SOURCED MATERIALS where available, such as local stone and brick, which are not only locally distinctive but have proved more durable than many synthetic materials and have lower lifetime environmental costs. Their use should reduce transportation costs, particularly for bulky stone products. Alternatively, materials present on the development site should be re-used or reclaimed. Recycled materials (such as aggregates) should be used for construction to minimise energy use and the environmental impacts of extraction and disposal. Reused roof materials should be considered.

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ENSURE GROUND INSTABILITY IS CONSIDERED AT THE DESIGN STAGE where appropriate, to take account of any mining related issues that may occur. Where necessary a ground instability report may be required showing how the design will mitigate the issues identified. See www.coal.gov.uk for more details.

National scheme established by the construction industry

CONSIDER SIGNING UP TO THE CONSIDERATE CONSTRUCTORS SCHEME so sites can be assessed against a Code of Considerate Practice for issues such as compatibility with restrictions on noise, air, light and water pollution, and provision of adequate parking for builders and access for delivery vehicles.

www.considerateconstructursscheme.org.uk

www.environment-agency.gov.uk
www.ciria.org www.nwl.co.uk
www.coal.gov.uk

4. GENERAL DESIGN GUIDANCE
4.4 INTEGRATING GREEN INFRASTRUCTURE AND PUBLIC SPACE

Relevant Local Plan Policies: E1, E7, E8, E9, E12, E14, E15, E23, E29, E46, R1, R6, R7, R13 – see Appendix 1

4.4 INTEGRATING GREEN INFRASTRUCTURE AND PUBLIC SPACE

4.4.1 The Borough has a high proportion of green and public space ranging from the historic parks of South Park and North Lodge Park to the newly created West Park and the less formal local open spaces and green corridors that run alongside Darlington's rivers, becks and disused railway lines. Attractive and functional hard surfaced squares and public spaces include the Market Square and High Row.

4.4.2 Parks, public squares, children's play areas, nature reserves as well as smaller places to sit and relax act as the heart of Darlington's communities, bringing people together and providing welcome breathing space within the built up areas, as well as opportunities for health, education, leisure, recreation and culture and the enhancement of natural habitats and the historic environment.

Priority habitats: habitats and species of principal importance in the Durham Biodiversity Action Plan
Darlington Local Wildlife Sites: community accessible, locally important sites for biodiversity
Protected species: protected by national legislation because of their vulnerable status e.g. bats, great crested newts

BIODIVERSITY STANDARDS

Through good design of all new development, opportunities for biodiversity should be maximised, particularly where development has resulted in the permanent or temporary damage to habitats, directly or indirectly, on or off site. Through building in biodiversity, new development will contribute to a net biodiversity gain of the Borough's green infrastructure network and its range of priority habitats by ensuring their protection, restoration, management and enhancement as well as creating appropriate access to Local Wildlife Sites for the community. To help achieve this aim, developers will be expected to meet the following standard:

All developments with a **net increase of 5 or more dwellings or more than 0.25ha floorspace** would be expected to create or contribute to the enhancement of a priority habitat on site or if this is not practicable, off site in the locality and/or by improving public access to a local wildlife site. This will be assessed by reference to the standards for natural and semi natural green space as set out in the Council's Open Space Strategy. Where appropriate, maintenance contributions will be sought equivalent to the cost of 10 years maintenance. A management plan will be required to show how the maintenance contributions will be used.

On site biodiversity features will be secured via condition whilst off site contributions may be secured through a S106 agreement.

TO MEET THIS STANDARD DEVELOPERS WILL BE EXPECTED TO:

CREATIVELY INCORPORATE A VARIETY OF BIODIVERSITY FEATURES APPROPRIATE TO THEIR LOCATION to help prevent biodiversity loss, reverse habitat fragmentation, promote priority habitats and maintain and enhance links to the existing network of wildlife corridors and Local Wildlife Sites. Important design principles to consider:

See 7.12

Habitats Regulations for England and Wales 2007

- Where protected species exist on or next to a site mitigation measures should be incorporated to protect species, enhance biodiversity and allow movement through improved connectivity to the wider green infrastructure network. Measures should be consistent with the Habitats Regulations see www.naturalengland.org.uk
- Local native species should be used in all biodiversity schemes. Locally distinctive flora and fauna and natural features like trees, hedgerows, water

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www.naturalengland.org.uk

bodies and grassland should be incorporated and/or enhanced. Where deculverting watercourses and SuDS are appropriate, new habitats should be provided where practicable. The Environment Agency should be consulted on all proposals near or within a river or floodplain.

- The scale and proximity of buildings should be designed to minimise shading of biodiversity features on or next to the site.
- Greening of buildings and hard landscaping will be encouraged through planting, streets trees, climbing plants and living walls to encourage birds, insects and other biodiversity features. Roof space should create habitats for birds where possible.
- Grassland, unmown grass, verges and native wildflower mixes should be used to add biodiversity value to open spaces and landscaping.
- Improved public access to semi natural greenspace and/or to the wider countryside should be provided where possible to reflect the Darlington Rights of Way Improvement Plan.
- Where a development results in the loss of biodiversity, provision should be made to compensate for its loss in the locality to ensure an overall biodiversity gain is achieved.
- All significant development or developments which have a significant impact upon biodiversity will be required to submit an Ecological Masterplan with a planning application. Any identified improvements may be sought through the maintenance contribution set out above.

Darlington Rights of Way Improvement Plan, DBC, 2007

Ecological Masterplan: sets out the site's ecological diversity and identifies measures to maintain and enhance habitats on the site

MAINTAIN AND ENHANCE DARLINGTON'S ARBOREAL CHARACTER to improve the ecological value of spaces, mitigate the effects of climate change and soften the character of the development, allowing it to fit with its surroundings. Trees and street trees should be used to define spaces and form avenues or corridors to connect green spaces to help form places which people enjoy. Indigenous and mature species of trees and plants should be retained or provided, appropriate to the context of a development and subject to local conditions with respect to proximity to buildings and natural surveillance. Where it is not appropriate to retain trees, replacements should be provided in a suitable location within the site. Mass tree planting to fill in left over areas between buildings, which have no function will not be acceptable. Maintenance is required for 5 years after planting, to include works and replacement trees. Designs incorporating trees covered by a Tree Preservation Order should be discussed with the Council.

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Tree Preservation Order: protect s good examples of mature, specific trees, group or woodland from development, damage and removal

INTEGRATE HIGH QUALITY, FUNCTIONAL GREEN AND PUBLIC SPACES WITH THE EXISTING GREEN INFRASTRUCTURE NETWORK enhancing permeability to promote walkable streets and cycle paths to provide easy access to other green spaces, the urban fringe and the wider countryside. Access should be provided to a variety of spaces for everyone, including adequate provision for those with disabilities and impairments. Spaces should be provided in accordance with the Open Space Strategy and the Rights of Way Improvement Plan.

See 7.11

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PROVIDE CONVENIENTLY SITUATED, VANDAL PROOF STREET FURNITURE appropriate to the location, co-ordinated with the new development and surrounding buildings through a well defined and controlled palette of colours, textures and materials. Seating should allow for rest and relaxation. All furniture and signs should avoid visual clutter and obstacles to movement, ensure ease of maintenance, cleaning and service access, with adequate provision for the disposal of waste.

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CREATE PLAY SPACES THAT WILL INSPIRE, EXCITE, CHALLENGE AND SATISFY CHILDREN to encourage outdoor play and activity, social interaction, an understanding of the environment and personal development. Play provision should be consistent with the forthcoming Planning Obligations SPD. The

community should be involved in the design of the space so that it meets their needs. Important design principles to consider:

- Playspace should complement attractive spaces and enhance poorer environments. Materials, features and planting should reflect the distinctiveness and heritage of the local area. LD
- Spaces should be located away from main roads, noise and pollution with adequate natural surveillance to ensure spaces are well used, safely. Spaces should be easily accessible for children on foot or by bicycle. M
- Natural features such as grassy mounds, boulders, logs and planting should be used or incorporated to help make a space attractive, create a landscape to be discovered and adapted, promote biodiversity and imaginative play. CS
- Multi functional spaces, with non prescriptive, colourful, interesting and exciting play equipment should be created. Through design it should be clear which age group the playspace is appropriate for. Playspaces for different age groups should be located close together to help supervision. Spaces should be flexible, to be adapted to meet the needs of children in the long term as play needs change.
- Inclusive spaces will encourage disabled and non disabled children to play together. Provision for wheelchair users is encouraged in all new spaces, the needs of those with other disabilities and special needs should also be considered; nest swings can encourage inclusive play. The width, gradient and surface treatment of external paths must provide access for all.
- Playspace should challenge children and young people and encourage them to manage risk, in appropriate locations.
- Sustainable play spaces should use recycled or sustainably sourced materials like reclaimed or FSC approved wood.
- Provide comfortable seating and shelter for parents and carers to allow them to relax.

FSC: Wood approved by the Forest Stewardship Council as coming from forests that have been economically, socially and environmentally sustainable.

ENSURE OPEN SPACE AND PLAY PROVISION IS LAID OUT TO THE RECOGNISED, CERTIFIED STANDARD. Where the Council is to provide maintenance, facilities should be suitably laid out, RoSPA certified (if equipped) and maintained to the point of transfer. Maintenance plans should be provided for private spaces to ensure that the space remains attractive and well used.

USE LANDSCAPING TO INTEGRATE THE DEVELOPMENT WITH ITS SURROUNDINGS, appropriate to the scale and layout of the plot and buildings. High quality landscaping, can reduce the impact non residential development will have on the local landscape, particularly for sites on the edge of the urban area or in the countryside. Landscaping can reduce the impact service yards and car parks have on the environmental quality of the public realm. Car parks must be subdivided with tree and shrub planting. All landscaping schemes must be accompanied by a maintenance plan. For those schemes to be adopted by the Council a sum equivalent to 10 years maintenance will be required, secured by a s106 agreement.

Public art: permanent or temporary works of art visible to the public, either part of a building or free standing, includes sculpture, lighting effects, street furniture, paving, railings and signs.

MAKE USE OF PUBLIC ART, especially as the focus in spaces designed for people to gather. To be successful, art should be incorporated at the earliest stage in the design and not once the scheme is complete. Local history and character should inform the choice of public art, where appropriate. Public art should not be limited to traditional forms; it can also be incorporated into functional objects to provide a theme for an area or can be combined with making provisions for play. Signage, lighting schemes and architectural detailing should all be considered to integrate public art within an area, adding to and shaping character. Community involvement is important to ensure that the art reflects its locality.

4 GENERAL DESIGN GUIDANCE
4.5 REFLECTING HERITAGE AND LOCAL DISTINCTIVENESS

Relevant Local Plan Policies: E1, E7, E8, E9, E10, E29, E38, E46, H11, H12, H13, R1 – see Appendix 1

4.5 REFLECTING HERITAGE AND LOCAL DISTINCTIVENESS

4.5.1 Good design creates value and has the capacity to delight the community. The finest buildings stay in the mind, they enhance Darlington's environment, stimulate and excite occupants and visitors. Darlington seeks these same qualities in all its new development.

4.5.2 The Borough has a strong identity and a rich and varied architectural townscape and landscape heritage, its character varies across its distinct neighbourhoods, villages and the wider landscape that includes woods, rivers and agricultural land. Local distinctiveness arises from the cumulative contribution made by many varied features, often ordinary and commonplace, which may be as simple as specific building materials and often based on an intensity of development like the Victorian villas of the West End that have stood the test of time and that are still relevant today.

4.5.3 A vibrant and visually rich built environment will emerge from successfully fitting together the best of the old and the new. By providing complementary new buildings, small or large scale, new development will reinforce the strength of Darlington's local character and create a sense of place.

DEVELOPERS WILL BE EXPECTED TO:

Section 7

CONNECT NEW DEVELOPMENT WITH THE SURROUNDING NEIGHBOURHOOD by respecting and maintaining building lines and heights, established plot sizes, rhythm and setting, particularly where new development intensifies the built environment. Buildings using contemporary architecture should connect to the established pattern of streets, especially for infill development, reflecting the character of its setting. Innovative ways of interpreting character will be encouraged.

PROMOTE CONTEMPORARY DESIGN WHICH COMPLEMENTS RATHER THAN COMPETES WITH THE PAST, ensuring new development reflects the Borough's character, the site locality and responds to the complexities of the site. The replication of past architectural forms is not always appropriate, design should reflect the locality but be honest to its time and be for a specific function. Attractive, contemporary architecture can be used for non residential development, it should not be the result of standardised construction and its design must have the ability to respond to modern requirements. The design of vernacular farm buildings should be understood and reflected and where appropriate modern representation handled sensitively. Contemporary development which addresses climate change should be integrated in a locally distinctive and appropriate way.

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Listed Building: a property or structure, protected by the Government because it has special architectural or historic interest

CONSIDER NEW BUILDINGS IN THEIR CONTEXT, paying particular attention to local historic assets and Listed Buildings. Materials and colours should be used that knit the development into the fabric of its location, adding to the interest of the street. In the countryside, where buildings are exposed to wider views, dark, non reflective finishes will be more appropriate than lighter colours. Materials should be of high quality, robust and easily maintained and should age well in the environment.

Conservation Area: area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance
Conservation Area Appraisal: give detailed information on its designation, character and potential for improvement

RESPECT AND ENHANCE THE BOROUGH'S DISTINCTIVE QUALITY HISTORIC AND CULTURAL TOWNSCAPES AND BUILDINGS including Conservation Areas, listed buildings, archaeological features and buildings of local historic interest, particularly those which reflect the Borough's industrial heritage.

Any new development in or adjoining a Conservation Area should preserve and enhance the area's special character and appearance, reflecting its character appraisal which should inform the design. Listed building development or change of use requires a high quality design and detailed consideration to ensure the special character of the building and its setting is not affected. Such applications will be considered on their own merits.

REUSE AND/OR ADAPT EXISTING LOCAL HISTORIC BUILDINGS, where practicable, regardless of their status, to preserve local distinctiveness and conserve resources. Gardens and open spaces make a significant contribution to townscape character and should be protected and reflected in design.

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Skyline landmarks: skyline of central urban area, St Cuthbert's spire, the Market Hall clock tower, St John's clock tower, Station clock tower, tree canopy skyline of sw urban area, the villages, views and vistas of the North York Moors and Dales uplands and parish church clock towers

ENSURE DEVELOPMENT RELATES POSITIVELY TO TOPOGRAPHY AND PROMOTES SKYLINE LANDMARKS ensuring the height and scale of development enhances and improves the views to and from these landmarks and the site in general. The tree canopy, particularly in the south west of the urban area, provides a distinct sense of place and should be reflected in design. In the countryside the visual impact of all new buildings on the skyline, particularly non residential development should be carefully managed through good design. Excessive cut and fill of the natural ground should be avoided.

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Area of High Landscape Value: an area by the River Tees in the west of the Borough and in the Tees Valley where the landscape quality is high

PRESERVE AND ENHANCE THE CHARACTER OF THE BOROUGH'S LANDSCAPE particularly areas of national, regional or local importance including the Area of High Landscape Value, parks and gardens of historic or landscape interest and key views of the North York Moors and the upland Dales. The built environment should reflect the natural environment in terms of aspect, relief and interaction with natural features. In these areas, buildings should be designed and shaped to seamlessly feel part of the landscape. Buildings in the countryside should maintain that quality in the built form, including its boundaries, providing a continuation of that space. Where screening is necessary local native woodland species should be used.

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5 A ZONED APPROACH TO DETAILED DESIGN GUIDANCE

5.1 DARLINGTON CHARACTERISATION STUDY

Characterisation Study: Provides analysis of the built form for each part of the Borough, its location, type and form of development, identifying key characteristics and distinctive features to be reflected in design

5.1.1 Delivering quality change that safeguards the best of the Borough's character and secures positive improvements elsewhere requires a clear understanding of the Borough's character, past and the current trends and pressures upon it. One way to achieve this is for design to reflect key elements of the quality environment that already exists. This helps to ensure that a development, whilst having its own identity retains the distinctive qualities that make Darlington different to other towns and cities. The Council has, with the local community, undertaken a characterisation study of the built form of the Borough, specifically the town centre, the distinct neighbourhoods within the urban area and the villages. It is not the intention of this Design SPD to give a detailed appraisal, but the work has informed the detailed design guidance in section 7 of this document. The characterisation study can be viewed at www.darlington.gov.uk/planningpolicy.

Section 7

5.1.2 As a result of the Characterisation Study, 7 character zones have been identified on the Darlington Zone Map. These are:

See 5.2

Z1: Town Centre
Z2: Town Centre Outer Ring
Z3: Inner Suburban
Z4: Outer Suburbs
Z5: Rural Area
EZ: Employment Zone
LT: District and Local Services

5.1.3 The zones are based on their distinctive townscape, patterns of development, approaches to detailing, presence of open spaces or modern buildings and many other components that are positive, but distinctive to the zone. Individual components may be found elsewhere but the local distinctiveness of each zone is based on the subtle interaction of these elements. Where the immediate locality is not distinctive, does not create a positive sense of place or is not worthy of emulation, the broader character zone should be the guide for new development.

5.2 HOW TO USE THE DARLINGTON ZONE MAP

5.2.1 The zones should be used as a broad indication of the general characteristics and features that contribute to the key design elements in a zone. It is important that developers undertake a detailed design analysis of the site's immediate context and its local character to add details of the development's locality to enhance local distinctiveness. For adaptations and extensions to an existing building the new development should conform to the host building.

5.2.2 In general, where a site crosses or is adjacent to a zone boundary, the appropriate detailed design guidance should be taken from the lower zone, unless the detailed design analysis suggests that based on local context, building configuration and distinctiveness an alternative, but high quality design solution is more appropriate.

5.2 INSERT DARLINGTON ZONE MAPS

6 BUILDING AND SITE CONFIGURATION

6.1 RESIDENTIAL DENSITY STANDARDS

6.1.1 The design of new development, particularly for housing should help promote the efficient and effective use of land and concentrate development in the urban area. Design influences the type and size of dwellings and helps provide a mix of dwelling types, creating a sustainable pattern of development.

6.1.2 The Regional Spatial Strategy sets out broad density standards. Across Darlington new housing development should provide for an average density of 30-50 dwellings per hectare to achieve a good mix of dwelling type, size and tenure. Higher densities are encouraged near to strategic and local public transport hubs in the town centre and at Bank Top and North Road railway stations. Lower densities may be appropriate in regeneration areas or to improve areas of older housing to living and environmental conditions. Any loss of character from the sub division of larger dwellings or their plots will be resisted.

6.2 HOW TO USE BUILDING CONFIGURATION GUIDANCE

6.2.1 For each zone, detailed guidance has been provided in relation to building heights, plot usage and servicing and parking of new development. In addition to the information provided, the site's immediate context and local character must be taken into account. The developers design analysis will highlight those sites where an alternative design approach may be appropriate to reflect local distinctiveness and meet end user requirements.

6.2.2 Within the scope of this guidance, alterations or extensions to buildings must be appropriate to the existing form, scale, mass and orientation as well as the site's context and local character. Within each zone, where new development abuts a Listed Building or is within or next to a Conservation Area, building heights may be restricted.

6.3 BUILDING CONFIGURATION: Z1

Storey height: from the floor to the eaves.
A half a storey: should be in the roofspace.

HEIGHTS (2 storeys min – 5 storeys max)

1. Storey heights should be no more than 3m from finished floor to finished ceiling over the whole floor, except on the ground or principal floor.
2. Ground or principal storey heights are a minimum height of 2 storeys to allow any use to be accommodated, with no maximum specified.
3. Where buildings exceed 4 storeys, a parapet, eaves detail or setback shall be used to demarcate the top of the wall.
4. Buildings with a frontage of more than 7m must be 3 storeys or greater.

7.6 Roofline

PLOT USAGE (frontage 5m min - 60m max)

1. Site coverage should be no less than 90% unless for public open space or service yards.
2. The full width of the plot to the frontages should be built out.
3. Defensible space may be created up to 1m using a suitable boundary treatment.
4. A **CANOPY or ARCADE** is permitted subject to Highways requirements.
5. A **FORECOURT** may be created for important civic, community or institutional buildings.

7.3 Frontage Treatment

7.4 Entrances

7.3 Frontage Treatment

SERVICING AND PARKING

1. Parking can be accommodated within the footprint of the building, in either a basement or half basement, internal ground floor space, to the rear on site or within a block.
2. Refuse and recycling storage should be accommodated in a similar location to the car parking.
3. Buildings can be serviced from the front, rear, internally or via a rear service yard (for retail uses only).
4. A lay-by may be provided for deliveries and disabled parking, subject to Highways requirements.

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6.4 BUILDING CONFIGURATION: Z2

Storey height: from the floor to the eaves.
A half a storey: should be in the roofspace.
N: maximum storey height

HEIGHTS (2 storeys min – 5 storeys max)

1. Storey heights should be no more than 3m from finished floor to finished ceiling over the whole floor, except on the ground or principal floor.
2. Where frontages address main streets ground or principal storey heights are to be of a minimum of 2 storeys to allow any use type to be accommodated, with no maximum specified.
3. Where buildings exceed 3 storeys, a parapet, eaves detail or setback should be used to demarcate the top of the wall.

7.6 Roofline

PLOT USAGE (frontage 5m - 40m max)

1. Site coverage should be no less than 75% unless for private gardens, rear service yards or access.
2. The full width of the plot to the main street frontage should be built out. A suitable boundary treatment should be used to any yard.
3. Defensible space may be created using a suitable boundary treatment or **FRONTAGE TREATMENT**.
4. A **FORECOURT** may be created for important civic, community or institutional buildings.
5. Where a clear span building is required the building to the street frontage should be at least 2 storeys in height.

7.3 Frontage Treatment

SERVICING AND PARKING

1. Parking can be accommodated within the footprint of the building, in either a basement or half basement, internal ground floor space, to the rear on site or within a block.
2. Recycling and waste storage should be accommodated to the rear or internally.
3. Buildings can be serviced from the front, rear, internally or via a rear service yard (for retail uses only).
4. Subject to highways requirements a lay-by may be provided for deliveries and disabled parking.

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6.5 BUILDING CONFIGURATION: Z3

Storey height: from the floor to the eaves.
A half a storey: should be in the roofspace.
N: maximum storey height

HEIGHTS (2 storeys min – 3 storeys max)

1. Storey heights should be no more than 3m from finished floor to finished ceiling over the whole of the floor, except hallways and entrances.
2. In 3 storey developments, permitted development rights may be restricted to prevent further use of the roofspace.
3. A third storey might be accommodated in the roofspace.

PLOT USAGE (frontage 7m min – 20m max)

1. Site coverage should be no more than 60%.
2. The full width of the plot to the main street frontage can be built out.
3. Defensible space or gardens may be created to the front, using a suitable boundary treatmentor **FRONTAGE TREATMENT**.
4. The distance from the side of the building to a side street (n) has no limit within the constraints of the plot size. The minimum width between detached dwellings is 2m to the edge of the plot.

7.3 Frontage Treatment

SERVICING AND PARKING

1. Parking can be accommodated to the side or rear of buildings or in a purpose built court within a block. Garages may be provided externally within the plot.
2. Recycling and waste storage should be accommodated to the side, rear or in a purpose built store, which can be communal.
3. Buildings can be serviced from the front or rear (where access is provided).
4. Subject to highways requirements a drive may be provided with direct access to the street.

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6.6 BUILDING CONFIGURATION: Z4

Storey height: from the floor to the eaves.
A half a storey: should be in the roofspace.
N: maximum storey height

HEIGHTS (1 storey min – 2.5 storeys max)

1. Storey heights should be no more than 3m from finished floor to finished ceiling over the whole of the floor, except hallways and entrances.

2. A third storey might be accommodated in the roofspace.

PLOT USAGE (frontage 7m min – 25m max)

1. Site coverage should be no more than 60%.

2. The full width of the plot to the main street frontage can be built out.

3. Defensible space or gardens may be created using a suitable boundary treatment or **FRONTAGE TREATMENT.**

4. The distance from the side of the building to a side street (n) has no limit within the constraints of the plot size. The minimum width between detached dwellings is 2m to the edge of the plot.

7.3 Frontage Treatment

SERVICING AND PARKING

1. Parking can be accommodated to the side or rear of the buildings or in a purpose built court within a block. Garages may be provided externally.

2. Recycling and waste storage should be accommodated to the side or rear or in a purpose built store, which can be communal.

3. Buildings can be serviced from the front or rear (where an access is provided).

4. Subject to highways requirements a drive may be provided with direct access to the street.

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6.7 BUILDING CONFIGURATION: LT

Storey height: from the floor to the eaves.
A half a storey: should be in the roofspace.
N: maximum storey height

HEIGHTS (2 storeys min – 3 storeys max)

1. Storey heights should be no more than 3m from finished floor to finished ceiling over the whole of the floor, except on the ground or principal floor.
2. Ground or principal storey heights are to be of a minimum to allow any use type to be accommodated, with no maximum specified where frontages address main streets.
3. Where buildings exceed 2 storeys a parapet, eaves details or setback shall be employed to demarcate the top of the wall.

7.6 Roofline

PLOT USAGE (frontage 5m max – 40m max)

1. Site coverage should be no less than 60% unless for private gardens, rear service yards or access.
2. The full width of the plot to the main street frontage should be built out, with suitable boundary to any yard.
3. Defensible space may be created using a suitable boundary treatment or **FRONTAGE TREATMENT.**
4. A **FORECOURT** may be created for important civic, community or institutional buildings.

7.3 Frontage Treatment

SERVICING AND PARKING

1. Parking can be accommodated to the rear on site or as a court within the block.
2. Recycling and waste storage should be accommodated to the rear or internally.
3. Buildings can be serviced from the front, rear, internally or via a rear service yard (for retail uses only).
4. Subject to highways requirements a lay-by may be provided for deliveries and disabled parking.

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6.8 BUILDING CONFIGURATION: EZ

New development in this zone may have specialised functionality, require ancillary or complementary uses or have specific end user requirements which should be reflected in the design, particularly its scale and form.

Storey height: from the floor to the eaves.
A half a storey: should be in the roofspace.
N: maximum storey height

HEIGHTS (2 storeys min – 5 storeys max) 1. Offices should be designed to conform to **GENERAL GUIDANCE** with a maximum of 5 storeys. 2. Single storey buildings other than clear span warehouses or factories are not permitted.	
PLOT USAGE 1. Buildings should front the public realm and be set back with landscaping or trees. 2. A clear pedestrian route from road to front door must be provided. 3. Extensions to buildings should ensure that adequate parking and storage can still be contained within the plot and does not spill out onto the street.	
SERVICING AND PARKING 1. Vehicle parking can be accommodated to the rear on site or court within the block. Cycle parking should be near to the entrance. 2. Recycling and waste storage should be accommodated to the rear or internally. 3. Buildings can be serviced from the front, rear, internally or via a rear service yard. 4. Subject to highways requirements a lay-by may be provided for deliveries and disabled parking.	

Section 4

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6.10 BUILDING TYPES

In extending or adapting buildings the resulting form should comply with the guidance below. Where the building type does not conform to the guidance above, the next closest type should be selected.

Z2	**A. CAMPUS** A collection of buildings under institutional ownership, connected spatially. This might include further and higher education buildings, hospitals etc. The main point of entry into the site and reception facilities must be prominent and accessible to pedestrians and cyclists and close to the main road and street network. A variety of frontage treatments might be appropriate for this point of entry.			7.3 Frontage Treatment
Z1 Z2 EZ	**B. BLOCK** A building that completely fills the site it occupies with primary, secondary and tertiary frontages. On at least two ground floor frontages there must be a mix of uses complementary to the context.			
Z1 Z2 Z3 Z4 LT EZ	**C. TERRACE** A series of buildings attached by shared walls. This form has thermal performance advantages as well as allowing higher density development.			
Z3 Z4	**D. SEMI-DETACHED** As above, but in pairs as opposed to rows.			
Z3 Z4 Z5	**E. DETACHED** A single building, set within its own grounds			
Z1 Z2 Z3 Z4 Z5 LT	**F. HALL** A place of assembly for community or religious activities. This might have a variety of frontage treatments.			7.3 Frontage Treatment
Z2 EZ	**G. CLEAR SPAN** A building that takes the form of a large shed suitable for industrial, warehouse or retail activities.			

6.9 PROXIMITY DISTANCES: Z1, Z2, Z3, Z4, Z5, LT

Front to front distance relationships may be dictated by Highways standards and other design requirements.

HABITABLE ROOMS

1. The minimum acceptable distance from habitable room to habitable room in 2 storey development is 21m.
2. In developments of 3 storeys or more the minimum acceptable distance from habitable room to habitable room is 27m.
3. Building 2 is considered to be unaffected by Building 1 because it is sited at 90 degrees.
4. Building 3 is considered to be unaffected by Building 1 as it is 21m or more from Building 1.
5. Building 4 is **adversely affected** because it is sited at less than 90 degrees to Building 1.

Non habitable room: bathroom, toilet, hall, landing, utility or kitchen

NON HABITABLE ROOMS

1. The minimum acceptable distance from habitable room to non habitable room is 12.5m in 2 storey development.
2. In developments of 3 or more storeys, the minimum acceptable distance from habitable room to non habitable room is 15m.
3. Building 1 is not adversely affected by Building 2. Building 3 is not adversely affected by Building 1 because it is at an angle of 90 degrees or more.
4. Building 4 is **adversely affected** by Building 2 because it is sited at and angle of less than 90 degrees.

EFFECT OF GROUND LEVELS

1. For every 1m difference in finished floor levels between two dwellings or occupied buildings, 2m must be added to the standards set out above.

7 DETAILED DESIGN GUIDANCE

7.1 SAFETY AND SECURITY

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7.3 Frontage Treatment

7.11 Landscaping

Z1 Z2 Z3 Z4 Z5 LT EZ	**A. DEFENSIBLE SPACE** A buffer can be created between private or internal space and the public realm in areas of high traffic and EZ to reduce the impact service yards and car parking have on the environmental quality of the public realm.		
Z1 Z2 LT EZ	**B. SECURITY SHUTTERS** In new developments or in a comprehensive refurbishment the shutter box should be incorporated into the fabric of the building. Solid metal roller shutters are not acceptable. Internal shutters, perforated to allow views inside are preferable and more secure. Demountable railing and gates may be used on shopfronts. Only in exceptional circumstances are perforated security shutters acceptable.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**C. WINDOW BARS** Bars on windows are not acceptable in any zone to the exterior of buildings. Internal bars are more appropriate for security reasons, subject to safety and escape considerations.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**D. LIGHTING** The public realm should benefit from adequate levels of lighting to BS-EN standards, preferably white in colour. Where low level lights are specified these should be vandal resistant. Poles should not cause an obstruction to the pavement. Lighting may be attached to buildings to reduce clutter.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**E. DOORS, WINDOWS and LOCKS** New developments must be designed with high quality doors and window locks on the main buildings as well as on associated outbuildings to deter criminal activity. Secure spaces should be provided for the storage of bicycles.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**F. COUNTER TERRORIST SECURITY MEASURES** In addition to these measures sensitive developments or crowded places may require specific counter terrorist security measures including protected spaces and glazing, barriers, CCTV, signage, Perimeter Intrusion Detection systems, access points and control. Use of some materials may be dictated in these cases. The type of measure used should be proportionate to the perceived risk exposed by the building or place.		

7.2 CORNERS

In general, maintaining natural surveillance is important when designing corners. Blank gables are not acceptable. The design of individual buildings can add definition to corners and the intersection of routes.

Z1 Z2 Z3 Z4 Z5 LT EZ	**A. RADIUS** The radius of a corner should reflect the underlying street pattern. Historic or current primary routes often have a large radius, intersecting or connecting routes to a smaller one. Where the connection is perpendicular corners should be designed to reflect the **HIERARCHY** of the intersecting street.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**B. DETAILING** Corners are an opportunity for architectural expression. A subtle change in rhythm or articulation may be more appropriate than a grand expression. Where a corner incorporates an **ENTRANCE** the detailing should reinforce this to aid legibility. At a small scale the detailing of a corner might reflect a practical requirement.		
Z1 Z2 Z3 LT EZ	**C. ENTRANCES** An entrance might be former on a corner and is particularly appropriate in certain zones where the building has a close or direct relationship to the pavement. It may also be possible to place areas of activity that are related, such as reception areas or meeting rooms along the street.		
Z1 Z2 Z3 Z4 LT EZ	**D. HIERARCHY** Where streets intersect the scale and detailing of the corner, buildings should reflect the relative importance of the main and connecting route. For example, if a street leads into the town centre, the corner will be more important than one where the street ends in a dead end or smaller, residential street.		
Z1 Z2 Z3 Z4 LT EZ	**E. HEIGHT** Buildings may increase in height to mark significant corners. Where the angle of the connecting streets is acute, buildings may reduce in height.		
Z1 Z2 Z3 LT EZ	**F. COMPOSITE** Where a corner is a larger radius, a number of connected buildings may be used to create a continuous frontage.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**G. SPACE** In certain circumstances, a positive public space can be created at corner intersections.		

7.3 FRONTAGE TREATMENT

A minimum boundary height of 1m is implied.

Z1 Z2 Z3 LT	**A. PAVEMENT** Development built to the pavement edge has a direct connection with the street and is appropriate for a number of uses.			
Z1 Z2 LT	**B. RAILINGS** Railings provide a buffer between the street and private space. They are a great opportunity to incorporate artistic expression, enlivening the street scene as well as being a traditional approach to boundaries. In general, railings should be a subdued colour and finish. Specific controls apply for Listed Buildings and development in Conservation Areas.			
Z2 Z3 Z4 LT	**C. WALL** Boundary walls make a significant contribution to the character of an area. Walls may be topped with railings where appropriate and should reflect the building materials of the area. The detailing of coping stones and stone should be carefully considered. Brick bonds can add visual cap interest.			7.6 ROOFLINES 7.13 Wall Materials
	D. FENCE Minimising the length of fencing along frontages can improve the quality of the public realm. Except in a limited number of village contexts, fences are not appropriate frontage treatments in new development. Security fencing to the front of any new building or development is not permitted.			7.17 VILLAGE SUMMARY
Z1 Z2	**E. PIANO NOBILE** The creation of a half-basement provides a degree of privacy for ground floor users in an urban context. This may also facilitate parking in a half basement or light penetration where this is used as a living space. This can also be used as an adaptation to flood risk.			
Z1 Z2 LT EZ	**F. SHOPFRONT** As a means of display, advertisement of services and a point of trade, shopfronts are appropriate in areas where a mix of uses is permitted. Shopfronts should be designed to reflect the age and architecture of the host building, extend no further than the width of the unit frontage and be constructed of high quality, resilient materials.			
Z1	**G. ARCADE** Either behind a row of columns or under a canopy an arcade affords a degree of shelter and draws pedestrians to the front of a building.			7.4 ENTRANCES
Z1 Z2 LT EZ	**H. FORECOURT** A positive semi private space in front of a large or significant building may be appropriate in some contexts. This can make			

	an interesting contribution to the street scheme and provides relief in the predominant built frontage. A forecourt will require demarcation through a boundary and gateway. Where a forecourt is permitted it is not to be used for parking.		
EZ	**I. OPEN PLAN** Open plan development with no boundary treatment should be part of a high quality design, have a maintenance plan and provide biodiversity value.		

7.10
BIODIVERSITY

7.4 ENTRANCES

Z1 Z2 LT EZ	**A. OVERSIZED** On public, civic and key buildings an oversized entrance signifying this may be appropriate. The surrounding detail, decoration and design may create the emphasis even if the opening(s) may be of a smaller scale.			7.7 DETAIL & DECORATION
Z1 Z2 Z3 Z4 Z5 LT EZ	**B. DECORATED** Various decorative features might be appropriate to emphasise an entrance. Care should be taken to ensure that the decoration used is in keeping with the scale, proportion and overall design of the building and its locality. Decoration may take a number of forms ranging from brick details to ornate stonework.			
Z2 Z3 Z4 Z5 LT EZ	**C. CANOPY** A canopy above a door may be provided. In Z1 it is more appropriate as an arcade.			7.3 FRONTAGE TREATMENT
Z3 Z4 Z5 EZ	**D. PORCH** An additive structure to signify an entrance and create a buffer from the inside to the outside. Where this is not appropriate a similar function can be provided internally.			
Z1 Z2 Z3 Z4 Z5 LT EZ	**E. RECESSED** Recessed entrances may be used in some zones. In Z1, Z2 and LT they must be capable of being closed off with railings or a gate in the interests of crime prevention. Roller shutters are not permitted.			7.1 SAFETY AND SECIURITY
Z1 Z2 Z3 Z4 LT EZ	**F. SHARED** Where multiple properties are accessed from a shared entrance this should be designed to reflect the scale and hierarchy within the elevation.			
Z1 Z2 LT EZ	**G. SHOPFRONT** See Frontage Treatment.			7.3 FRONTAGE TREATMENT
Z1 Z2 Z3 LT EZ	**H. CORNER** See Corners.			7.2 CORNERS

7.5 OPENINGS

Z1 Z2 Z3 Z4 Z5 LT EZ	**A. WINDOW SHAPE** In general, individual windows should be rectangular throughout the main elevation of new buildings, taller than they are wide and in the proportion of 1:1.6 to 1:3. In upper storeys this may be relaxed to 1:1 or square. Round windows will be permitted in special circumstances to create a feature. Arched windows may be used in a **COMPOSITE** form, to denote a specific feature or in a special building.			
Z1 Z2 Z3 Z4 Z5 LT EZ	**B. BAY WINDOWS** Where extra daylight is required or to add architectural interest, bay windows may be used. The design of individual component windows should adhere to **WINDOW SHAPE**. Where proportionally the bay needs to be wide this can be dealt with as a **COMPOSITE** form. Bay windows typically have a flat roof with an upstand obscuring the roof material. Curved bays are usually found in Z1 and Z2.			
Z1 Z2 Z3 Z4 Z5 LT EZ	**C. HEADERS AND FOOTERS** A variety of header and footer details can be used depending on local characteristics. Where an opening is made, horizontal soldier courses or a lintel should be used. Shallow brick arches, unless as decoration, are not characteristic of the area. Shallow arches may be formed from lintel details.			
Z1 Z2 Z3 Z4 Z5 LT EZ	**D. COMPOSITE** Where a wider opening is required this must be achieved by the use of a composite window form. The opening must be constructed of the predominant wall material or treated in a similar way to **BAY WINDOWS**. The separation between glazed areas must be substantial.			7.13 WALL MATERIALS
Z1 Z2 Z3 Z4 Z5 LT EZ	**E. FRAMES AND GLAZING** The minimum brick reveal for windows in buildings of traditional construction or appearance is 75mm. The use of UPVC windows is discouraged due to lifecycle costs. Traditional glazing appropriate to the area should be used in Conservation Areas or for new development next to or adjoining a Listed Building.			
Z1 Z2 Z3 Z4 Z5 LT EZ	**F. SOLID TO VOID** In buildings of traditional construction or appearance, the solid to void ratio should be no less than 3:1. In all zones, except Z1 this may be relaxed to allow passive solar design, particularly to the rear.			
Z1 Z2 Z3 Z4 Z5 LT EZ	**G. RHYTHM AND PROPORTION** Openings should follow a vertical rhythm with an unbroken continuity in the wall material from roof level to ground. This can be relaxed where a shopfront is installed.			7.3 FRONTAGE TREATMENT

Z1 Z2 LT EZ	**H. CURTAIN WALLS** Framed buildings, with an independent curtain wall are appropriate in some zones. Where the wall has the appearance of being traditional construction the guidance above will apply.		

7.6 ROOFLINES

Rooftop plant should be placed away from the perimeter of buildings to obscure views from the street.

Z1 Z2 Z3 Z4 Z5 LT EZ	**A. PITCHED** Simple pitched roofs are appropriate for all zones. Where the roof pitch falls below 30° this should be obscured by a **PARAPET** or the span achieved by creating two parallel roofs. In general, roofs should slope towards the street. Fully exposed gables as the front elevation are not permitted, unless in exceptional circumstances.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**B. HIPPED** At the end of a row of buildings or in semi detached developments the roof can be hipped. Larger detached buildings may also incorporate a hipped roof.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**C. PARAPET** Parapets should be a continuation of the predominant wall material. Obscured by a parapet a wide variety of roof types, including roof gardens, green roofs and flat roofs can be accommodated. By using detailing a clear distinction can be made between wall and roof.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**D. PARAPET GABLE** Where the roofline of a building is penetrated to provide accommodation in the roof, the wall material is extended upwards to create a small gable. These can be in a variety of styles and should reflect the hierarchy of the building elevation. The roof behind the gable can take a number of forms appropriate to the building and local characteristics.		
Z1 Z2 Z3 Z4 LT	**E. DORMERS** Placed in the roof, dormer windows can take a number of forms and a variety of designs can be used. Dormer windows in Z1, Z2 and LT must be constructed of the same materials as the wall to be acceptable and should not cover more than 40% of the length of the roof, and should be set back from the eaves or roof verge.		

7.8 SUSTAINABLE DRAINAGE

Z1 Z2 Z3 Z4 Z5 LT	**F. KNEELERS** Taking the form of a corbel, kneelers are incorporated into roofs along with **COPING STONES**. Usually only found with pantiles outside Z1.			7.14 ROOF MATERIALS
Z1 Z2 Z3 Z4 Z5 LT EZ	**G. COPING STONES** Where a gable wall is left exposed coping stones are used for protection. Occasionally a brick detail may be used.			
Z1 Z2 Z3 Z4 Z5 LT EZ	**H. CHIMNEYS AND VENTS** Every opportunity should be taken to create variety and visual interest in the roofline through chimneys, flues and natural ventilation cowls.			
Z1 Z2 Z3 Z4 Z5 LT EZ	**I. EAVES DECORATION** Through materials and/or detail, decorative treatment to the eaves provides an interesting transition from wall to roof level. Dentil courses, ceramic and terracotta tiles can be used. In stone buildings, entablature can be incorporated.			7.13 WALL MATERIALS 7.7 DETAIL & DECORATION
Z1 Z2 Z3 Z4 Z5 LT EZ	**J. TOPOGRAPHY** Topography should be expressed in the roofline of new development. Where the ground slopes, roofs should step down accordingly. Unless following an existing street pattern, buildings should be placed parallel to the contours on sloping sites.			
Z1 Z2 Z3 Z4 Z5 LT EZ	**K. ROOF GARDENS AND TERRACES** The provision of roof gardens and terraces can be achieved through the use of a **PARAPET** roof in Z1, Z2 and LT as well as through a variety of means in other zones.			
Z3 Z4	**L. BARGE BOARDS** Barge boards can be simple or ornate.			
Z2 Z3 Z4 Z5 EZ	**M. CURVED** Curved roofs should only be used where there is a specific functional need, performance requirement or where the design is in responses to the site and context can be demonstrated.			

Z1 Z2 Z3 Z4 Z5 LT EZ	**N. DECORATIVE FEATURES** The roofline can be enlivened by a number of decorative features. These can add visual interest and can enhance the distinctiveness of a development.		

7.7 DETAIL & DECORATION

7.7 DETAIL AND DECORATION

Z1 Z2 Z3 Z4 Z5 LT EZ	**A. TILES AND CERAMICS** Tiles and other ceramics are locally distinctive details in many areas. They may be used as an entrance, inside doorways or as architectural features.			7.4 ENTRANCES
Z1 Z2 Z3 Z4 Z5 LT EZ	**B. PLAQUES AND MOTIFS** Individual features and repeated motifs in a development increases local distinctiveness and identity. Simple forms can be repeated through a development.			
Z1 Z2 Z3 Z4 Z5 LT EZ	**C. ARCHITECTURAL GLASS** Use of architectural glass, where possible, can emphasise features and enhance the quality of many building types. Architectural glass can be installed as part of double glazing systems.			
Z1 Z2 LT	**D. RAILINGS AND METALWORK** Railings and metalwork offer an opportunity to create distinctive details. These can be incorporated as public art.			7.11 LANDSCAPING
Z1 Z2 LT	**E. BANDING** Stone banding is used to complement architectural forms and create definition within an elevation. Horizontal courses of contrasting brick should not be used for this purpose. Bricks can be used as detailing, although the use of contrasting colours will be discouraged. Outside the zones indicated stone banding should be reserved for public or civic buildings.			
Z1 Z2 Z3 Z4 LT EZ	**F. CERAMICS** Either used around doors and windows or to add definition to an elevational treatment a variety of materials and techniques can be used.			7.6 ROOFLINES 7.13 WALL MATERIALS
Z1 Z2 Z3 Z4 LT EZ	**G. BRICK SPECIALS** In larger developments the use of brick specials can create visual interest and unique buildings.			
Z1 Z2 LT	**H. TERRACOTTA DRESSINGS** Many important buildings in Darlington have this kind of detailing.			

7.8 SUSTAINABLE DRAINAGE

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Z1 Z2 Z3 Z4 Z5 LT EZ	**A. GREEN ROOFS** Can be an intensive use as roof garden or an extensive use with sedum matting. Extensive roofs can require little structural modification to standard roof designs and can be accommodated behind a parapet. Green roofs also provide a valuable habitat.			7.6 ROOFLINES 7.10 BIODIVERSITY
Z1 Z2 Z3 Z4 Z5 LT EZ	**B. RAINWATER REUSE** Rainwater and surface water can be harvested from the roof, stored in a tank and reused later for flushing toilets, irrigation and vehicle washing. This reduces the amount of potable water used for these purposes. Can be used in small scale developments. Large roof areas of buildings in EZ, particularly when they involve heavy water consumption can be ideal for rainwater reuse or greywater recycling.			
Z2 Z3 Z4 Z5 EZ	**C. FILTER STRIPS AND SWALES** Are vegetated surface features that drain water evenly. Filter strips are gently sloping areas of ground but swales are long shallow channels. Can be in green infrastructure or road verges. Can provide a valuable wildlife habitat and are effective at removing pollution.			7.11 GREEN INFRASTRUCTURE 7.10 BIODIVERSITY
Z2 Z3 Z4 Z5 EZ	**D. BASINS AND PONDS** Basins are free from water in dry weather whilst ponds contain water all the time. Both are fed from drains or swales to slowly release the water into the ground. Basins cannot be built on but can be used for recreation. Ponds can be created as part of green infrastructure and provide a valuable wildlife habitat. Must be designed to have shallow edges for safety and do not have to be stocked with fish.			7.11 GREEN INFRASTRUCTURE 7.10 BIODIVERSITY
Z2 Z3 Z4 Z5 EZ	**E. PERMEABLE PAVING** Encourages water to drain through paving, rather than run off it. New streets, parking areas, pavements and squares must use permeable paving or other appropriate porous materials such as gravel, grasscrete or porous blocks to ensure surface water can infiltrate into the ground. Development with large expanses of paving, such as EZ should consider appropriate permeable paving.			
Z2 Z3 Z4 Z5 EZ	**F. SOAKAWAYS** Soakaways store the immediate stormwater run off below the ground to allow infiltration into the adjacent soil. Soakaways are particularly useful when dispensing stormwater from roofs. Can be used for dealing with small quantities of water from small scale developments. Are useful to help drain playing fields and public open space.			
Z3 Z4 Z5 EZ	**G. REED BEDS** A reed bed system can be used as part of small scale sewage treatment systems. The reeds use the sewage for growth and effectively clean the water. Can be a useful alternative in remoter areas to a septic tank.			

7.9 RENEWABLE AND DECENTRALISED ENERGY OR LOW CARBON TECHNOLOGIES

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As technologies develop other measures to those below may be acceptable.

Z2 Z3 Z4 Z5 LT EZ	**A. WIND** Wind power can be suitably designed for a number of contexts. Either vertically or horizontally orientated, care needs to be taken to ensure that there is sufficient wind energy available at the site. Wind speeds and consistency is more likely to be achieved in lower density developments, although in all zones except Z1 wind power is acceptable in design terms.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**B. PHOTOVOLTAICS AND SOLAR HOT WATER** Photovoltaics can be installed as a roof or wall material and can be fitted to existing buildings in panels. Equally solar hot water systems can be integrated into new and existing buildings. If integrated during construction the cost will be reduced. Solar energy works best in buildings with significant roof areas such as larger houses and industrial units.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**C. COMBINED HEAT AND POWER (CHP)** In partnership with other uses this can be a good solution, producing electricity and heat as a by-product. Care should be taken to use the heat produced as opposed to wasting it. CHP systems can be small enough for individual buildings but will work best integrated into higher density developments.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**D. BIOMASS** The burning of non fossil fuels can reduce carbon emissions. This may be the fuel choice for CHP systems. Woodchips are a common biomass fuel, although many others are being developed. When specifying biomass the fuel should be sourced locally and continuity of supply should be considered.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**E. HEAT PUMPS** Heat pumps can be used in a number of contexts. Ground or air source heat pumps can be used in lower density developments, air to air systems can be used in most areas. Ground source heat pumps work well under large, flat surfaces like car parks. Air source pumps can be effective in apartments and on the roof of larger developments.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**F. DISTRICT HEATING** Where a **CHP** plant is used or in other cases district heating can provide an efficient source of heat in higher density developments.		

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7.10 BIODIVERSITY

To enhance biodiversity provision in new development, developers are required to provide or enhance habitat features on site or in the locality.

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Z1 Z2 Z3 Z4 Z5 LT EZ	**A. BUILDINGS AS HABITAT** New buildings can provide a number of habitat opportunities in addition to the measures below. Habitats can be created for nesting birds, bats and insects without compromising the performance or amenity of the building.			
Z1 Z2 Z3 Z4 Z5 LT EZ	**B. GREEN ROOFS** Extensive single species or intensive multi species green roofs have different contributions to make to habitats such as for birds and insects. These may be turf based or be a rooftop grassed area.			7.8 SUSTAINABLE DRAINAGE
Z1 Z2 Z3 Z4 Z5 LT EZ	**C. LANDSCAPING** The landscaping around buildings can make a significant contribution to habitats and biodiversity if combined with or connected to other habitats.			7.11 LANDSCAPING
Z1 Z2 Z3 Z4 LT EZ	**D. STREET TREES** As part of the wider green infrastructure significant planting of street trees can create diverse habitat opportunities for insects, birds and bats. Indigenous street trees where appropriately planted can define spaces.			7.11 GREEN INFRASTRUCTURE 7.11 LANDSCAPING
Z2 Z3 Z4 Z5 EZ	**E. GRASSLANDS** Where space allows and as part of the wider habitat provision, grasslands can be created at varying scales. To be of value, smaller areas must be connected directly to the green infrastructure network.			7.11 GREEN INFRASTRUCTURE
Z2 Z3 Z4 Z5 EZ	**F. WETLANDS** Either as a stand along scheme, or integrated with sustainable drainage, wetlands such as ponds are a very valuable habitat resource and suitable for many zones. A buffer zone should be created between the development and a watercourse/wetland appropriate to its scale and location.			7.8 SUSTAINABLE DRAINAGE
Z2 Z3 Z4 Z5 EZ	**G. WOODLANDS AND WET WOODLANDS** Woodland provides a valuable range of habitats, wet woodland being more appropriate in certain circumstances near a water source. The careful design of the woodland edge can create forage and shelter opportunities and should be well integrated into adjoining habitats without being fenced off. A buffer zone should be created between the development and a watercourse/wetland appropriate to its scale and location.			

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7.11 GREEN INFRASTRUCTURE

Z1 Z2 Z3 Z4 Z5 LT	**A. PLAYGROUND** Designed specifically for children's recreation, playgrounds should be enclosed, have limited points of access and benefit from natural surveillance from nearby roads and streets. Playgrounds should be designed not to cause noise nuisance to local residents and can be stand alone provision or integrated with other open space.		
Z1 Z2 Z3 LT EZ	**B. PLAZA** Defined by building frontages a plaza is designed for recreational, commercial or civic purposes. Trees should form part of any design. Plazas should be placed to benefit from high footfall, commercial or leisure attractions and be constructed of high quality materials. Public art is encouraged in all plazas.		
Z1 Z2 Z3 Z4 LT EZ	**C. GREEN SQUARE OR PUBLIC GARDEN** Squares are defined by building frontages and streets appropriate to the locality and may be used for informal recreation. Predominantly green in character, with tree cover offering habitats and shade, squares should contain seating and in areas away from the street, adequate lighting. Paths should be provided along key desire lines to facilitate ease of movement. Informal sport may be appropriate.		
Z2 Z3 Z4 LT EZ	**D. GREENSPACE** A larger open space partially defined by frontages and streets but may also have an interface with the countryside and green corridors. Greenspace should benefit from natural surveillance, with paths and routes accessible to all. A greenspace should incorporate a variety of open space types to promote multifunctionality and greater use during the day and evening. Informal sport may be appropriate.		
Z2 Z3 Z4 Z5	**E. PARK** A semi natural large open space, that may be have defined boundaries close to streets and residences, but which may interface with the wider green infrastructure network. Natural surveillance should be maintained where possible with buildings fronting the park, separated by a road or street. Informal sport may be appropriate in all spaces.		
Z2 Z3 Z4 Z5 LT EZ	**F. NATURE RESERVE** An area set aside for nature conservation. Appropriate access should be accommodated in all zones, except Z1 where public access may not be required.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**G. GREEN CORRIDOR** Fulfilling the needs of transport and access as well as providing wildlife and habitat opportunities, corridors are appropriate in all zones as part of the green infrastructure network. Open space needs must be considered alongside recreation, transport and sustainable drainage needs. In terms of natural surveillance, corridors should be treated the same way as streets in terms of building orientation. Informal sport may be appropriate in all spaces.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**H. OUTDOOR SPORTS PROVISION** Specific sports provision such as playing fields and Multi Use Games Areas should be designed where possible to benefit from natural surveillance, not to reduce residential amenity and be accessible to all. High quality changing facilities and toilets		

7.11 LANDSCAPING

7.10 BIODIVERSITY

	should be provided in an accessible location and be well lit.		
Z1 Z2 Z3 Z4 LT	**I. ALLOTMENTS** Specific provision for the growing of produce should be designed to be secure, adequately lit and benefit from natural surveillance.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**J. RIGHTS OF WAY NETWORK** A network of publicly accessible paths that cross the Borough. Some connect to longer distance footpaths that continue in neighbouring authorities. Provide valuable source of recreation and access between the urban area and the countryside.		

7.11 LANDSCAPING

GI

7.10 BIODIVERSITY

7.15 LANDSCAPING MATERIALS

7.8 SUSTAINABLE DRAINAGE

Z1 Z2 Z3 Z4 Z5 LT EZ	**A. TREES** Subject to growth, ultimate size and root spread considerations, trees are encouraged in all new developments. Indigenous street trees where appropriately planted can define spaces and may be required in significant developments. In Z1 a contribution may be sought for off site provision. Species must be agreed with the Council. Can provide screening of open storage, especially in Z5 and EZ		
Z1 Z2 Z3 Z4 Z5 LT EZ	**B. HARD LANDSCAPING** Natural materials are required in Z1 for all newly created paved areas. Elsewhere unless specified by separate guidance or detailed design guidance, other materials may be used. Tarmac may be used for pavements, but large expanses of tarmac without other materials to provide interest is not acceptable. Sustainable drainage of hard landscaped areas must be considered.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**C. SHRUBS** The planting of shrubs should be considered carefully so not to create a trap for litter or conceal illegal activity. In general, outside ornamental gardens, species should be native and of local provenance. Unmanaged conifer hedging should be avoided.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**D. STREET FURNITURE** All new public spaces must have adequate seating. All significant developments outside Z1 must provide seating at regular intervals for a place to rest. The amount of seats will depend upon the type of development. New seats should be designed to accommodate the needs of all users of varying height and ability. Adequate provision for waste disposal and recycling will be required in all public spaces.		
Z2 Z3 Z4 Z5 EZ	**E. HEDGEROWS** The reinforcement of existing hedgerows is encouraged. Where appropriate new hedgerows should be native and of local provenance. Can help provide screening of open storage, especially in Z5 and EZ		
Z1 Z2 Z3 Z4 Z5 LT EZ	**F. PATHS** All paths created through landscaping must be accessible to all. Where steps are a feature in a landscape scheme, an alternative in the form of a ramp must be provided.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**G. PUBLIC ART** Public art can be permanent or temporary, providing focal points and can aid legibility. Art can either be part of a building or free standing, including sculpture, lighting, street furniture, paving, railings and signs. It can also provide a theme for an area or can be used for children's play.		
Z1 Z2 Z3 Z4 Z5 LT	**H. LEVELS** Careful consideration must be given to levels to ensure that overlooking does not become a nuisance. Where an existing		

EZ	higher landscape feature is in place, access should be restricted through landscaping.		
Z2 Z3 Z4 Z5 EZ	**I. LANDSCAPE BELTS** Landscape belts must be designed as part of the green infrastructure network and be fronted by development to ensure natural surveillance. Where landscape belts are to the rear of properties, access must be restricted. They can help to effectively screen service yards, storage areas, and car park areas from public view and reduce the impact of employment areas from adjoining residential properties. Must be of sufficient width to create adequate screening, no less than 10-15m.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**J. SIGNAGE** Business signage can be accommodated on front elevations, advertising the presence of the building and company but avoiding the need for free standing signs, flags and banners which can look unsightly and provide clutter. Only in EZ can signs define the entrance to a business plot.		

7.11 GREEN INFRASTRUCTURE

7.13 MATERIALS

Materials should express their structural or functional role or historic use. Unfinished concrete or concrete cladding panels are not acceptable.

Z1 Z2 Z3 Z4 Z5 LT EZ	**A. BRICK** A variety of brick types can be used but should reflect local context and type. Bricks should be predominantly red in colour and only in exceptional circumstances should other colours be specified. All bricks need to be agreed. The detailing of brickwork is very important. Brick should not be used as a cladding material in panels. Reuse may be appropriate.			7.7 DETAIL & DECORATION
Z1 Z2 Z5 LT	**B. STONE** Stone, other than in the rural context, is primarily dressed and reserved for important buildings. Where used it is laid in courses and used throughout the elevation. Stone is also used for **DETAILS**, creating openings and bays. Polished stone may be used for stallrisers on shopfronts. Artificial stone can only be used for details in Z1, Z2 and LT, subject to heritage considerations.			7.7 DETAIL & DECORATION
Z1 Z2 LT EZ	**C. CERAMICS** Terracotta, faience and modern ceramics are suitable for detailing and as cladding materials.			7.7 DETAIL & DECORATION
Z1 Z2 EZ	**D. GLASS** Other than as a window material, glass walls may be used in certain circumstances, subject to environmental performance considerations.			
Z2 Z3 Z4 Z5 LT EZ	**E. RENDER** Subject to local context, render may be an appropriate wall finish. Where render is used it should be detailed in such a way to resist discolouration by weathering. Render should not be used directly abutting the public realm as this can encourage graffiti. In all zones, render should be white, cream or natural self coloured. Other colours may be appropriate in some contexts which should be identified through the design appraisal.			
Z2 Z3 Z4 Z5 EZ	**F. TIMBER CLADDING** Timber cladding is a renewable building material, appropriate to a number of contexts. Timber cladding should not directly abut the public realm and should not be painted or coated with coloured treatments. Timber may be treated against weathering.			
Z2 EZ	**G. METAL** Metal may be an appropriate wall finish in some contexts. Metal cladding might take the form of smooth panels, a beaten finish or profiled.			

7.14 ROOF MATERIALS

Z1 Z2 Z3 Z4 Z5 LT EZ	**A. TILE** Pantiles are appropriate in all zones. Subject to heritage legislation and conditions, these may be substituted with concrete tiles except in Z1.			
Z1 Z2 Z3 Z4 Z5 LT EZ	**B. SLATE** Subject to roof detailing, slate is an appropriate material in all zones. Slate should be used on buildings with a raised gable. Artificial slate may be substituted in every zone except Z1.			
Z1 Z2 Z3 Z4 Z5 LT EZ	**C. GREEN** The use of green roofs is encouraged in all zones. In Z1 and LT these must be accommodated behind a parapet.			7.6 ROOFLINES
Z2 EZ	**D. METAL** Sheet metal roofs, usually profiled are appropriate in limited circumstances. See **LEAD** also. Large extensive roofs create a large amount of surface water run off and effective sustainable drainage must be implemented.			7.8 SUSTAINABLE DRAINAGE
Z1 Z2 Z3 Z4 Z5 LT EZ	**E. LEAD OR EQUIVALENT** Small areas of lead may be used on domestic buildings. Larger areas may be appropriate on community or religious buildings. Equivalent materials can be used, subject to conservation requirements.			
Z2 Z3 Z4 Z5 EZ	**F. SHINGLE** A sustainable roof material suitable for certain types of development.			
Z2 Z3 Z4 Z5 LT EZ	**G. FELT OR GLASS REINFORCED PLASTIC** Where a flat roof is unavoidable, felt or preferably Glass Reinforced Plastic can be used. The detailing of the roof edge should obscure the use of felt. This method can be used on the roof of bay windows. Polycarbonate may be an alternative.			

7.15 LANDSCAPE MATERIALS

Materials should reflect their structural or functional role or historic use.

Z1 Z2 Z3 Z4 LT EZ	**A. SANDSTONE** High quality sandstone paving in both flags and setts can be used in all zones. This material is the preferred surface in Z1, Z2 and LT for pavements. Colour and density should be chosen to express the natural variations in the material. Local Stone should be specified in preference to imported natural materials.		
Z1 Z2 LT	**B. GRANITE** In Z1 and Z2 granite may be used for public realm schemes for both paving and kerbs. Shap granite, with its pink hue, is characteristic of the historic use of granite in Darlington and should be used appropriately.		
	C. SCORIA BLOCKS Usually found in back lanes and alleys these locally distinctive blocks are unsuitable in new surfaces. Their use should be limited to detailed inclusion in small areas alongside other materials.		
Z2 Z3 Z4 LT EZ	**D. CONCRETE COMPOSITE PAVERS** These can be specified in circumstances where **SANDSTONE** might be used, except in Z1 or when prescribed through specific area based design guidance.		
Z1 Z2 Z3 Z4 LT EZ	**E. PERMEABLE PAVING** In almost all zones permeable paving can be specified subject to sustainable drainage requirements. In Z3, Z4 and EZ reinforced grass can be used to create hardstanding and to access areas of adjoining green infrastructure.		
Z2 Z3 Z4 LT EZ	**F. CONCRETE OR CLAY SETTS** Within developments and in the creation of the public realm, concrete or clay setts may be used. Shade and tone must be close to natural materials and they should not be used to create pictoral or geometric patterns from different colours. The use of **PERMEABLE PAVING** should also be explored.		
Z1 Z2 Z3 Z4 LT EZ	**G. TARMAC** As a road and pavement material, tarmac may be used in all zones. Large expanses of tarmac will not be appropriate, particularly as the main material in public realm schemes without the use of other materials to add interest.		
Z1 Z2 Z3 Z4 LT EZ	**H. COBBLES** In some contexts, cobbles are a locally distinctive floorspace material. Where used level access should be provided across them to allow access for those with disabilities.		

7.8 SUSTAINABLE DRAINAGE

7.16 RAINWATER GOODS

Z1 Z2 Z3 Z4 Z5 LT EZ	**A. MATERIALS** The use of plastic rainwater goods is permitted in all zones except Z1, in Conservation Areas or for Listed Buildings, where metal should be used.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**B. CROSS PAVEMENT DRAINAGE** Where rainwater is disposed of across the pavement, a covered channel should be used.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**C. DESIGN OF THE SYSTEM** Rainwater should not be disposed of onto lower roofs as this causes staining. Gutters should not pass dormer windows where they meet the eaves.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**D. DESTINATION** Where possible rainwater should be disposed of separately or intercepted before being routed to a combined sewer. Sustainable drainage should be considered before other drainage.		
Z1 Z2 Z3 Z4 Z5 LT EZ	**E. DECORATIVE** Rainwater goods can provide an opportunity for expression and innovative solutions are encouraged where appropriate following a design appraisal.		

7.17 VILLAGE SUMMARY

Within Zone 4, reflecting the individual design features in Darlington's villages, the Design SPD sets out design features appropriate to each village.

VILLAGES	OPENINGS		ROOFLINES		BOUNDARY TREATMENT			MATERIALS			
	Lintels	Soldier Courses	Dormers	Parapet Gables	Wall	Fence	Railings	Stone	Brick	Render	Paint/Whitewash
Barmpton	●	●			●				●	●	
Bishopton		●			●				●	●	●
Brafferton	●			●	●						
Denton	●				●			●	●		●
Great Stainton	●	●			●				●	●	●
Heighington	●				●			●		●	●
High Coniscliffe	●				●			●	●	●	●
Hurworth	●	●	●		●		●		●	●	●
Hurworth Place	●	●		●	●		●		●	●	●
Killerby	●				●			●		●	●
Little Stainton		●			●			●	●	●	●
Low Coniscliffe	●	●			●			●	●	●	●
Merrybent					●						
Middleton One Row	●	●		●	●				●	●	●
Middleton St George	●		●		●				●	●	●
Oak Tree	●				●				●		
Neasham		●			●			●	●	●	●
Piercebridge	●				●	●		●		●	●
Redworth	●				●			●	●	●	●
Sadberge	●	●			●				●	●	●
Summerhouse	●				●			●			●

8 TRANSITIONAL ARRANGEMENTS

8.1 The Council recognises that there will be a limited number of cases where developers have been engaged with the Council in pre-application discussions for full and outline applications, prior to the adoption of this SPD. Where the approach and content of the Design SPD have not been discussed, it would be unreasonable to require conformity at a late stage in negotiations. Officers will clarify in reports to Planning Applications Committee where this has been the case.

9 MONITORING AND REVIEW

9.1 Monitoring the provision of good quality design in new development will take place as part of the LDF Annual Monitoring Report, required under the Planning and Compulsory Purchase Act 2004 and as required for the completion of other statistical returns, including for the Regional Spatial Strategy. It will enable the Council to identify and monitor the number of developments that meet identified standards across the Borough.

9.2 Circumstances in which a review of this Design SPD will be considered include:

- The adoption of policies on design in the emerging Local Development Framework which have replaced the policies identified in 1.1.7-1.1.1.8 of this SPD; or
- There is a significant change in national or regional planning guidance; or
- The Council considers that the Design SPD is insufficiently effective in delivering high quality design in new development.

9.3 The Council will engage with key stakeholders and the community in any review of the SPD, in accordance with the provisions set out in the Statement of Community Involvement.

APPENDIX 1: 'SAVED' BOROUGH OF DARLINGTON LOCAL PLAN DESIGN POLICIES

Relevant to All Development

POLICY E1 - Keynote Policy for the Protection of the Environment

As Local Planning Authority, the Council will regard the need to protect and sustain the key attributes of the Borough's environmental wealth as pre-eminent. Proposals for development must reflect the need to safeguard the quality of life of residents, to maintain acceptable standards of air, water (including groundwater) and land quality, to conserve energy and other resources and protect the character and environmental assets of the Borough, in accordance with the detailed considerations set out in the other policies of the plan.

POLICY E10 - Protection of Key Townscape and Landscape Features

Development which, because of its height, scale, location or design would materially detract from the character and appearance of the following townscape and landscape features will not be permitted:

1. The skyline of the central urban area, characterised by the landmark buildings of St Cuthbert's spire, the Market Clock tower, St John's Church tower and Darlington Station Clock tower;
2. The tree canopy skyline of the south western part of the urban area;
3. The villages, seen as cohesive groups of buildings in their landscape settings;
4. Views and vistas of the North York Moors and Dales uplands seen from and within the urban area and the villages, an from the main road network

POLICY E14 - Landscaping of Development

Proposals for development will be required to incorporate appropriate hard and soft landscaping which has regard to the setting of the development in its form, design and plant species, and which enhances the appearance of the development and its setting. Off site planting will be sought by negotiation where the Council considers that this would help to integrate the development into its setting.

POLICY E25 - Energy Conservation

The Council will encourage the effective use of passive solar energy and the reduction of windchill in the layout, design and orientation of buildings, and the use of energy efficient materials and construction techniques.

POLICY E29 - The Setting of New Development

New development, including alterations and extensions to existing buildings, will be required to respect the intrinsic character of its townscape setting in terms of siting, design, materials, landscaping and the protection of existing townscape features, including gardens and other open spaces which contribute to the character of the setting, and not to materially detract from the appearance of its surroundings.

POLICY E46 - Safety and Security

Proposals for development, including the refurbishment of existing buildings, will normally be required to be designed to create a safe and secure environment and to reduce opportunities for crime.

POLICY R1 - Designing For All

The design and layout of new development will be required, where applicable and having regard to the scale, location and proposed use of the development, to make provision to meet the needs of all members of the community, including children, the elderly, people with disabilities and people with young children.

POLICY T13 - New Development – Standards

All new development should incorporate adequate provision for access and circulation by both vehicles and pedestrians. Roads and footpaths within new development intended for public use will be required to be constructed to standards suitable for adoption as public highway.

POLICY T24 - Parking and Servicing Requirements for New Development

New development will normally be required to provide safe space for vehicle parking and servicing within the site. Provision should be made for deliveries, residents, employees, customers, visitors and others who may visit the premises including people with disabilities. The number of spaces to be provided shall have regard to the expected life of the property and the ultimate development of the site. Permission will normally only be granted where the proposals satisfy the standards set out in the attached annex.

Criteria Based Policies

POLICY E7 - Landscape Conservation

Development which is acceptable in principle under Policy E2 and development on the edges of the built up areas will be required to respect the character of its landscape setting in terms of its siting, design, materials, landscaping, protection of existing landscape features and relationship to adjoining buildings, having regard to the distinctive landscape characteristics of the locality.

POLICY E8 - The Area of High Landscape Value

The Council will give special attention to conserving landscape character and quality within the area of high landscape value in the Tees Valley and the west of the Borough. Development which is acceptable in principle under Policy E2 and development on the edges of built up areas within and adjacent to the area of high landscape value, will be permitted if it is of a high standard of design reflecting the scale and traditional character of buildings in the area and does not detract from the high landscape quality. Essential infrastructure development which cannot meet these design requirements should be designed to ensure that any detrimental impact on the character of the area of high landscape value is minimised.

POLICY E9 - Protection of Parklands

Development affecting the parks and gardens of landscape or historic interest listed below will not be permitted where it detracts from their character or appearance or prejudices either the survival or reinstatement of historic features including designed plantations. Planning permission, if granted, will be subject to conditions aimed to ensure that such features are taken into account in the design and implementation of the required landscape works. Where parkland is in more than one ownership, the Council will encourage owners to cooperate so that such landscape works, whether on or off the application site, contribute to the safeguarding or rehabilitation of the designed landscape in its entirety.

1. South Park, Darlington;
2. North Lodge Park, Darlington;
3. Blackwell Grange, Darlington;
4. Rockcliffe Park, Hurworth;
5. Middleton Hall, Middleton St George;
6. Walworth Castle;
7. Redworth Hall;
8. Hall Garth, Coatham Mundeville;
9. Newbus Grange, Hurworth;
10. Neasham Hall

POLICY E12 - Trees and Development

Development proposals will be required to take full account of trees, woodlands, and hedgerows on and adjacent to the site. The layout and design of the development should wherever possible avoid the need to remove trees and hedgerows and provide for their successful retention and protection during development. Where removal is unavoidable, any required landscape works should be so designed as to compensate, on or off the development site, for the loss to the amenity of the area. Development which would harm materially any area of ancient woodland protected under Policy E20 will not be permitted.

POLICY E15 - Open Land in New Development

Wherever appropriate having regard for the location and extent of its site, new development should incorporate open land and landscape which links with, reinforces or extends the network of open land protected under E3. Landscaping works should wherever possible include the creation and retention of wildlife habitats having regard to the character of the site and adjoining open land.

POLICY E23 - Nature and Development

Development should be so designed as to minimise its adverse effects on wildlife and habitat. Any unavoidable loss or irretrievable disruption of any habitat identified prior to or during the consideration of proposals as being of local or wider importance should be compensated for by creating comparable conditions within the application area or by agreement elsewhere in the locality, in conjunction with required landscape works. Development which would materially harm any protected species, either directly or through loss or damage of habitat, will not be permitted.

POLICY E24 - Conservation of Land and Other Resources

The Council will encourage the conservation of non renewable resources by:

1. Giving priority to the redevelopment of previously developed land within built up areas in preference to the development of other sites;
2. Protecting mineral deposits of economic importance from sterilisation by development;
3. Encouraging the reuse of existing buildings and the use of recycled building materials;
4. Requiring the provision of sites for collection points for glass, paper, steel and other consumer waste products in appropriate new developments, and encouraging the provision of such collection points elsewhere in convenient and accessible locations.

POLICY E38 - Alterations to Business Premises

Alterations to retail and business premises, including the installation of shopfronts, security measures and signing will be permitted if there would be no material adverse effect on the character and appearance of the building, or of the street scene in which the building is located. Proposals will be assessed against the following criteria:

1. Existing shopfronts which contribute to the character of the building or streetscene should be retained and restored rather than being replaced;
2. New shopfronts or alterations to existing shopfronts should respect the scale, proportions and character of the building and of neighbouring buildings and shopfronts;
3. Security measures which are integral elements of the overall shopfront design, including stallrisers and specialist glazing, will be preferred;
4. If further security measures are essential, grilles or lattice shutters with housings integrated into the shopfront design will be preferred to solid shutters;
5. Signing should be coordinated and be an integral part of the overall shopfront design.

POLICY E42 - Street Furniture

The Council will encourage proposals for items of street furniture which minimise adverse impact on their surroundings with particular regard to numbers, siting and appearance. Proposals which would detract from the character or appearance of listed buildings, conservation areas and the countryside, be detrimental to residential amenity or interfere with pedestrian flows will be discouraged, and, where subject to planning control, will not be permitted. The Council will encourage the planned coordination of street furniture where concentrations occur, and the removal of inappropriate existing items. Items of historical interest should be retained where possible.

POLICY E45 - Development and Art

The Council will, through negotiation with developers, encourage them to contribute to the funding of public art by commissioning and installing new works of art in visually prominent locations within their developments.

POLICY E49 - Noise-Sensitive Development

Development in locations in which its occupiers would be materially affected by noise will normally be required to incorporate measures to mitigate its effects. Planning permission will not be granted where an appropriate amelioration of noise levels is not predicted through the use of such measures.

POLICY H7 - Areas of Housing Development Restraint

In the countryside, outside the development limits, new residential development will be permitted where:

1. It is essential for the proper functioning of a farm or forestry enterprise for a farm or forestry worker to live at or in the immediate vicinity of his/her place of work; or
2. It involves the conversion of an existing structurally sound building without adversely affecting its character or that of its setting; or
3. It involves the subdivision of an existing residential building; or
4. It extends an existing residential building without materially detracting from its character or that of its setting.

POLICY H11 - Design and Layout of New Housing Development

The design and layout of new housing development will be required to:

1. Relate well to the surrounding area, respect its predominant character and density, and avoid damage to the amenities of adjoining properties;
2. Provide an attractive, efficient and safe residential environment;
3. Provide adequate privacy in the rooms, gardens and other outdoor areas of the proposed dwellings and existing adjacent property;
4. Provide adequate daylight and sunlight entering the principal rooms of the proposed dwellings and existing adjacent property;
5. Provide adequate garaging or car parking and other private amenity space within individual dwelling curtilages in accordance with Policy T24
6. Provide convenient and safe pedestrian access to recreational facilities (e.g. children's play areas and playing fields) and other local services (e.g. shops and public transport)

POLICY H12 - Alterations and Extensions to Existing Dwellings

Alterations and extensions to existing dwellings will be permitted provided that:

1. They are in keeping with the character, design and external appearance of the property;
2. They are in keeping with the streetscene and surrounding area;
3. They maintain adequate daylight entering the principal rooms of nearby buildings;
4. They maintain adequate privacy in the rooms, gardens and other outdoor areas of nearby buildings;
5. They are not overbearing when viewed from neighbouring properties; and,
6. They maintain adequate garaging or car parking and other external space within the curtilage.

POLICY H13 – Backland Development

Permission will not be granted for residential backland development which unacceptably conflicts with:

1. The free and safe flow of traffic;
2. The privacy and quiet enjoyment of neighbouring dwellings and gardens in general, and of dwellings which adjoin any proposed accessway in particular; or
3. The scale and character of the surrounding neighbourhood.

POLICY EP6 - Prestige Employment

The following areas of employment land will normally only be developed for prestige employment sites:

1. Yarm Road Industrial Area;
2. Faverdale Industrial Area;
3. Heighington Lane Business Park Extension.

Development will normally be required to achieve a high standard of design and landscaping. Only use classes B1, B2 and exceptionally B8 will be considered.

POLICY R7- Design of Open Space Provision

Where provision for open space for recreation is required under the terms of Policy R6, it should comprise open space for informal use (0.6ha per 1,000 population/6m^2 per bedspace), areas for children's active games (0.4ha/4m^2), and equipped children's playgrounds (0.2ha/2m^2). The balance between these different types of provision may be varied having regard to dwelling size and type. Smaller developments which cannot make effective provision for all types of open space should give priority to provision for children's play, having regard to dwelling size and type. Open space may be provided within or adjacent to the site or, where there is adequate open space provision in the locality, by improvements to existing facilities, or through any combination of these options, having regard to site location and characteristics. Where appropriate, off site provision may be made by means of a capital payment to the Council. Where the Council and the developer agree that off site provision is appropriate, the developer will be required to enter into formal arrangements to secure the provision.

POLICY R13 - Recreation Routes and New Development

In considering development proposals, the Council will have regard to the existence of opportunities to link their associated open space, footpath and landscape provisions with others adjoining and, where appropriate in the interests of amenity, convenience and nature conservation, will promote the creation of interconnecting networks of such paths and spaces.

APPENDIX 2 REFERENCE LIST

Government Guidance

www.communities.gov.uk
Planning Policy Statement 1 (PPS1): Sustainable Development, ODPM, 2005
Planning Policy Statement 1 (PPS1) Supplement: Planning and Climate Change, DCLG, 2007
Planning Policy Statement 3 (PPS3): Housing, DCLG, 2006
Planning Policy Statement 6 (PPS6) Companion Guide: Planning for Town Centres: Guidance on Design and Implementation tools, ODPM, 2005
Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas, ODPM, 2004
Planning Policy Statement 9 (PPS9): Biodiversity and Geological Conservation
Planning Policy Guidance 14 (PPG14): Development on Unstable Land, DoE, 1990
Planning Policy Guidance 15 (PPG15): Planning and the Historic Environment, DoE, 1994
Planning Policy Guidance 17 (PPS17): Open Space, Sport and Recreation
Planning Policy Statement 25 (PPS25): Development and Flood Risk
Code for Sustainable Homes, DCLG, 2008
By Design, DETR, 2000
Safer Places, ODPM, 2004
Safer Places: A Counter Terrorism Supplement (Consultation), Home Office, 2009
Design for Play: A guide to creating successful play spaces, DCSF, 2008
Preparing Design Codes: A Practice Manual, DCLG, 2006
Building a Local Sense of Belonging, DCLG, 2009

www.dft.gov.uk
Manual for Streets, DfT, 2007
Guidance on Transport Assessment, DfT, 2007
Inclusive Mobility, DfT, 2002

Regional Guidance

www.northeastassembly.gov.uk
Regional Spatial Strategy for the North East, North East Assembly, 2008

Sub Regional Guidance

Tees Valley Car Parking Standards, Tees Valley Authorities, 2008
Building in Sustainability: A Guide to Sustainable Construction and development in the North East, Durham County Council
Tees Valley Highways Design Guide and Specification: Residential and Industrial Estates Development, Tees Valley authorities
Tees Valley Strategic Flood Risk Assessment, JBA Consulting, February 2007

Local Plans and Strategies

www.darlington.gov.uk
Borough of Darlington Local Plan, DBC, 1997
Darlington Open Space Strategy, DBC, 2007
Darlington Affordable Housing Supplementary Planning Document, DBC, 2007
Commuted Sums for Enhancing Equipped Children's Play Areas Supplementary Planning Guidance, DBC, 2001
Darlington Rights of Way Improvement Plan, DBC 2007
Denton Conservation Area Character Appraisal, DBC, 2008
Bishopton Conservation Area Character Appraisal, DBC, 2008
Northgate Conservation Area Character Appraisal, DBC, 2007
Victoria Embankment Conservation Area Character Appraisal, DBC, 2007
Cockerton Conservation Area Character Appraisal, DBC, 2006
Piercebridge Conservation Area Character Appraisal, DBC, 2006
One Darlington Perfectly Placed, Darlington Partnership, 2008
Darlington Climate Change Strategy, Darlington Partnership, 2006

Other Organisations' Guidance

www.cabe.org.uk
Building for Life, CABE, 2008
Promoting Better Public Space Design, CABE Space, 2007
Design and Quality Standards, Housing Corporation, 2007 www.housingcorp.gov.uk
Building in Context, English Heritage

Shared Interests, English Heritage
Reducing mobility handicaps: towards a barrier-free environment, Institution of Highways and Transportation, 1991
www.securedbydesign.com
www.breeam.org
www.environment-agency.gov.uk
www.ciria.org
www.nwl.co.uk
www.energysavingtrust.org.uk
www.saferparking.co.uk

APPENDIX 3 MATERIAL AND INFORMATION REQUIRED TO BE SUBMITTED WITH FULL OR RESERVED MATTERS PLANNING APPLICATIONS

The integrated nature of sustainability and design, and the promotion of sustainable design as a key planning principle suggests that sustainability issues should form part of the Design and Access Statement rather than forming a separate statement. Most applications, (excluding householder, change of use, tree and advertisement applications) will be required to produce a Design and Access statement incorporating the Sustainability Statement. All components of the statement should be considered holistically. Access and sustainability should never be isolated from the design principles and should be considered when carry out the site analysis.

The length of the Design, Access and Sustainability Statement will be dependent on the size, complexity and the significance of the site being developed. The Statement should be concise, clear and easy to read. Jargon should be avoided. Visual aids are a useful tool and could take the form of plans, illustrations or photos.

A. Design and Access Statement

This statement should explain how the designer has considered the site, and explain how their proposal is the best response to the site's constraints and the principles of this document. The following must be considered:

Use	What buildings and spaces will be used for
Amount:	How much would be built on the site
Layout:	How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site
Scale	How big the buildings and spaces would be (their height, width and length)
Landscaping	How open spaces will be treated to enhance and protect the character of place
Appearance	What the building and spaces will look like, including building materials and architectural details
Access	Vehicular and transport links: why the access points and routes have been chosen, how the pedestrian and cycle network have been integrated and how the site responds to road layout and public transport provision Inclusive access: how everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping

B. Sustainability Statement

The statement should illustrate how issues such as sustainable design, construction and energy and water efficiency have been integrated into the design and the extent to which the application meets the appropriate Code for Sustainable Homes or BREEAM standards. The statement should show a clear commitment to achieving the stated targets, and should not describe what different technologies **could be used** but rather should explain the chosen technologies that **will be used**. A template for completion is set out below.

		Developer response
What is the Code for Sustainable Homes/BREEAM rating sought for the proposed building(s)?		**CSH:** **BREEAM:**
A. Re-use of land and buildings		
A1.	What percentage of the development will be	

	previously developed land?	
A2.	What percentage of the existing buildings on site will be re-used/refurbished?	
A3.	Where an existing building is reused, what percentage of the total roof area in the development is designed to allow for new outdoor space, habitats and/or renewable energy/low carbon technology?	
A4.	What is the density of the scheme? (in dwellings per hectare)	
A5.	Has a contaminated land survey been undertaken? How has the issue been addressed?	
A6.	For commercial developments, will the development be designed to be able to adapt to changing market needs?	
B. Promote sustainable travel		
B1.	What provision will be made for secure bicycle storage?	
B2.	Has a Travel Plan been submitted?	
B3.	Are there local shops and bus stops within 400m walking distance of the site?	
C. Conserve energy resources		
C1.	How much of the street lighting will be energy efficient with limited upward light transmission?	
C2.	What percentage of energy will be produced from on-site renewable and decentralised or low carbon technology?	
C3.	What is the total capacity of all renewable and decentralised or low carbon energy technology for the development (in MW)?	
C4.	Will lighting/heating/cooling controls operate efficiently under different loadings and be adaptable and accessible?	
D. Conserve materials resources		
D1.	What proportion of the timber used in construction will be from an independently verified sustainable source?	
D3.	Are locally sourced materials used in the development (from within 35 miles of the site)?	
D4.	How much local reclaimed or recycled materials will be used in construction?	
E. Conserve water resources		
E1.	How will the development meet the required water demands placed upon the site?	
E2.	Does the development have 100% metering of water provision?	
E3.	What percentage of fittings will provide water minimisation?	
F. Reduce the impacts of noise, pollution and flood risk		
F1.	Will the site be designed to minimise the impact of noise from external sources?	
F2.	How much NOX will be produced by the boiler(s) proposed for the development?	
F3.	What measures have been taken to protect internal	

	air quality? (i.e. from pollutants arising from internal plant and machinery and/or traffic)	
F4.	If required what measures have been identified by a Flood Risk Assessment to reduce the impact of flood risk on site and downstream?	
F5.	What SuDS are being used on site? What is their run off rate?	
G. Ensure developments are comfortable and secure		
G1.	Will heating/cooling/power/water/sewage and communications infrastructure be designed for easy access and allow for future expansion of services?	
G2.	How will ventilation and cooling be provided?	
G3.	Does the development meet the principles of inclusive design?	
G4.	What percentage of homes are designed to meet the needs of wheelchair users, and to be adaptable across the lifetime of their occupiers?	
G5.	What is the dwelling mix? (in terms of size, type and affordability)	
G6.	Will the development be designed to meet Secure By Design principles?	
H. Conserve and enhance the natural environment and biodiversity		
H1.	How much open space will be lost by the development?	
H2.	How much new public open space will be provided by the development on site?	
H3.	Is there an accessible open space within 300m walking distance of the site?	
H4.	Does the proposal require an ecological survey to be carried out?	
H5.	During the construction of the development will the developer have recognition to the protected species legislation?	
H6.	Does the scheme have a negative impact upon priority habitats or protected species?	
H7.	Will the scheme create new or enhance links to wildlife habitats within or outside the site?	
I. Promoting sustainable waste management		
I1.	If demolition is required, what will happen to the waste?	
I2.	What facilities will be provided to encourage building occupiers to recycle and/or compost waste?	
I3.	Are recycling facilities provided in easily accessible locations?	
I4.	Will prefabricated and standardised modulation components be used?	
J. Promoting sustainable construction practice		
J1.	Will a waste management/minimisation scheme be implemented when undertaking construction of the development?	
J2.	During construction, does the site management plan ensure there is limited impact on the surrounding environment?	
J3.	Has the control of dust and emissions through	

	mitigation during demolition and construction been considered?	
J4.	Will the scheme be applying for Considerate Constructors Scheme?	

Failure to provide this information may delay the determination of the application, or the completion of any legal agreement.

Further details of information to be submitted with a planning application can be found on the local validation list on the Council's website www.darlington.gov.uk/planning

APPENDIX 4 ARCHITECTURAL GLOSSARY

Arcade	A covered walkway or passage.
Argon filled low emission double glazing	Window with two layers (panes or glazing) of glass separated by an air space. Each layer of glass and surrounding air space reradiates and traps some of the heat that passes through, increasing the window's resistance to heat loss. The glass has a thin coating, on the glass allowing the sun's heat to pass through but reducing heat loss from the building. The air between the glass sheets is dried and the space is sealed airtight, eliminating possible condensation and providing superior insulating properties. The thicker the space the greater the insulation. But this can increase the weight of the pane. Argon is more effective in a smaller space, reducing the thickness of the gap making it lighter and easier to fit in more new buildings
Atrium	Large open space, several storeys high, usually with a large glazed roof for with large windows often situated in commercial buildings behind the main entrance to create feeling of space and light.
Bargeboard	Boards fastened to the projecting gable of a roof to hide and protect the end of roof timbers.
Bat roost	Place where a bat lives, either natural or man made (bat box)
Brick bonds	A row of bricks consisting of alternate courses of headers and stretchers
Brise soleil	Permanent sun shading techniques. Typically a horizontal projection extending from the sun side of a building, used to stop buildings with large amounts of glass from overheating
Canopy	Projection that provides shade, shelter and decoration, supported by the building to which it is attached, usually over a door or window
Cladding	Covering applied to outside of building for aesthetic or protective purposes, can be in panels
Coping Stone	A finishing or protective stone, flat or sloping that form the top of an exterior wall or building.
Corbel	Projecting block, usually stone to carry weight above, can be plain or decorated adding detailing to a building.
Dentil course	A small block, repeatedly used in moulding, usually at the end of rafters.
Duct	A round or rectangular tube, constructed of sheet metal, fibreglass board, or a flexible plastic-and-wire mix, located within a wall, floor, and ceiling that distributes heated or cooled air in buildings.
Eaves	Underside of a sloping roof overhanging a wall
Embodied Energy	Total amount of available energy that was used to make a product
Entablature	Mouldings which lie horizontally above columns, usually above a door or entrance.
External blind	Fixed to the outside of a building, protect against direct sunlight and prevent buildings from overheating.
Faience	Glazed ceramics, in a variety of colours used in walls and can provide ornamental detail
Flue	Duct, pipe or chimney to take gas from a fireplace, water heater, boiler or generator outside.
Forecourt	Open area in front of a building's entrance.
Fossil insulation	Made from the chemical industry and fossilised vegetable matter includes polystyrene and polyurethane foam
Framed building	A building with its structure made from metal, reinforced concrete or timber, usually covered in cladding or infilled with brick, wattle and daub.
Frontage	The full length of a plot of land or a building measured alongside the

	road onto which the plot or building fronts.
Gable	Portion of walls between the lines of sloping roof
Glass reinforced plastic	A plastic material strengthened by glass fibres as roof material, door surrounds, canopies
Half basement	
Hipped roof	Roof where all sides slope downwards to the walls usually with a fairly gentle slope.
Kneeler	Block of stone at the top of a wall to finish the eaves of a parapet.
Lintel	A horizontal beam supporting the wall above a window or door opening, can be made of wood, stone, steel or concrete.
Living walls	Wall either free standing or part of a building that is partially or completely covered with vegetation.
Louvre	Window, blind or shutter with horizontal slats that are angled to let in light and air but to keep out rain, direct sunshine and noise. Can be used as modern shutters externally on buildings.
Modified eaves	
Natural ventilation	Created by the differences in the distribution of air pressures around a building as a result of gravity and wind pressure affecting the airflow. The placement and control of doors and windows alters natural ventilation patterns. Supplying and removing air through an indoor space by natural means, relies on wind pressure differences between lower and upper floors. See Stack effect
Natural ventilation cowl	Covering used to increase the draft in a duct and prevent backflow, usually hood shaped.
Organic insulation	Made from natural vegetation, generally from renewable materials like cork, expanded rubber, wood fibre, help, sheep's wool, old newspaper.
Parapet	Wall like structure at the edge of a roof, terrace or balcony. It can extend above a roof, with the wall continuing above the line of the roof protection or to control the amount of soar light and heat entering windows.
Potable water	Water that is sufficiently high quality that it can be drunk or used without risk or harm, such as drinking water.
Perimeter Intrusion Detection systems	Electronic surveillance system including alarms, CCTV, laser technology, motion sensors
Piano Nobile	Main floor of a house which contains the principal rooms, given added emphasis by having a ground floor or basement and minor floors above
Pitched roof	Roof structure where the roof leans to one side of the house, with the rafters connected to the highest wall and then it is inclined to the lower wall, which forms the pitched roof.
Polycarbonate	Plastic coating which can be used for roof materials
Profiled steel	Steel moulded into sheets or corrugated sheets, usually for roofs or industrial walls for warehouses
Protected glazing	Blast resistant glass which is laminated
Protected spaces	In sensitive developments offer the best protection against blast, flying glass and other fragments. Located above ground or first floor surrounded by blast-resistant partitions or full-height masonry or concrete walls, away from windows, external doors and walls, stairwells, lift shafts and the area in between the building's perimeter and the first line of supporting columns
Render	Building material used as a coating for walls.
Roof overhangs	Exterior roof overhangs provide shade for south facing elements of buildings such as windows, doors, and walls. It usually only affects the direct sunlight that hits the surface. Overhangs may

	be solid, louvered, vegetation-supporting, or a combination of these and may be fixed, operable, and/or removable.
Rooftop vents	A stationary or rotating vent usually made of galvanized steel, or polypropylene.
Roof verge	Open edge of a roof where it meets a gable wall.
Sedum matting	Living carpet for green roofs
Setback	Making upper storeys of a building further back than the lower ones for aesthetic, structural or land use restriction reasons
Setts	Blocks of stone or landscape materials
Shap granite	Pale pink rock
Soldier courses	A course of bricks laid with the long side upright, usually above a window
Solar harvesting	Using energy from the sun as energy or lighting in new development
Stack effect	Requires inside and outside temperatures to be different so that warmer indoor air rises and escapes the building at higher level whilst colder, denser air from the exterior enters the building at the lower level. Stack effect works best with greater temperature differences and increased height between lower and higher openings.
Stall risers	The panel below the cill in a shopfront.
Tactile Paving	textured paving used on footpaths to assist disabled persons, particularly at crossing points or to identify change from footpath to cyclepath
Timber cladding	Use of long thin timber boards that overlap to vertically or horizontally cover the outside wall of a building.
Unfinished concrete	Concrete that has been left roughly finished after pouring and exposed.
Upstand	Raised masonry to a gable wall or parapet.

APPENDIX 5 INFORMATION REQUIRED FOR ASSESSING FINANCIAL VIABILITY

Where a developer considers that there are exceptional unforeseen costs (in addition to foreseeable costs like highways works, remediating contamination, known flood mitigation, piling, demolition, planning obligations) and that the provision of on site renewable energy provision would make a proposed scheme unviable the onus will be on the developer to clearly demonstrate this. The developer will be expected to provide financial evidence to an independent consultant chosen by the Council, but paid for by the developer, whose role it would be to assess the information and provide the Council with an interpretative

report, capable of publication, indicating whether the costs attributed are reasonable. The financial evidence should contain calculations of the main factors in sufficient detail for viability to be properly assessed, including the expected profit margins for the developer.

The Council's consultant will expect to see how the value and percentages have been reached but the format is left to the developer. Developers are encouraged to complete the sheet overleaf though for exceptional costs such as ground conditions, asbestos etc as these will need to be quantified by an independent professional report.

Failure to provide this information may delay the determination of the application, or the completion of any legal agreement.

Renewable Energy Viability Test

APPRAISAL SUMMARY			
REVENUE **Rental Area Summary**	**ft²**	**Rate ft²**	**Gross MRV**
Investment Valuation Market rent Rent free			
GROSS DEVELOPMENT VALUE Purchaser's costs NET DEVELOPMENT VALUE			
NET REALISATION			
OUTLAY			
ACQUISITION COSTS Residualised Price			
CONSTRUCTION COSTS **Construction** **Renewable Energy Costs** Developer's Contingency			
PROFESSIONAL FEES Professional Fees			
MARKETING AND LETTING Letting Agent Fee Letting Legal Fee			
DISPOSAL FEES Sales Agent Fee Sales Legal Fee			
FINANCE Multiple Finance Rates Used Land Construction Total Finance Cost			
TOTAL COSTS			
PROFIT			

Performance Measures Profit on Cost% Profit on GDV% Profit n NDV%			

Please note this appraisal is for indicative purposes.

BACK COVER

Contact Us

If you would like any more information about the Design of New Development Supplementary Planning Document, or would like copies of the document, please contact:

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Or view on line at www.darlington.gov.uk/planningpolicy

An inclusive approach

If English is not your first language and you would like more information about this document, or if you require information in large print, Braille or on tape please contact the Policy Unit on 388017.