

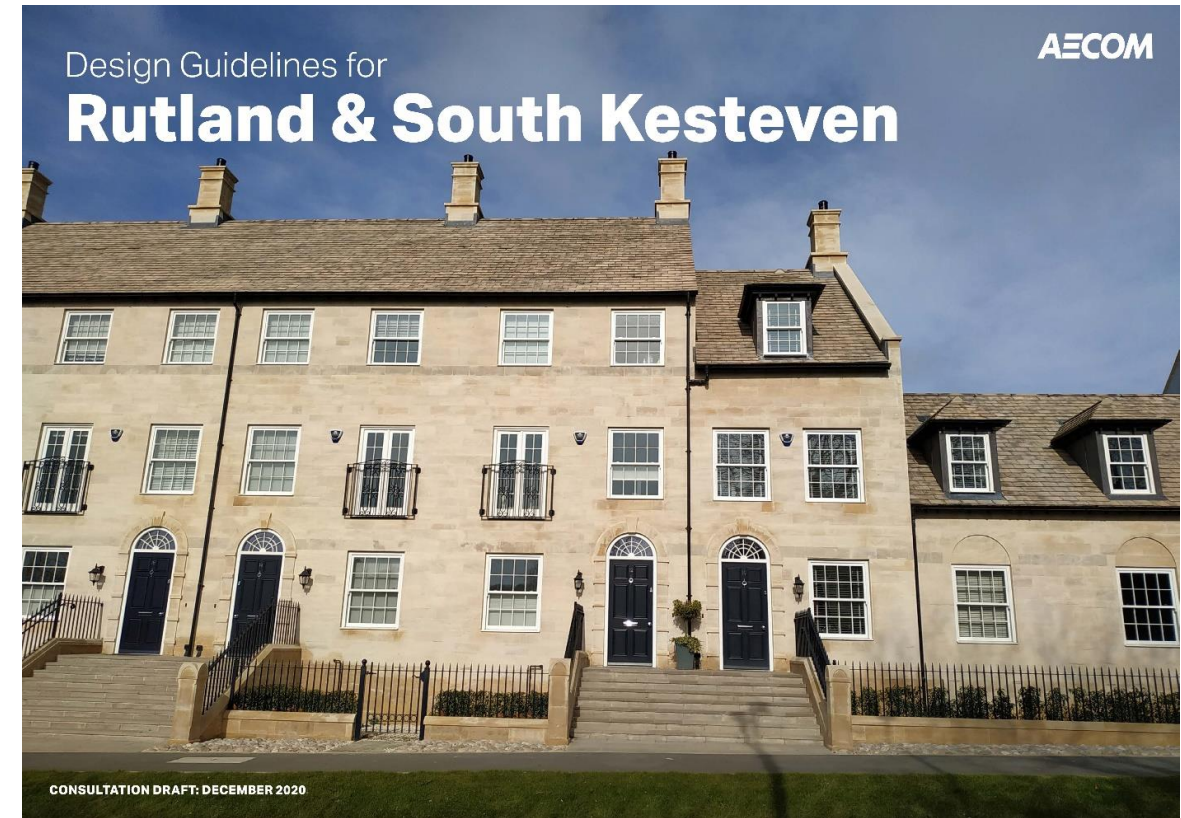
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# Rutland County Council

## **Design Guidelines for Rutland and South Kesteven**

# What this session covers

- **What is 'Design'?**
- **Government Design Agenda**
- **Background and introduction to the Design Guidelines**
- **Brief outline of what it covers**
- **Details of the consultation**



# What is 'Design'?

**Design is not always subjective (architecture)**

**It's about peoples lives and quality of life**

**Macro** - Climate Change and Healthy Lifestyles

**Micro** – convenient car parking and easy to put your bin out, building materials and details.

**Brings together:** Town Planning/Economic Development, Architecture, Landscape Architecture, Highways Design

**Social, Environmental, Economic**

- 1) **Will it last well – Durable and adaptable?**
- 2) **Will it work practically?**
- 3) **Will most people think it looks good - is beautiful?**



**“It is the collaborative and multi-disciplinary process of shaping the physical setting for life in cities, towns and villages; the art of making places;”**

Urban Design Group



# Government Design Agenda

**Climate Change Act 2008** –revised **2019** reduce the UK's net emissions of greenhouse gases by 100% relative to 1990 levels by 2050 **Future Homes Standard and Environment Bill** (Forthcoming)

- 2019**      **National Design Guide**
- 2020**      **Building Better, Building Beautiful Commission report –Living with Beauty**
- 2020**      **Gear Change: A bold vision for walking and cycling**
- 2020**      **Planning for the Future -White Paper consultation**

**30 January 2021 – consultation on new proposals**

**Changes to the NPPF (BBBBC response)**  
**Draft National Model Design Code**





## New Proposals mean...

Greater concentration will now be placed on the **quality, design** and the **environment** in planning than **ever before**

**the local community fully involved** in how they want new developments to look and feel

expectation that good quality design will be approved while **poor quality will be rejected**

**all streets are lined with trees**

**the word “beauty”** will be specifically included in planning rules for the first time since the system was created in 1947



**‘We all want beauty for the  
refreshment of our souls.’**

OCTAVIA HILL (1883)



# The Design Guidelines for Rutland and South Kesteven

## Aim and Purpose

- Help improve the quality of new build development
- To provide better guidance and advice to both developers and decision makers
- Supplement the policies within the forthcoming Local Plan
- As an SPD, these guidelines will be a material consideration when determining planning applications.





## How has it been prepared?

- Fully funded through the award of a Planning Delivery Grant jointly awarded to SKDC and RCC on a competitive bidding basis
- Part of suite of measures alongside appointment of Principal Design Officer, Design Review Panels and enhanced design considerations in planning application decisions
- AECOM commissioned to prepare the document with officer, member and stakeholder workshops held



## How has it been produced?

- Produced by experts in design, planning, landscape and heritage
- Designed to complement new national guidance on good design – more specific, local and easier to use
- Focus on housing, particularly larger schemes
- Promotes development that responds well to local character
- Sets high expectations on process and outcomes





# What does it cover?

1. Design Process
2. National guidance that must be followed
3. Major development (residential)
4. Detailed Design – architecture, materials, smaller sites and householder applications
5. Commercial development
6. Related policies and guidance table



# Design Process

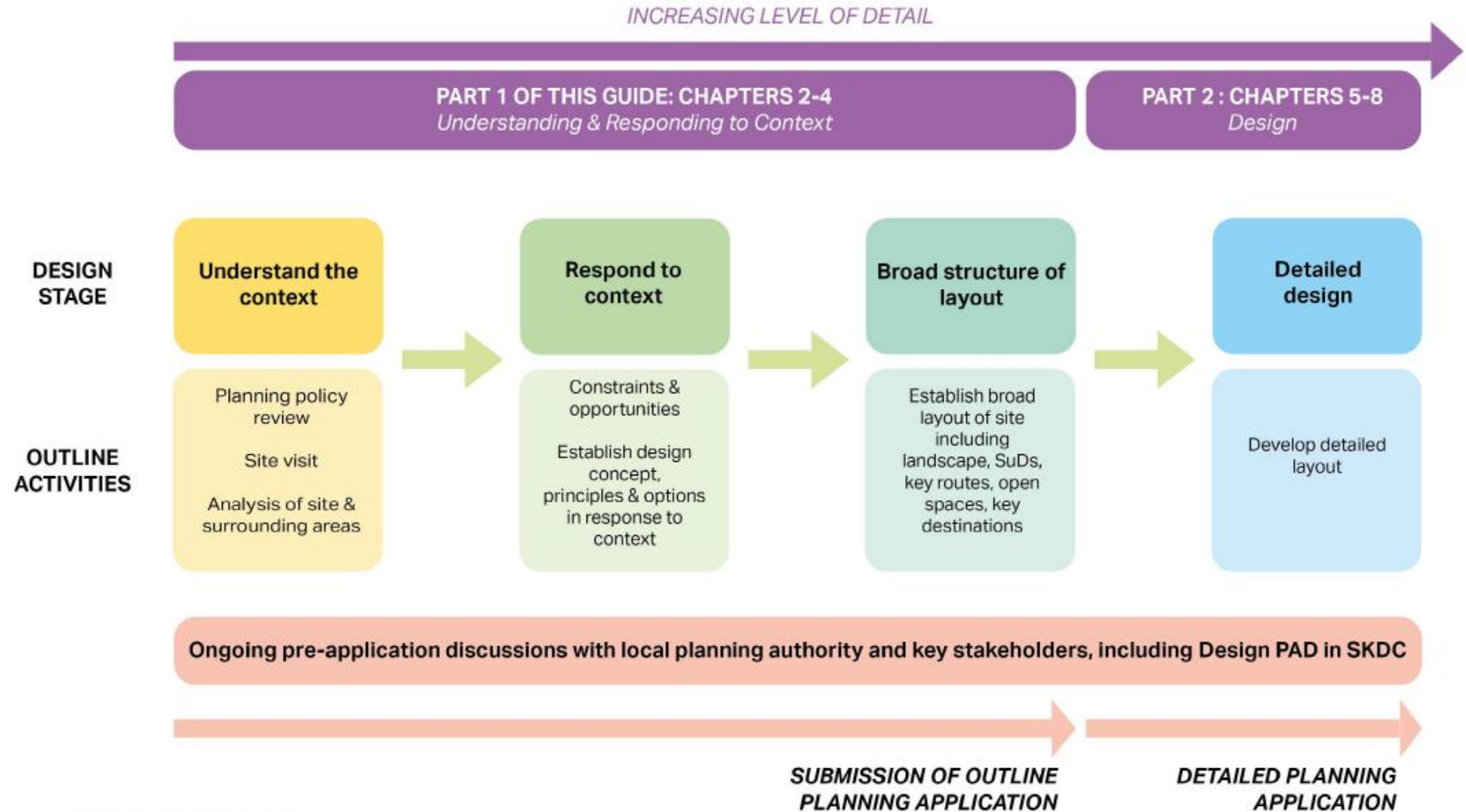


Figure 1: Design process overview.



# Rutland's Special Character

Overview of landscape and built character

Emphasis on thoroughly assessing each development site

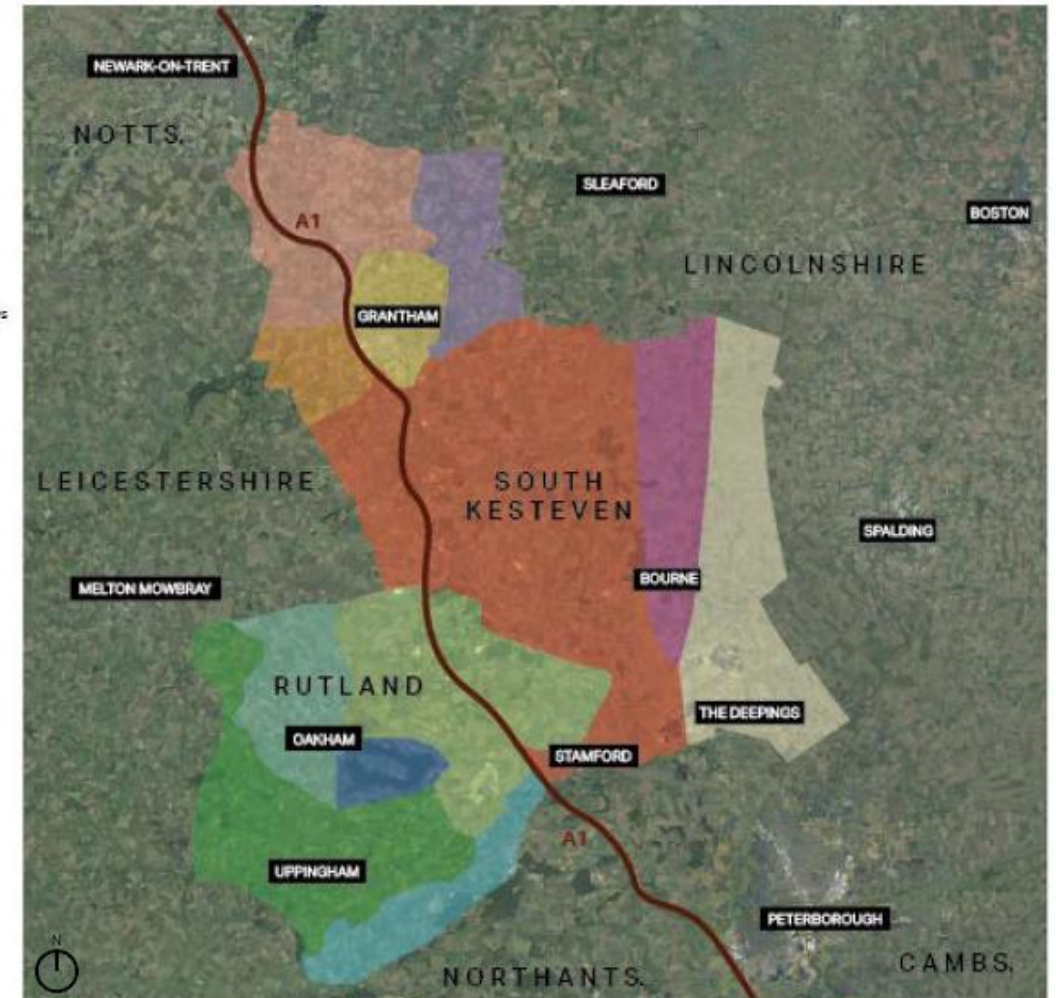


Figure 15: Landscape Character Areas (Rutland Landscape Character Assessment (2003), South Kesteven Landscape Character Assessment (2007)).

# Understanding and responding to context



Site analysis



Response to context



Broad structure of layout



Design concept



# Residential Development

## Cross-Cutting Themes

### Climate Emergency and Healthy Lifestyles

Layout, Buildings,

Contact with Nature

Positive Social Contact

Healthy Food

Physical Exercise

Lifetime Homes





# Residential Development

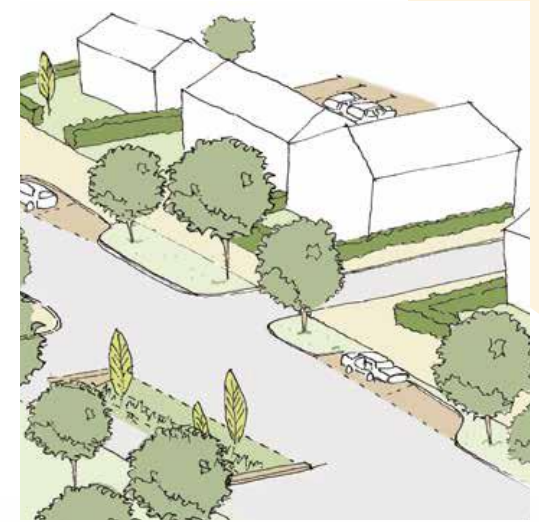
## Landscape

5D: Strong Landscape Structure

5E: Continuous Green Corridors and Circuits

5F: Trees in the Public Realm

5G: Sustainable Drainage Systems

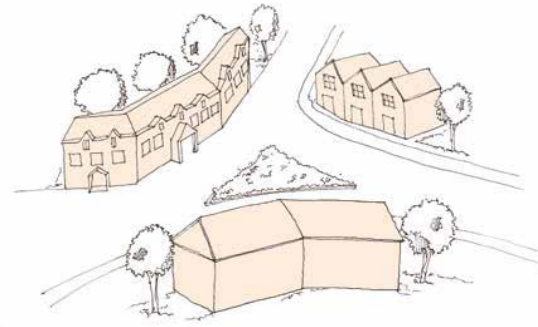




# Residential Development

## Streets

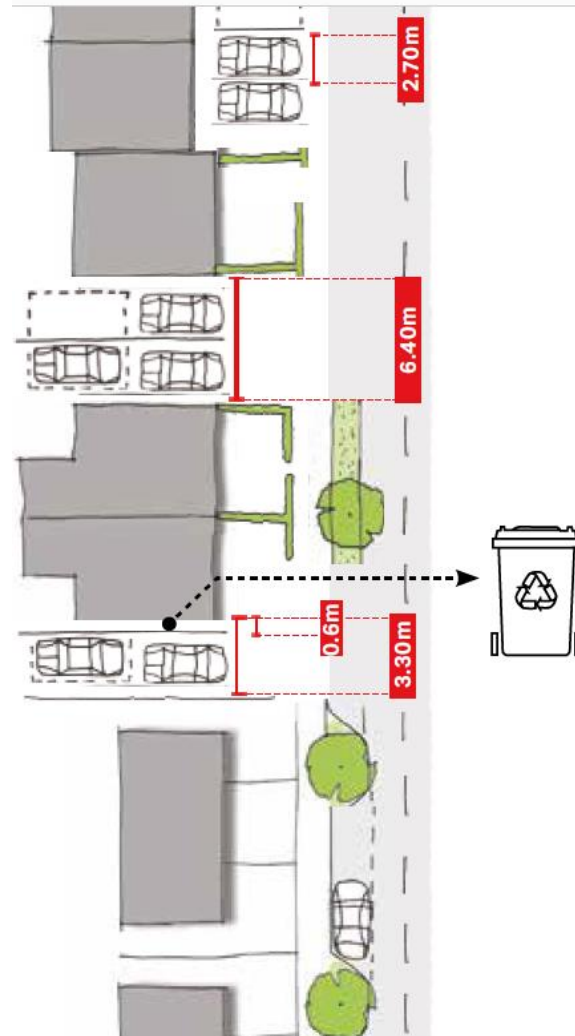
- 5H: Street Hierarchy
- 5I: Connected Layouts
- 5J: Addressing the street (perimeter blocks)
- 5K: Strong front boundary treatments
- 5L: Special Places
- 5M: Street character
- 5N: Local street character



# Residential Development

## Other key elements

- 5O: Local Centre / Community Facilities
- 5P: Cycle Infrastructure
- 5Q: Car Parking
- 5R: Affordable Housing
- 7A-F: Commercial Development





# Residential Development

## Detailed Design

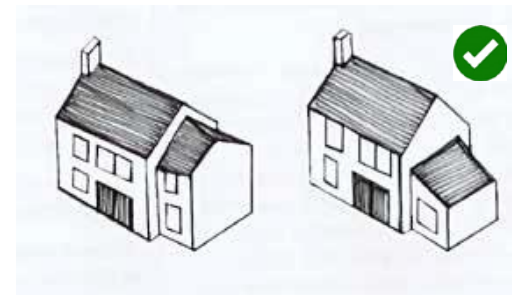
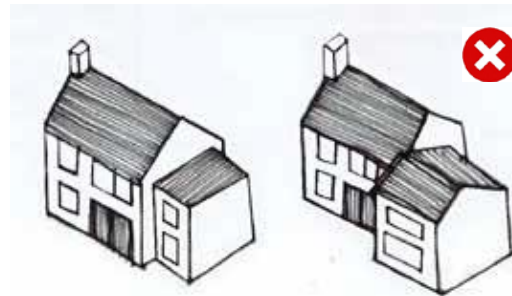
- 6A: Build Quality
- 6B: Architecture
- 6C: Materials
- 6D: Roofs
- 6E: Residential Amenity
- 6F: Servicing
- 6G: Extensions
- 6H: Infill Development



Figure 69: Back to back privacy distances.

AECOM

Figure 71: 25 degree thumb rule. On sloping sites over shading is more of a problem and greater spacing is required.



# Commercial Development

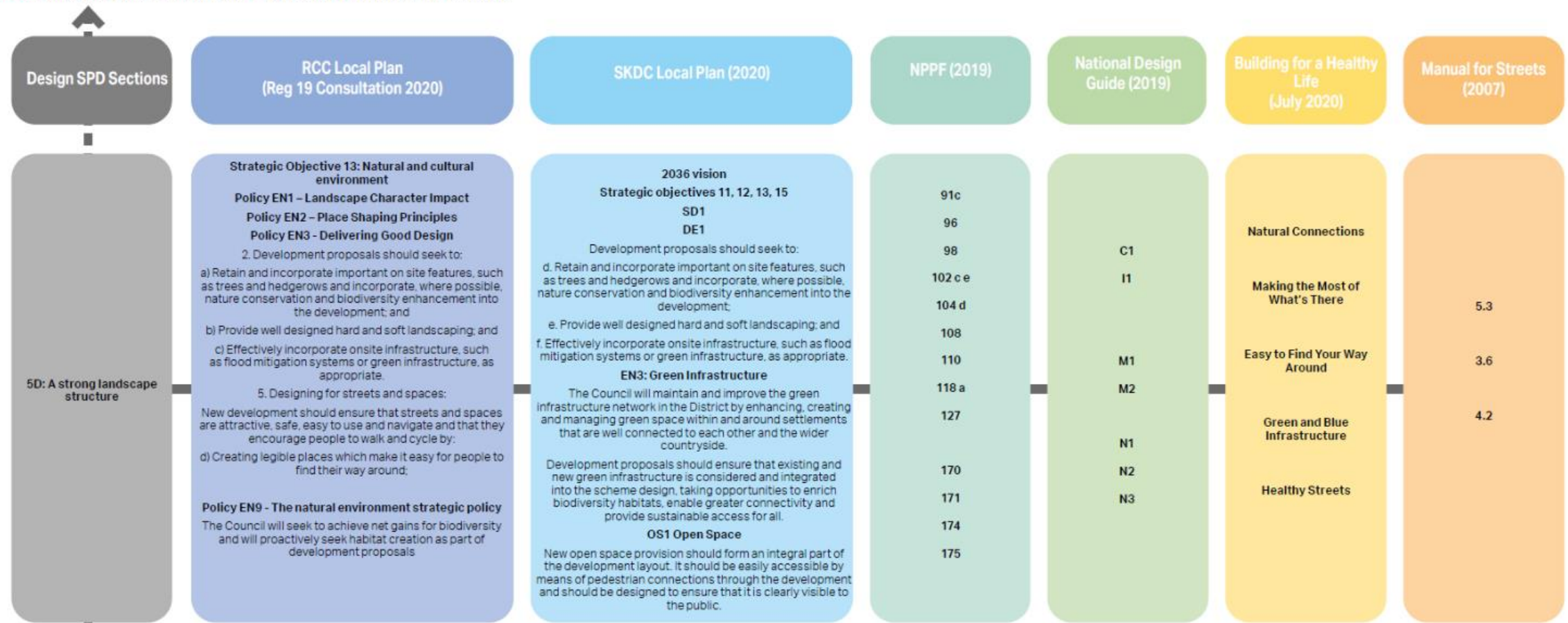
- 7A: Follow the process
- 7B: Responding to the climate emergency
- 7C: Frontages
- 7D: Landscape screening
- 7E: Parking and servicing
- 7F: Architecture





# Annex – backed up by policy

## ANNEX Policy and guidance documents that back up the Design SPD chapters



# Consultation

- First draft - seeking views on the style, format, usability and content
- 6 weeks - **29<sup>th</sup> January to 12<sup>th</sup> March 2021**
- COVID-19 - Webpage and Online Survey
- FAQ Document

[www.rutland.gov.uk/designguide](http://www.rutland.gov.uk/designguide)

[www.surveymonkey.co.uk/r/DesignGuidelines](http://www.surveymonkey.co.uk/r/DesignGuidelines)

## The key aims of the SPD are to:

1

Establish the requirements for a high level of design and build quality in all development proposals in Rutland and South Kesteven;

2

Set out the design steps and considerations that planning applicants need to undertake; and

3

Provide applicants with a clear understanding of good quality design at any scale or type of development, from a new community to an individual home extension.

1. Which factors do you think are most important when considering the design of new housing developments?

Please choose no more than three.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Minimising the impact on climate change.  | <input checked="" type="checkbox"/> Ensuring new development blends into the wider landscape and has a green character designed for nature that people can enjoy. |
| <input checked="" type="checkbox"/> Encouraging people to live healthy, sociable and active lifestyles. Opportunities for walking, cycling and great places to play are included in the design. | <input type="checkbox"/> Respecting the built character and materials of the local area. Architecture to be of a high quality.                                    |
| <input type="checkbox"/> Responding to local issues and listening to local people.  | <input type="checkbox"/> Providing a range of houses for different people's needs, budgets and circumstances.   |
| <input type="checkbox"/> Making places accessible, easy to move around and well connected to their surroundings.  | <input type="checkbox"/> Places that function well and are designed to reflect practical considerations (e.g. bins and parking).                                  |

OK