

4.4.2

Indicative landscape strategy

The adjacent drawing illustrates the emerging thinking around the landscape strategy for DPGV. This highlights the existing and proposed areas of woodland and planting, alongside the creation of recreation spaces and routes through the country park and green wedges. Further landscape guidance for key spaces is set out in Part D.

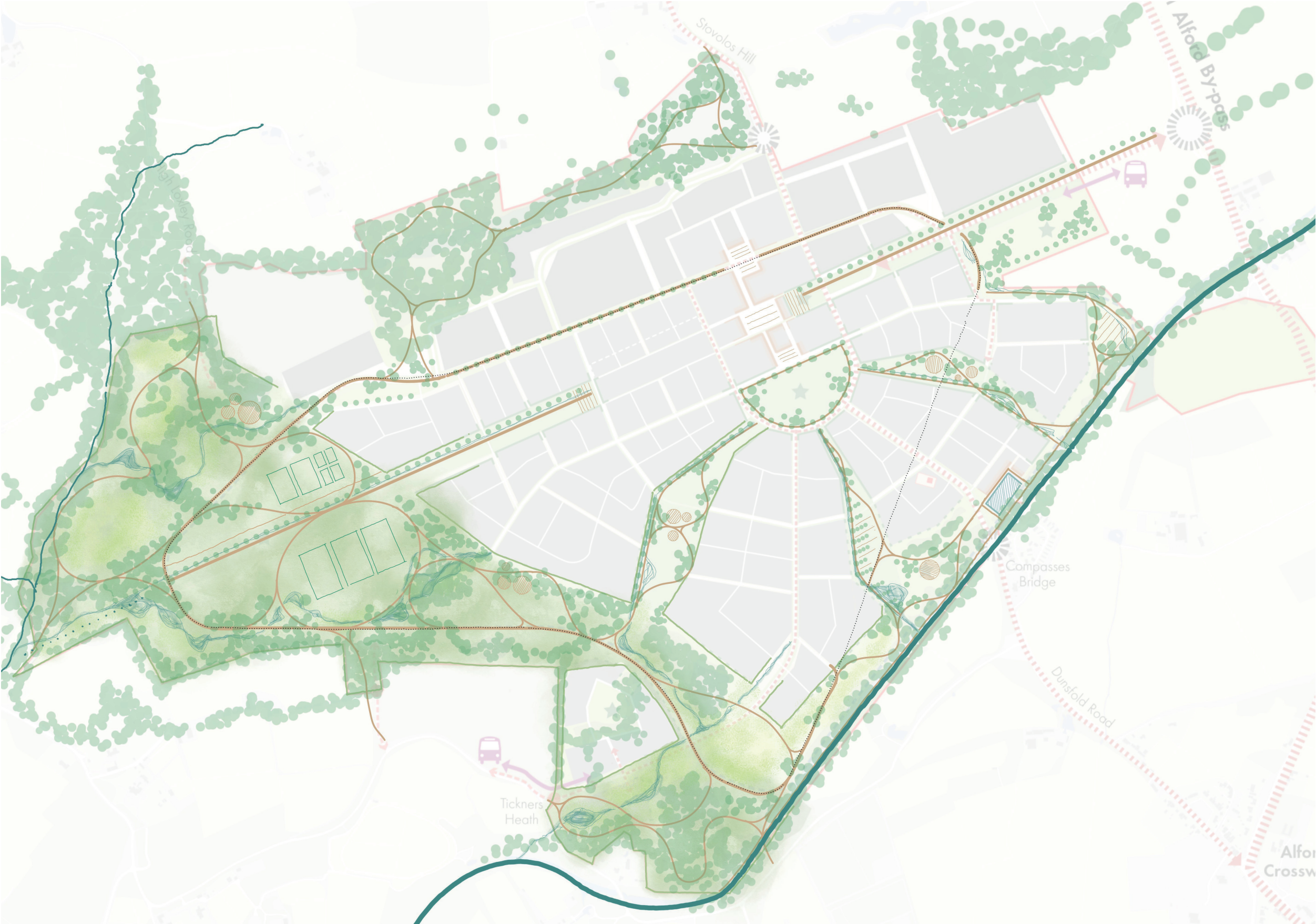


Fig 31 Indicative landscape strategy

4.5 Delivery strategy

4.5.1 Overview

WBC has already established a clear strategy for governance at DPGV. Two key structures provide a forum for strategic coordination and planning discussions. It is anticipated that the current arrangements for these groups will continue. These are Dunfold Park Strategic Governance Board, and Dunsfold Park Advisory Group.

4.5.2 Planning strategy

WBC will work positively and proactively with landowners and developers to establish an appropriate planning strategy for DPGV. As set out in section 2.8 and 2.9, the SPD adopts a flexible approach allowing a range of different ownership and planning scenarios to play out.

Existing consent

The following sub-headings define requirements and expectations for future applications.

It is important to note that the existing Planning Permission already benefits from a coherent set of conditions and requirements as set out in the decision notice / S106 agreement. The specific provisions in the decision notice and S106 agreement are unaffected by the SPD. However, in

supplementing the policies SS7 and SS7a, the SPD will play a key role in informing the progression of masterplanning work, discharge of conditions and evolution of RMA proposal.

In the event that a new site-wide planning application, or material amendments are made to the existing scheme, it is anticipated that similar conditions would be applied to any future applications where this information is not included in the application material.

Future Planning Applications

In keeping with Policy SS7, the Council will require the following approach to be taken as the basis of any Planning Application:

- Preparation of a site-wide masterplan as the basis of proposals. This should be submitted as part of the primary area-wide application (anticipated to be in Outline or Hybrid form). The strong preference is for the illustrative masterplan and design code to be submitted alongside the elements of the application which are “for approval”. Alternatively, the masterplan could be developed in advance of RMAs as a condition of the primary permission.

The following elements will be required in line with national and local submission requirements. This list is not exhaustive, and seeks to cover the key areas of any application rather than a full list of submission documents / drawings. It is acknowledged that some elements might be subsumed in other overarching documents such as the Planning Statement or Design and Access Statement:

1. Design:

- Design and Access Statement.
- Illustrative masterplan.
- Application drawings including parameter plans.
- Design code.

2. Overarching planning aspects:

- Planning statement.
- Phasing plan and strategy.

3. Other statements, strategies and assessments:

- Affordable Housing.
- Retail assessment.
- Sustainability statement (including energy and carbon strategy).

- Utilities assessment
- Statement of Community Involvement
- Transport Assessment / Strategy
- Travel Plan
- Flood Risk Assessment
- Drainage Strategy and SuDS
- Waste and construction management plan

4. Environmental Statement:

- Non-technical summary
- Environmental Statement – key topics to be screened and scoped in line with legislation and guidance.
- Technical appendices and figures as required.

Conditions

As noted above, a clear set of conditions will be prepared. As noted above, these are likely to be of a similar scope to the existing Planning Permission. Key aspects for agreement by the Council will include:

- Necessary triggers and thresholds in relation to mitigation, infrastructure (including education and community provision and contributions), commencement of development and occupation.

- Requirement to prepare a masterplan, design code and phasing plan for agreement in advance of RMAs, if not fully resolved and agreed as part of the application material.
- Requirements in relation to other assessments and strategies including phasing, transport, landscape and environmental matters, sustainability and construction which are not fully resolved in detail through the application material.
- Commitment to Design Review at key points in the process. This will include masterplanning and design codes, material amendments to an existing permission, and subsequent Reserved Matters Applications.
- Details of the ongoing engagement strategy for proposals and activities.

Revisions to Planning Permissions

The Council will work with the applicant to establish the most appropriate route for any revisions to parameter plans. This process should incorporate Design Review to assist in refining the proposals.

Reviewing the masterplan

The Council will adopt a positive attitude to the review of the masterplan, design code and phasing plan. It is anticipated that any review would take place prior to the submission of the subsequent Reserved Matters Application.

Reserved Matters Applications

Requirements for RMA will be established through the primary Planning Permission. Each RMA should be supported by a Compliance Statement which should include the following confirmation of the following:

- Adherence to the key aspects of the Outline Planning Consent, illustrative masterplan, design code and planning policies / the SPD
- Statement identifying the cumulative quantum of development and confirming the phasing strategy (see section 4.4.3 for phasing principles).
- Alignment with the placemaking approach in the application material supported by Design Review at each RMA stage.

4.5.3 Phasing considerations

The Council will require future planning applications to articulate a proposed approach to phasing. Phasing should be established in principle at the Outline Planning Application stage and developed for approval alongside a more detailed masterplanning process ahead of subsequent Reserved Matters Applications.

The Council will encourage future schemes to consider the following priorities from a phasing perspective:

- Overarching requirement for DPGV to feel “complete at every stage”. Individual phases of development should have a coherent identity which provides appropriate access to services and facilities incorporating temporary uses, routes or spaces as appropriate.
- Housing tenure, bed size mix and affordability will require careful discussion and agreement between the applicant and Council. The Council will seek to secure a consistent phase-by-phase proportion of affordable housing as far as possible, encouraging small clusters of affordable dwellings across DPGV, in order to promote a tenure neutral scheme. The detailed approach must meet the requirements of the Local Plan, the most up to date evidence of housing needs, affordable housing delivery strategy 2022-2025, Affordable Housing SPD and S106 agreement as appropriate.
- The Council will encourage the applicant to provide a clear phasing strategy and principles

for the Business Park. This will require regular review, but will establish an anticipated net growth target for each phase alongside projected retained, upgraded and new floorspace.

- Proposals for individual phases of development must demonstrate how cumulative floorspace, unit numbers or proportion of affordable housing relate to the quanta defined in the site allocation and planning consent as appropriate. Proposals should future-proof subsequent phases of development – in terms of place-making aspirations and capacity assumptions.
- Landscape and green infrastructure proposals should be prioritised as early steps in the phasing process to create an appropriate setting for the development. Coherent sections of the country park should be delivered early in the phasing sequence, with the park as a whole completed as soon as possible.
- Phasing proposals should provide clear information about enabling / mitigation works required as part of key infrastructure delivery.
- Principles for phasing of local access and non-vehicular connections should be established early in the process.

4.5.4

Stewardship

Any future scheme must establish a clear governance and management strategy for DPGV. The Council will encourage early discussions with the landowner and/or applicant to explore the structure and scope of the strategy. It is anticipated that a non-profit Community Trust would be established at the application stage. This should be set up in accordance with a funding and approval scheme which would require agreement by both Waverley Borough and Surrey County Councils.

The Trust should comprise representatives from the landowner, WBC and SCC, residents and businesses. It is anticipated that the Community Trust would take an active role in promoting activities and civic engagement, with a physical presence in the village centre.

It is likely that the Community Trust would be tasked with management responsibilities for various aspects of settlement governance which could include the following elements:

- Public sports and recreational facilities;
- Community centre(s);
- Public art;
- Public open space;
- Public play space;
- Community space within the village centre;
- SuDS;

- Routes (roads, footpaths, bridleways and cycle paths which are not adopted by the County Council);
- Site wide travel plan;
- Bus services;
- Car parking, electric vehicle charging points and car club provision;
- Approach to housing alterations; and
- Canal basin.



SITE-WIDE DESIGN CODES

5 USING THE DESIGN CODES

- 5.1 Purpose
- 5.2 How to use the design codes

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- 7.5 Facades and materials
- 7.6 Roof form
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7.8 Resources

7.9 Car parking

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8 STREETS AND PUBLIC REALM

8.1 Street network

8.2 Positive public spaces

8.3 Animated street fronts

8.4 Surface materials and crossings

8.5 Street furniture

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8.7 Cycle parking

9 LANDSCAPE AND GREEN INFRASTRUCTURE

9.1 Trees and planting

9.2 Making space for trees and planting

9.3 SuDS

9.4 Biodiversity and habitat

9.5 Play and recreation

9.6 Public art

5 USING THE DESIGN CODES

5.1 Purpose

Why design codes have been prepared

Design codes have been prepared to capture the Council’s aspirations for design quality in DPGV. The codes set out principles, parameters and guidance that should be used to inform and shape proposals, covering functional aspects (how it works) and aesthetic qualities (how it will look and relate). Successful proposals will be able to demonstrate both through a rigorous and bespoke design process.

The design codes should be read early in the design process to take into account different requirements and approaches expected of proposals for DPGV. When read in conjunction with Part B and Part D the design codes build up an understanding of the character and placemaking objectives for each part of DPGV.

The design codes represent what the Council considers to be best practice and has been developed with the best intention of assisting developers and design teams. Not intended to limit innovation the Council welcomes alternative solutions subject to a better design approach being fully justified and evidenced.

5.2 How to use the design codes

Four chapters

The design codes are organised into four chapters that cover aspects of strategic and detailed design of the built form, streets and open spaces. The chapters are site-wide and can be read and interpreted alongside character area guidance in Part D. The chapters include:

Urban design

- Covering strategic urban design principles and approaches that relate to how a place is experienced and navigated, including the relationship between buildings, public realm and open spaces.

Sustainable building design

- Covering aspects of sustainable building design including innovative and contemporary character, facade design, energy efficiency and adaptability.

Streets and public realm

- Covering hard landscape areas of DPGV comprising active and attractive streets and public realm that work in synergy with buildings and landscape.

Landscape and green infrastructure

- Covering soft landscape areas of DPGV that focuses on making room for meaningful green infrastructure to create a healthy, biodiverse and climate resilient settlement.

Relationship to planning applications

The design codes should be used to inform the evolution of proposals and to assist in determining planning applications.

The Council will make active use of the codes through the pre-application process, and applicants will be encouraged to prepare Design and Access Statements, masterplanning material, detailed design work and scheme-specific codes in accordance with this section of the SPD.

6 URBAN DESIGN

6.1 Density and mix

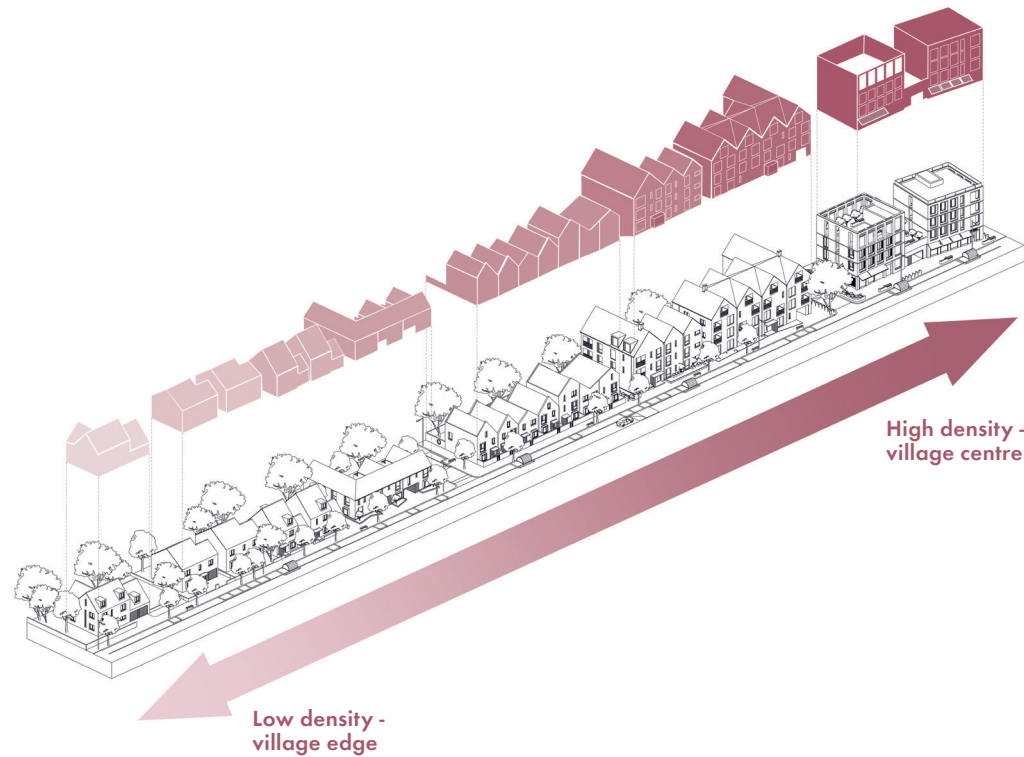
DC.1: Approach to residential density

The masterplan must establish a residential density strategy that reflects the approach described and illustrated in Part B.

This includes high densities in the inner village centre (including highest in the mixed use area), graduating to mid-range and then lower densities at the outer village as neighbourhoods meet the open landscape.

A density parameter plan must establish the overarching strategy for subsequent RMAs to abide by in their subsequent proposals.

Proposals should take into account the street hierarchy and associated active and public transport infrastructure. Stepping up in density in these areas can help establish a critical mass needed to encourage sustainable lifestyles and support infrastructure costs.



A graduation in density ranging across high, mid and low density typologies

DC.2: Housing mix and choice

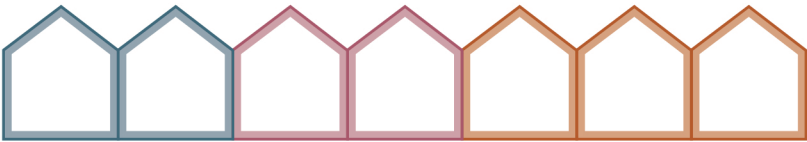
Proposals must propose a mix of housing typologies of different sizes, styles, tenures and models in order to facilitate a real choice for those choosing to live in DPGV. Proposals must demonstrate a mix of homes that cater for a range of household sizes and incomes, responding to local housing needs.

Applicants must take a tenure neutral approach that ensures no discernable change in space standards, quality of housing, design and location of car parking, bin stores, private amenity space and public realm between tenures including owner occupied, private rented, shared ownership, affordable and social rented. Proposals must respond to policies AHN1 and AHN3 in LPP1.

Applicants should demonstrate how their proposals facilitate opportunity for a variety of delivery models including custom, modular, self-build and community-led housing schemes.



Tenure



Delivery model



Housing



Public realm

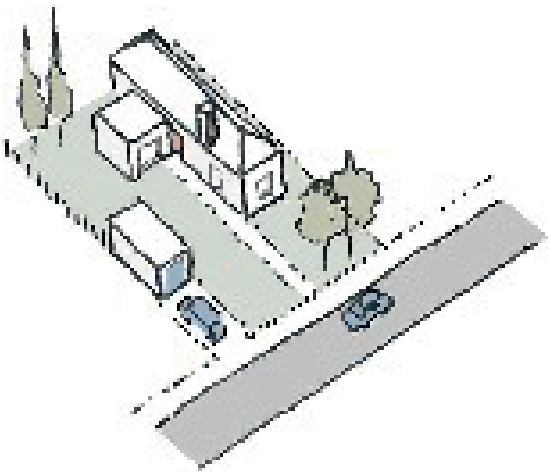
A tenure neutral approach: no change in quality of housing, space standards or public realm between tenures

DC.3: **Residential typologies**

Proposals must include a range of residential typologies that respond to the overarching density strategy and character areas established through the masterplan.

Typologies should include but not be limited to flats arranged in courtyard and linear blocks, stacked maisonettes, town and terraced houses, mews, semi-detached, detached houses and bungalows. The drawing below illustrates an indicative density and typology spectrum to be found within DPGV. See **Part D** for more information on the mix of typologies and densities appropriate for different character areas.

Residential typologies should relate to the character, density and placemaking objectives across different parts of DPGV. See Part D for more information on character areas.



Typology: Detached
Density: Low
Where: The Woods, Outer neighbourhood



Typology: Semi-detached
Density: Low
Where: Outer neighbourhood



Typology: Large terrace family homes
Density: Medium
Where: Neighbourhood



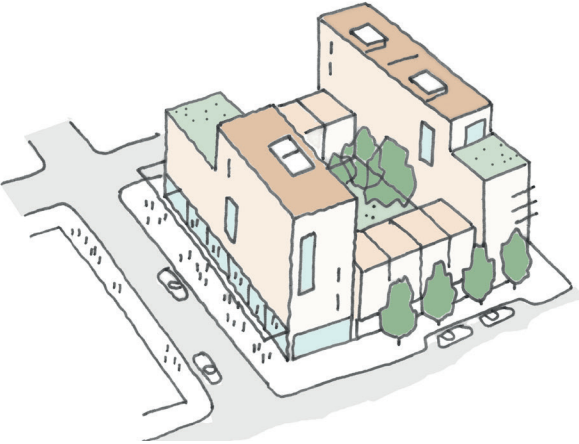
Typology: Mews terrace
Density: Medium
Where: Inner neighbourhood



Typology: Urban / Townhouse terrace
Density: Medium
Where: Inner neighbourhood



Typology: Stacked maisonettes / flats
Density: Medium - High
Where: Village centre



Typology: Mixed use podium block
Density: High
Where: Village centre

6.2 Views and landmarks

DC.4: Views to the surrounding landscape

DPGV benefits from the unique landscape setting of the Surrey Hills Area of Outstanding Natural Beauty. Rising land to the north, east and west cradles the site with locally significant hills such as Hascombe Hill, Gibbet Hill, Winterfold Hill and Blackdown Hill are strategically important reference points that enhance legibility.

Proposals should (where relevant) demonstrate how views and vistas towards these landscape features are harnessed as a key placemaking characteristic of DPGV.

This can be achieved through careful consideration of layouts, scale and massing that frames views towards these features, creating a strong connection between townscape and landscape.

The Runway Park itself should utilise strong frontage and enclosure to reinforce its axial qualities and frame long vistas towards the Surrey Hills.



View towards rising land in the south west



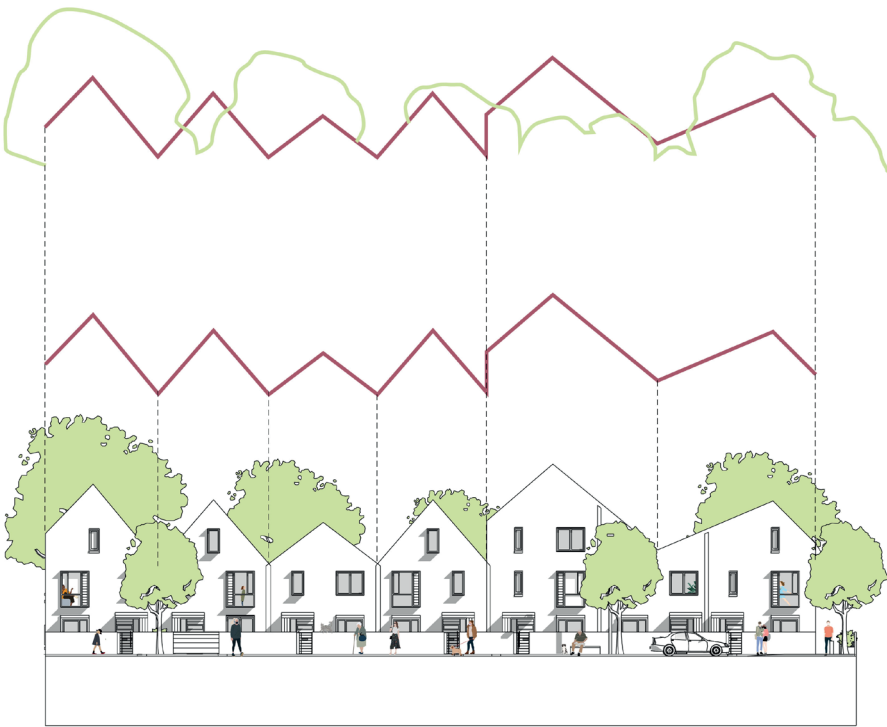
View towards rising land in the north east

DC.5: Views from the surrounding landscape

When viewed from afar DPGV should appear well integrated into the strategic landscape, a largely pitched roofscape interspersed by mature tree tops that appears almost as if it has always been there.

Proposals should take into consideration long views from the rising topography of the surrounding Surrey Hills Area of Outstanding Natural Beauty. Applicants should demonstrate this through a Landscape and Visual Impact Assessment.

Applicants should embrace a design approach that demonstrates a richly composed roofscape, utilising varied scale, massing, orientation, pitch, tree planting, hedgrows and open green space. A positive combination of these elements should avoid the appearance of ‘walls of development’ from afar.



A predominantly pitched roofscape that sits comfortably amongst mature tree canopies when viewed from up close and afar

DC.6: **Neighbourhood views**

Applicants must demonstrate how their proposals deliver distinctive and easily legible places, making use of townscape to achieve this. At the neighbourhood scale this is particularly important to create safe environments that encourage walking and cycling to and from home.

This can be achieved through careful consideration of masterplan layouts, siting, scale, architecture, roof form, materials and landscape that emphasise key locations in a neighbourhood.

Proposals must demonstrate how the scenery of their townscape is carefully crafted to reveal itself in a series of staggered ‘serial vision’ perspectives. Designers are encouraged to take the initiative and create intriguing and legible environments, for example through the siting of landmark buildings, occasional tightening of corners and offsetting the angle of streets.

Applicants should utilise street-level perspective views to showcase their approach to ‘serial vision’ through a series of orchestrated experiences and focal points that reinforce legibility.

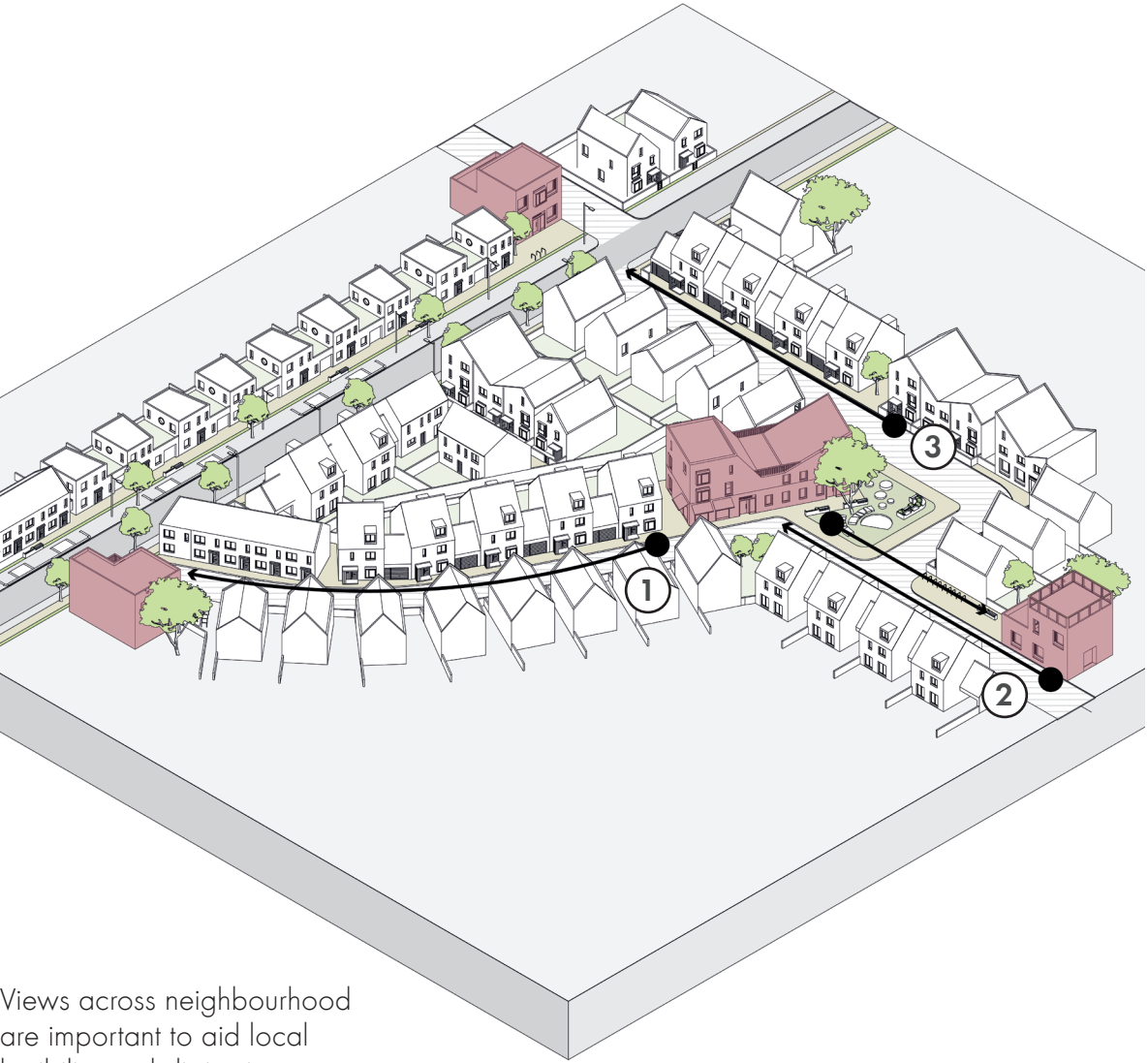
Well composed layouts can utilise the immediate and more distant setting, contrasting intimate enclosed spaces with framed vistas and open views to near and distant parts of the village.

Proposals must demonstrate how taller or distinctive buildings are unique and make proposals more legible. The emphasis on the location should be as important as the building itself.

Where taller buildings are proposed, attention should be paid to the ‘fifth elevation’ i.e. views onto lower scale buildings from up high. Roofscapes should be well resolved taking note of pitch, parapets and utilities to ensure nearby buildings are good neighbours with attractive prospects.

Views to significant buildings and spaces within DPGV should be considered early in the design process, including views to the Runway Park, Village Green, Village Centre, Canal Basin etc.

As different phases are designed and delivered, future proposals should take account of views between existing and proposed places. By safeguarding these views, masterplans can look out as well as in to create a coherent sense of place.



Views across neighbourhood are important to aid local legibility and distinctiveness



Street-level perspectives illustrating ‘serial view’ of the townscape proposals

6.3 Enclosure

DC.7: Enclosure through frontage

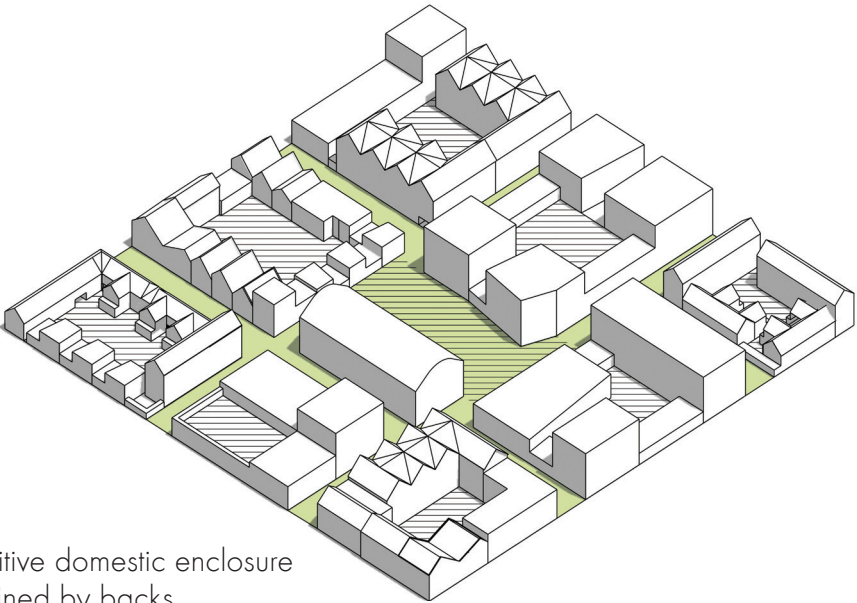
Active frontage can contribute towards establishing positive enclosure to streets and public spaces. This is important in a residential setting to create safe, sociable and animated environments where people feel comfortable and secure.

In a residential setting, active frontage includes the placement of windows and doors in combination with internal layouts that establish passive surveillance and overlooking of the public realm.

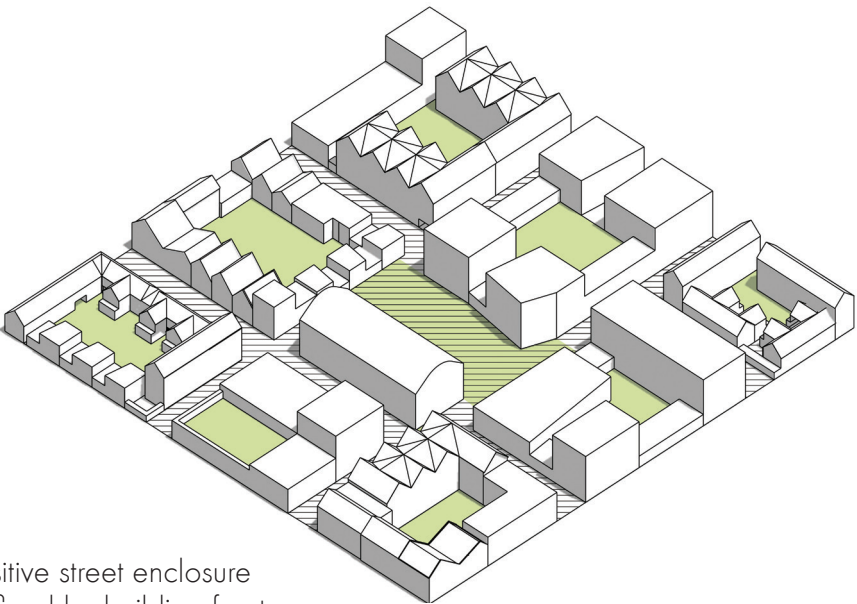
Designs should respond to the ethos of ‘public fronts and private backs’ to establish overlooking of the public realm whilst respecting the need for privacy at the back of the home.

Proposals must provide continuous enclosure to streets and public spaces using a combination of the following:

- Locate habitable rooms overlooking streets and shared access routes;
- Avoid blank frontage on side elevations visible from the street through placement of windows and, where appropriate, entrances;
- Consider off-setting corner buildings at junctions to face into and address corners; and
- Use large windows to overlook public spaces and focal points.



Positive domestic enclosure defined by backs



Positive street enclosure defined by building fronts and boundaries

DC.8: Enclosure through boundaries

In combination with active frontage, enclosure to streets and public spaces can be achieved through well defined boundaries.

Boundaries are important to delineate the different between public and private space e.g. the street and the front garden, the street and the back yard etc.

Proposals must provide continuous enclosure to streets and public spaces using a variety of well designed boundaries appropriate to a residential context e.g. low boundary walls, fences, railings, planters, hedges etc.

For more detail on appropriate boundary treatments please see **6.4 Boundaries**.

Continuous enclosure to the street defined by building frontage and boundary treatments, creating a secure delineated between public and private space



6.4 Boundaries

DC.9: **Boundary treatments**

The masterplan and associated design guidelines should establish a variety of suitable boundary treatments appropriate to different character areas across DPGV.

Boundary treatments should be conceived as an integral part of the dwelling design and plot layout, relating positively through materiality and colour palette to their ‘host’ and neighbouring buildings.

A variety of treatments are appropriate in a residential setting and should be used to define the home from the street, or the home from the neighbour.

All proposals must show how they respond to Secured by Design principles whilst responding to different contexts and character areas.

- In some contexts treatments must function as a security feature and should be designed to be robust and withstand attempts to get over and through it.
- In other contexts, treatments can be more subtle and used to define public and private realms. See Part D to understand which treatments suitable to different areas of DPGV.

Boundary treatments must balance the need for security and privacy with the importance of active frontages. Treatments must allow for surveillance of the street and not obscure daylight into homes. For example, where walls and fences are proposed for frontage boundaries these should be low.

Side boundaries on corner plots must not dominate the streetscape and must be no more than 1.8m in height. Perforating fences and walls can reduce visual dominance, allowing daylight and climbing plants to soften their appearance. For more detail on corner plots please see **6.6 Corners**.

Boundaries between neighbours should not be unnecessarily tall. In rear gardens and yards stepped heights can provide privacy close to the home before lowering to enable interaction between neighbours and natural surveillance around the home.

Boundary treatments must be high quality, robust and long-lasting to avoid residents erecting their own fences and screening. This can create disharmony in the streetscape and degrade overall design integrity.



A boundary wall no greater than 1.8m in height provides a security to the private dwelling space, whilst being softened through planting and window placement on the flank wall



A hedge boundary treatment provides a soft treatment in keeping with the landscape condition, delineating public-private space whilst having a positive placemaking impact

6.5 Thresholds

DC.10: Threshold design

Thresholds occupy the space between the boundary treatment and the internal layout of a building. A semi-private area, it is crossed when entering from the outside to the inside and is important in residential design. Traditional examples include front gardens, front yards and porches.

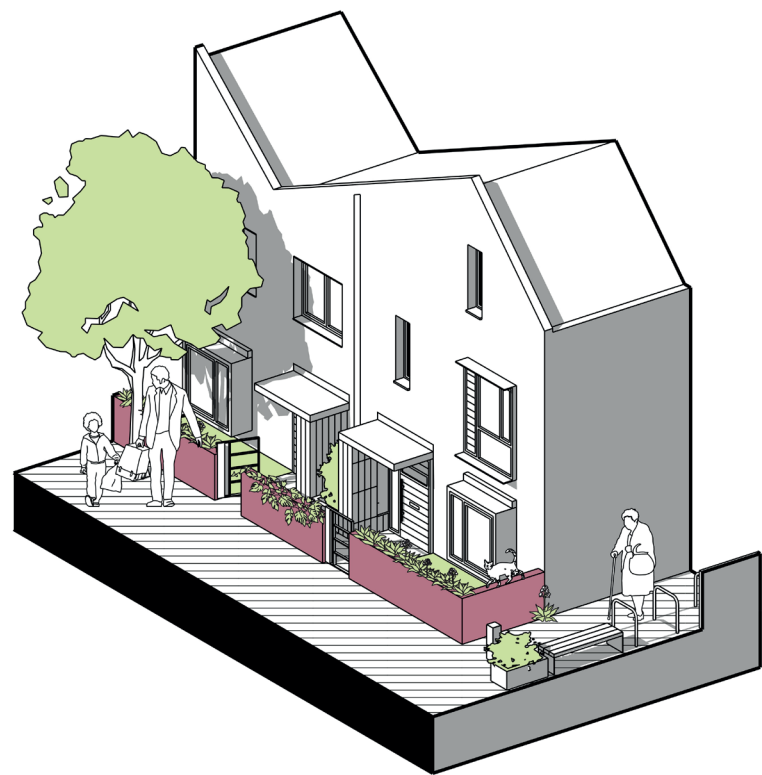
Thresholds vary in depth and character but all should allow some level of personalisation by residents, with window boxes, seating, pots and planters fostering a sense of ownership by each household.

Boundary treatments and threshold design go hand in hand and should be designed in response to the overarching character of the area. For example:

- Large houses set in low density, spacious settings like The Woods are suited to large front lawn threshold with privet hedge boundary treatments.
- Terraced townhouses set in mid-density neighbourhoods are suited to a shallow front yard and recessed porch threshold, low wall and gated boundary treatment, with a set back building line to create a visual break.
- Mews housing on a shared surface street in the high density inner neighbourhoods are suited to no threshold, using small planting beds as a boundary treatment.

- Apartment blocks in the highest density Village Centre are suited to a recessed porch or projecting canopy, providing a place of shelter with no boundary treatment. Operating as communal entrances, these should be well defined, overlooked by windows and balconies, well-lit and have a strong visual relationship with the internal lobby space.

A shallow front garden threshold defined by a low wall boundary treatment, creating a strong relationship between the building and the street



6.6 Corners

DC.11: Addressing the corner

Corners at junctions are particularly important components of neighbourhood design, ensuring continuous positive enclosure to the street and local focal points (see **6.3 Enclosure**) that aid legibility. This does not necessarily mean only increasing scale but preparing bespoke designs for corners through architecture, massing, landscape and public realm.

Corner plots therefore require buildings that ‘turn the corner’ and address both streets. This can be achieved through consideration of:

- Dual frontage with windows, entrances and openings on both side elevations;
- Off-setting buildings at junctions to face into and address corners; and

Bespoke, characterful buildings that create local points of interest (see **6.2 Views and landmarks**).

Standard house types proposed on corner plots will be unacceptable due to the blank inactive frontages (and lack of natural surveillance) this creates.

Proposals for corner buildings must demonstrate how the ‘private’ sides of the building benefit from good quality amenity space and daylight.

Bespoke building designs for corners create distinctive and legible environments that face into and address the corner. Active ground floors and large windows create natural surveillance to the public space



7 SUSTAINABLE BUILDING DESIGN

7.1 Character

DC.12: Contemporary and distinctive

DPGV presents the opportunity to create a new settlement of high quality buildings and spaces with an innovative approach to design, character and placemaking. Proposals should therefore employ a forward-thinking approach in the design process to prepare designs that are high quality, attractive and contemporary in nature.

Innovative reinterpretations of traditional building types and styles are encouraged but designs should avoid pastiche architecture or standard housing products which are often homogeneous and lack distinctiveness.

Buildings and spaces must work in synergy with one another to be distinctive whilst fostering a coherent sense of place across DPGV.

A combination of architecture, density, scale and massing, enclosure, building types, uses, landscape and public realm should combine positively to create a sequence of different places and character areas. For more information on the different character areas, approaches to density and scale please see **Part B** and **Part D**.

Applicants should demonstrate where learnings from best practice delivered in the UK and abroad has informed aspects of their proposals.



Best practice example - Abode, Cambridge by Proctor & Matthews. Photo credit: Allies and Morrison



Best practice example - Trumpington Meadows, Cambridge by Allies and Morrison. Photo credit: Allies and Morrison



Best practice example - Futurehomes, London by Maccreanor Lavington. Photo credit: Allies and Morrison

7.2 Flexibility and adaptability

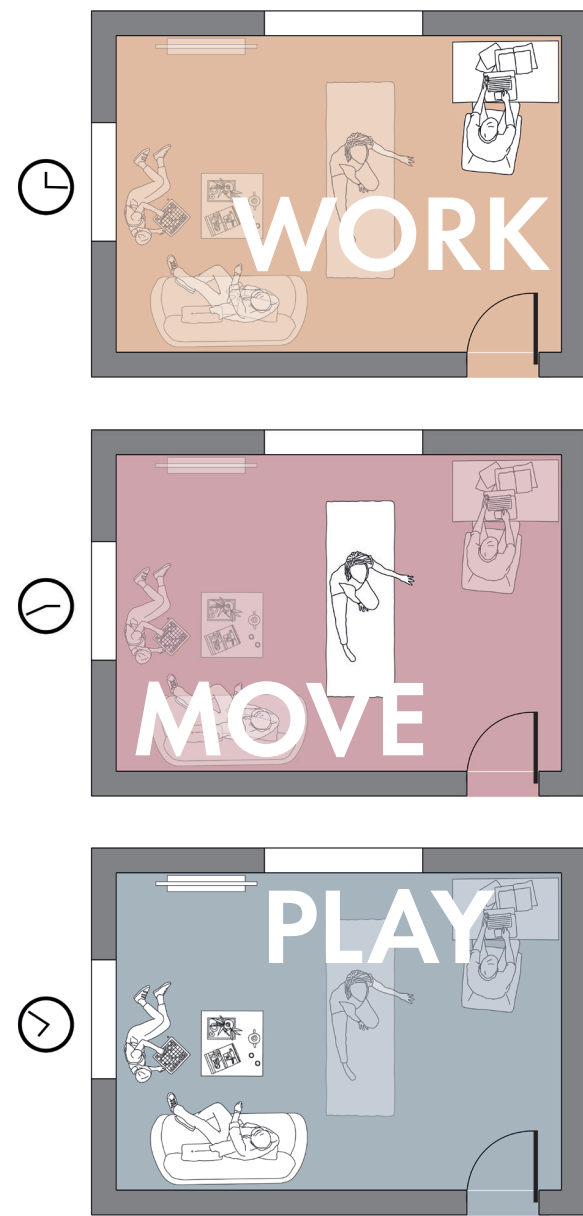
DC.13: Accommodating changing lifestyles

DPGV will be home to a range of housing types and sizes, all of which area designed to be flexible and adaptable to accommodate changing needs and lifestyles. This allows homes to remain relevant, responding to different demands rather than needing major modification or replacement.

This approach encourages resilient communities as well as enabling whole-life carbon savings associated with materials and resources needed for alterations and extensions.

Proposals must demonstrate how homes are future proofed in their design to be flexible and easily adaptable. This could include:

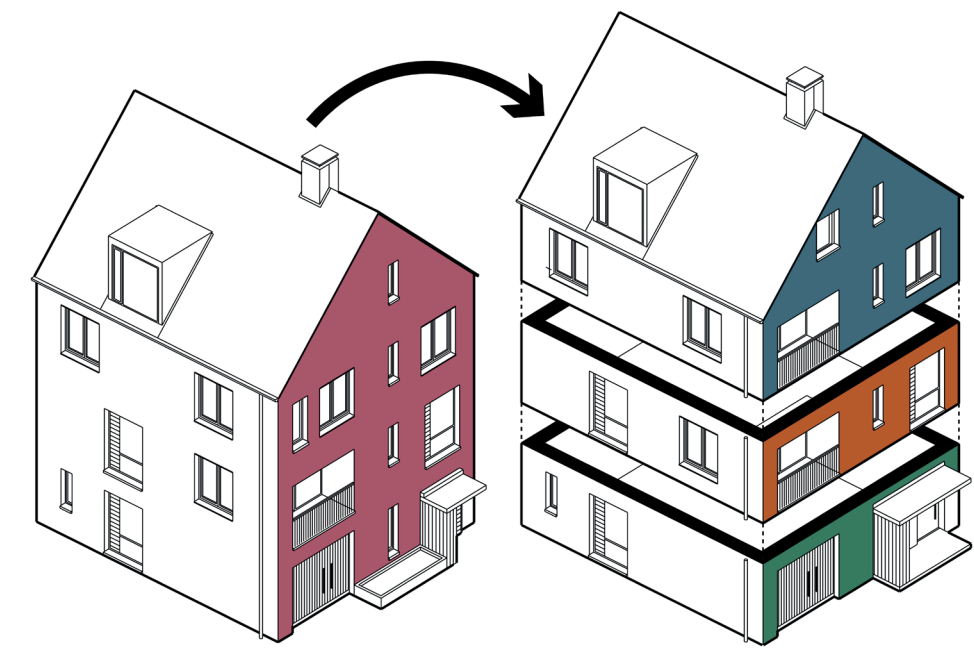
- Internal layouts that are functional, adequately sized and facilitate flexible use over time e.g. a room that can accommodate work, exercise and play for different family members; a room that can change easily from a dining room to a bedroom to accommodate an ageing relative;
- Dimensions and proportions of rooms should be justified using drawings that illustrate suitable furniture arrangements that do not compromise circulation or views out;
- Maximise non-load bearing walls to allow internal rearrangements e.g. rooms that can be subdivided



Flexible internal layouts allow rooms to be multifunctional and minimises conflict between space demands

with partition walls to create an additional bedroom, nursery, studio, home office etc.;

- Optimum roof pitch to eaves heights which allow loft conversion and creation of habitable space for expanding households e.g. multi-generational living;
- Core and circulation design that allows subdivision, indepentent access from accomodation areas and floorplate reconfiguration e.g. allowing change from a three storey townhouse to a stack of three flats;
- On-plot parking layouts that allow easy conversion to front gardens or allotments, giving residents real choice about car ownership and reclaiming space that would otherwise be unused should car ownership behaviours change over time;
- Proposals that meet Building Regulations M4(2) and in some cases M4(3) to facilitate easy alterations that accommodate different accessibility requirements;
- Replacing traditional skirting boards with a cable duct, enabling easy access to cables and therefore electrical sockets to be placed where convenient;
- Capped-off services for bathrooms, toilets and kitchen facilities to build-in flexibility when residents decide how best to inhabit their dwelling space; and
- Modular design of ‘components’ of the home allowing modification, with components fabricated in standard sizes and from standard materials, permitting replacement and reuse in new contexts.



Core and circulation designed to provide independent access to acommodation areas, future proofing the building for easy adpatation to subdivision and back to a single dwelling as necessary

DC.14: **Alternative futures**

Buildings should be designed with alternative futures in mind. Future proofing design in this way will enable flexible use as social and economic demands change.

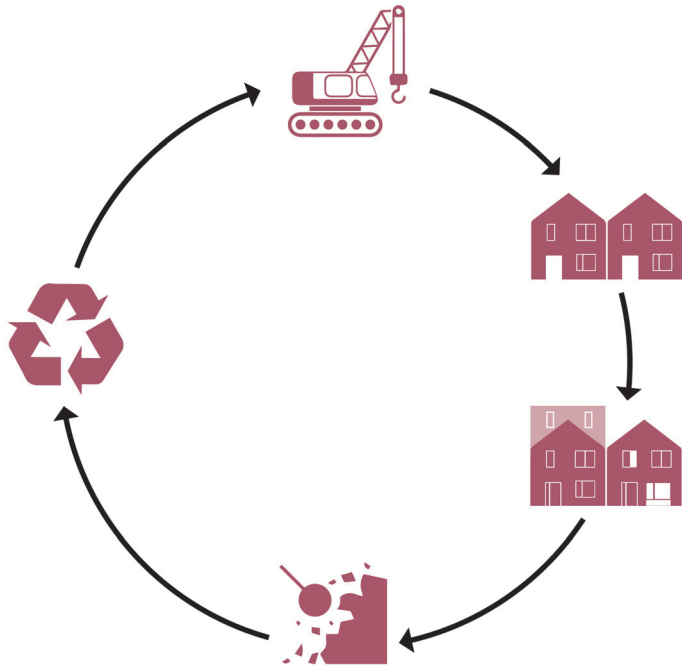
Adaptive reuse encourages resilient communities as well as enabling whole-life carbon savings associated with materials and resources needed for alterations to or replacement of existing buildings.

Proposals should demonstrate how mixed use buidlings and structures (including residential car parking podiums) are future proofed in their design to be flexible and easily adaptable. This should include consideration of:

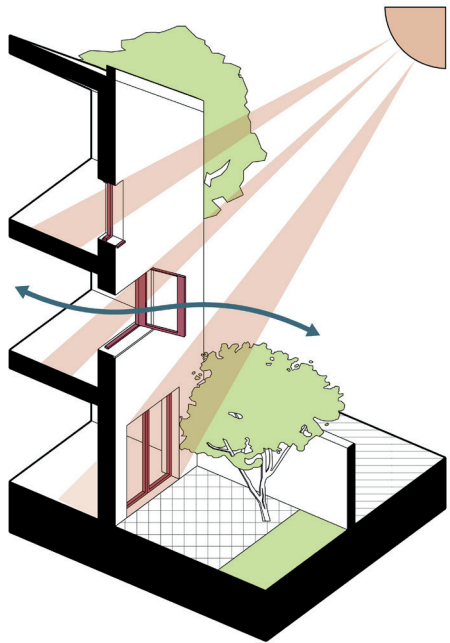
- Capacity studies that demonstrate capability to accomodate a range of uses;
- Flexible floor plans through careful placement of structural bays and pillars;
- Access to natural light and ventilation;
- Good ratio between floor area and access cores, allowing flexibility of circulation;
- Embedding Circular Economy principles by designing for disassembly; and
- Building depths and ceiling heights that allow for conversion to other uses e.g. office to retail.



Building depths and ceiling heights that allow easy adaptation between uses e.g. school building, house, workspace



Circular economy principles enable the reuse of materials and components, reducing the need for extraction and transportation of raw materials



Future proofing buildings through openings (or walls that can be perforated by openings) allows for ventilation and daylight needed to adapt buildings to other uses e.g. residential

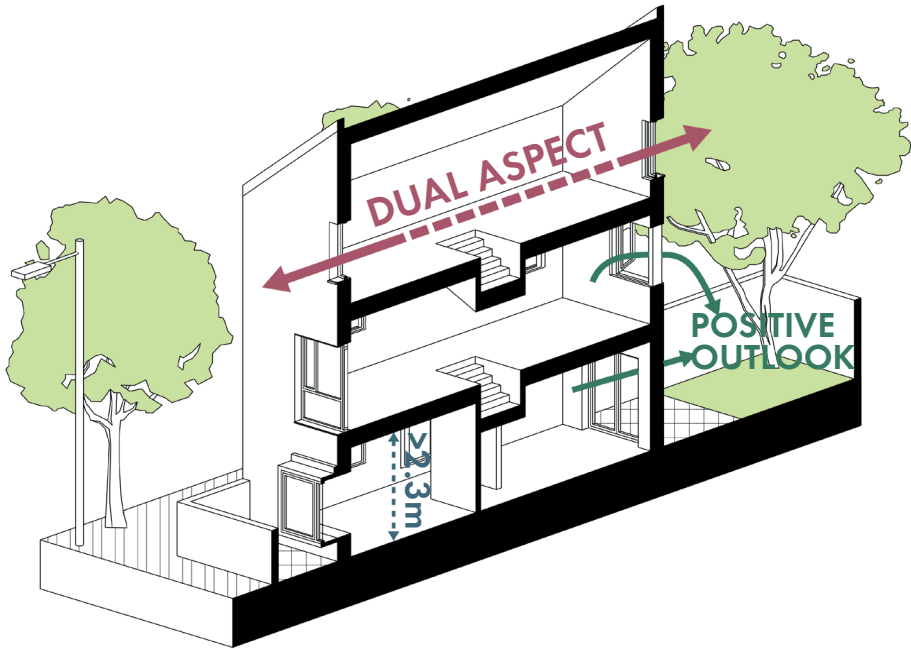
7.3 Daylight and sunlight

DC.15: Designing for daylight

Proposals for homes must demonstrate how a design process has sought to achieve getting maximum natural light into dwellings spaces and outdoor spaces. Daylight and sunlight are essential to residents’ health and well-being as well as reducing the need for artificial lighting.

Careful consideration of a building’s orientation, and the position, form and massing of buildings in relation to each other will facilitate getting more natural light into homes. Proposals must demonstrate:

- All homes to be dual aspect, unless a design process illustrating exceptional circumstances justifies the inclusion of single aspect homes, though single aspect north facing units will not be accepted;
- An Average Daylight Factor target value of 1% for a bedroom and 1.5% for a living room;
- Generous floor to ceiling heights (in excess of 2.3 metres), large window sizes to living areas and smaller windows to bedrooms and kitchens;
- Layouts that allow windows to be openable on the quieter side of the home e.g. terraced, semi-detached and detached dwellings;
- Circulation and access in apartment buildings that allows good quality natural daylight internally; and
- Positive outlook onto gardens, courtyards, streets, open spaces and the sky, avoiding servicing, parking or over enclosed areas.



Dual aspect homes enables cross ventilation and daylight to reach both sides of the building. Generous floor to ceiling heights and large windows facilitates daylight penetration deep into the building plan

7.4 Gardens, balconies and terraces

DC.16: Privacy and use

Gardens, balconies and terraces are important in residential design to provide private amenity space for residents as well as enlivening facades and providing natural surveillance onto the street and public spaces.

All proposals should abide by the principle of ‘public fronts and private backs’, with backs adjoining the backs of other homes and fronts facing one another across a street of public space.

Private amenity space for each dwelling (including apartments) must be usable and have a balance of openness and protection, appropriate for its outlook and orientation.

Balconies should provide some shelter and privacy which can be achieved through use of screens or inseting the balcony within the facade.

Applicants should submit drawings that demonstrate sufficient external space standards to fit the furniture needed to comfortably sit maximum residents and guests e.g. enjoying a meal outside with visitors.

Design solutions are welcomed that permit close distances between some dwellings, allowing a compact character to be established in high density character areas. Solutions could include:

- Design living spaces so they are not arranged opposite bedrooms to avoid direct overlooking;
- Direct overlooking into circulation spaces such as entrance halls, stair wells and utility rooms;
- Non-standard window design such as angled bays, oriel, high level and rooflights to design oblique overlooking; and
- Stepped plan layouts that create space for terraces and courtyards, maximising dual aspect and bring light deep into building plans.



Bottom left: oriel windows and set back terraces provide privacy from the street

Top left: semi-recessed balconies provides shelter and allows year-round use

Top right: angled windows enable closer building to building distances by avoiding direct overlooking

7.5 Facades and materials

DC.17: Facade design

Facade design is an essential part of building design and the ‘public face’ of a building. They are in many ways a key driver of how people perceive and positively relate to a building, particularly in residential design. Applicants should demonstrate how the following facade principles have been applied:

- Uncluttered, well articulated and expressed through use of openings and detailing materials;
- Well-balanced and well-proportioned with generously sized openings e.g. windows and doors;
- Windows should be vertically and horizontally aligned unless a strong design case is made otherwise;
- Regular placement and repetition of windows and doors should create a rhythm to the street;
- Windows and doors should be recessed at least a full brick depth behind the masonry to give visual relief and aid privacy from the street;
- Windows into living spaces should be large to allow deep sunlight and daylight penetration, with large volumes of glazing creating a contemporary feel;
- Easy to locate, well lit, regularly spaced entrances with visual prominence over secondary entrances;
- Individual dwellings should use recessed or canopy entrances, working combination with threshold design (see XXX) to create safe, well-lit spaces with opportunities for integrated storage.



An uncluttered facade articulated through generously sized windows, perforated brick detailing and accent materials

DC.18: Material quality

The masterplan must prepare a site-wide materials strategy (with Reserved Matter Applications to sit in accordance with) that address the following points:

- Clear design rationale for how each is to be used in response to different character areas;
- All materials must be attractive, high quality, robust, and require limited maintenance;
- Material changes should be used to sparingly across a neighbourhood to detail a place and reinforce its distinctiveness;
- Avoid repeating the same material changes street-by-street which can result in homogeneity; and
- Contrasting and accent materials must work in harmony across both an individual building as well as the wider streetscape.

Simple design moves can help preserve the quality and attractiveness of buildings by avoiding future problems with maintenance and appearance. This includes:

- Avoid downpipes on rendered elevations;
- Avoid render on north facing elevations;
- Avoid render in rented properties or where management and maintenance is outsourced; and
- Good quality and appropriate capacity of facade components e.g. guttering, downpipes, brackets, flashing, window sills etc.



A simple palette of materials can create a coherent sense of place but all materials need to be robust and able to withstand weathering. An example of timber cladding that has started to show signs of wear at Newhall Be by Alison Brook Architects. Photo credit: Allies and Morrison.