Hartlepool Borough Council

Residential Design Guide Supplementary Planning Document

Final Version

September 2019

HARTLEPOOL BOROUGH COUNCIL

Contents

1. INTRODUCTION

What is this document?

1.1 The purpose of this Residential Design Supplementary Planning Document (SPD) is to set out the Council's design aspirations for new residential development. The SPD contains guidance and best practice relating to several aspects of design including density, local distinctiveness, accessibility, safety and energy efficiency.

1.2 The Council seeks to move away from generic "anywhere estates" that can lack identity. This SPD will assist developers in creating sustainable residential areas, ensuring dwellings and spaces are of high quality, energy efficient design that reflect the Borough's heritage and instils a sense of pride and place in residents.

1.3 This SPD has been produced in accordance with statute, national and local planning policy and guidance. This SPD is a material consideration when determining planning applications. Developers are advised to consider this SPD prior to the submission of a planning application and aim to incorporate its design principles where possible. It is acknowledged that it is unlikely that it will be possible to implement all the recommendations within the SPD (for reasons such as site constraints, designations, viability, design appropriateness, and competing requirements); however, the recommendations will be a useful tool in shaping proposals and in allowing decision makers to understand proposals' compliance with relevant statute, national and local planning policy and guidance.

2. HOW THIS SPD LINKS TO OTHER PLANS, POLICIES AND GUIDANCE

National Planning Policy and Guidance

National Planning Policy Framework (NPPF)

2.1 The key principle running through the National Planning Policy Framework 2019 (NPPF) is the presumption in favour of sustainable development. The Council echo the views of the NPPF and seek to deliver sustainable residential areas across the Borough.

2.2 This SPD has been put together with the principles of the NPPF in mind, with particular regard to the three objectives of sustainability set out in paragraph 8, which are:

a) **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordination the provision of infrastructure.

b) **A social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **An environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigation and adapting to climate change, including moving to a low carbon economy.

2.3 The NPPF expands on the requirements set out in statute[1], and sets out the importance of good design in relation to providing sustainable development. Paragraph 124 states:

"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

2.4 In recognising the role SPDs can play in supporting good design, paragraph 126 states:
"To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified."

2.5 The move to a low carbon future is reinforced via paragraphs 150, 151 and 153, with paragraph 153 being pertinent to this SPD:

"*In determining planning applications, local planning authorities should expect new development to:*

[1] Planning and Compulsory Purchase Act 2004 s39 (2A)

b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption".

2.6 The Council, via the 2018 Local Plan, has planned for different types of housing in different locations, but to further assist in meeting the aims of NPPF paragraph 61, guidance is set out in this SPD with regards to how to provide for different types of people within our community, e.g. families, those with disabilities and the elderly. It is not enough to just provide a home; we should seek to ensure that homes can evolve as occupiers needs change.

2.7 A comprehensive list of all relevant NPPF paragraphs is set out in Appendix 1.

National Planning Policy Guidance (NPPG)

2.8 Guidance to support the NPPF was first published in March 2014 and is updated periodically. Many sections are pertinent to this SPD and the Council echoes the requirements set out in NPPG and elaborates on them further within this document. A list of relevant NPPG chapters can be viewed in Appendix 2.

Building Regulations 2000 (as amended)

2.9 Building Regulations set out the minimum statutory requirements with regards to energy efficiency including thermal elements and water efficiency requirements in new and existing buildings. The Building Regulations also set out minimum standards for how accessible new dwellings should be and set standards for matters such as providing level access, downstairs WC`s and switch and socket heights. Further standards and information on how to comply with the Building Regulations relating to thermal efficiency in new dwellings is set out in approved document L1A (Conservation of Fuel and Power in new dwellings); the latest edition came into effect on 6 April 2014. Further standards and information on how to comply with the Building Regulations relating to access to new dwellings is set out in approved document M: Volume 1: Dwellings which came into effect on 1 October 2015.

Historic England planning advice

2.10 Historic England have a suite of published documents providing planning advice that are useful to guide development proposals that would affect heritage assets or their settings. These are made up of:

- Good Practice Advice notes (GPAs) that provide supporting information on good practice, particularly looking at the principles of how national policy and guidance can be applied, and
- Historic England Advice Notes (HEANs) that include detailed, practical advice on how to implement national planning policy and guidance[2].

Local Policies and Guidance

2.11 When producing this SPD, key Council documents were assessed and this SPD reflects the aims and aspirations of those documents. The key documents are:

- Hartlepool Council Plan (2017- 2020)
- Hartlepool's Ambition - Community Strategy (2014 – 2020)
- Local Plan (2018)
- Rural Neighbourhood Plan (2018)
- Covenant of Mayors (2009)
- Climate Change Strategy (2010-2020)

[2] Available on the Historic England website: https://historicengland.org.uk/advice/planning/planning-system/

Hartlepool Council Plan 2017 – 2020

2.12 In July 2017, the Council launched the Council Plan and Financial Strategy covering the period up to 2020 along with a five-year capital investment programme. The plan outlines the Council's top six priorities and for each priority there is a range of projects and initiatives which the Council promises to deliver on.

2.13 This SPD has been put together with the aims of the Council plan in mind, especially the priority relating to 'Developing Hartlepool as a great place to live'.

Hartlepool's Ambition - Community Strategy (2014 - 2020)

2.14 The vision set out within the Sustainable Community Strategy is that:

"Hartlepool will be an ambitious, healthy, respectful, inclusive, thriving and outward-looking community, in an attractive and safe environment, where everyone is able to realise their potential".

2.15 This SPD has been put together with the overarching Community Strategy vision in mind, with particular attention paid to creating inclusive, healthy, attractive and safe places to live.

2018 Hartlepool Local Plan

2.16 This SPD considers and elaborates on policies within the 2018 Local Plan. Policies CC1, CC2, INF1, INF2, QP3, QP4, QP5, QP7, HSG4, HSG5, HSG5a, HSG6, HSG7, HSG8, HE1, HE3, HE4, HE5, NE1, NE2 and NE4 cover a range of subjects such as climate change adaptation and mitigation, infrastructure, design and layout, access, parking and highway safety, heritage, green spaces and ecology. All of the above policies, when considered as a whole, seek to ensure that Hartlepool is a desirable place to live.

2.17 This SPD has been put together with the principles of the above mentioned policies in mind with particular attention being paid to the overall design of new housing including its energy efficiency, overall appearance and function of the area as a whole.

2018 Rural Neighbourhood Plan

2.18 The Rural Neighbourhood Plan was made in December 2018. The Plan sets out that the overall vision for the rural area for the next 15 years is:
"To maintain and enhance the quality of life for all sections of the community and the vibrancy of the villages, ensuring that the area retains its rural character and historic and environmental assets, maintains the links between all of its small settlements, adjoining parishes and the urban area of Hartlepool, and develops in such a way as to meet the present and future needs of the rural community"

2.19 The specific policies that link to this SPD are GEN2, H4, H5, NE1, NE2, HA1, HA2, HA3, HA4, which cover design, new housing development and heritage assets.

2.20 The Rural Neighbourhood Plan is supported by Village Design Statements for Dalton Piercy, Elwick and Greatham. The Village Design Statements provide detailed guidance for these villages.

Tees Valley Climate Change Strategy (2010-2020) and the Covenant of Mayors (2010)

2.21 The Tees Valley Climate Change Strategy was adopted by the Council in 2010 and focuses on several topics including adaptation, waste and transport. It aims to reduce the Borough's CO_2 emissions and adapt to climate change. In 2009 Hartlepool Borough Council, along with the other 12 North East local authorities, signed up to the EU's Covenant of Mayors initiative. The Covenant of Mayors is a written commitment to go beyond the European Union's (EU) target to reduce carbon dioxide emissions by 20% by 2020.

2.22 This SPD has been put together with the Climate Change Strategy principles and Covenant of Mayors target in mind and gives particular detail on how to build more efficient homes.

Building for Life 12

2.23 Paragraph 129 of the NPPF stipulates that local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development, including assessment frameworks such as Building for Life.

2.24 Building for Life 12[3] is a government-endorsed industry standard for well-designed homes and neighbourhoods. Local communities, local authorities and developers are encouraged to use it to guide discussions about creating good places to live.

2.25 Such tools are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing developments. The Council would therefore encourage developers to consider the 12 questions set out in Building for Life 12 in designing a scheme and to actively seek 'Built for Life™' accreditation.

2.26 Based on Building for Life12's 'traffic light' system, developments that achieve 9 'greens' are eligible for 'Built for Life™' accreditation. 'Built for Life™' accreditation is a quality mark available immediately after planning approval, offering developers the opportunity to promote the quality of their developments during sales and marketing activity. It will also help those seeking a home to find a place to live which has been designed to have the best possible chance of becoming a popular and desirable neighbourhood.

2.27 In providing pre-application advice and assessing applications, the Council will utilise Building for Life 12 and have regard to the outcome of this process.

[3] Birkbeck D and Kruczkowski S (2015) Building for Life 12: The sign of a good place to live

3. PRE APPLICATION AND SUBMISSION

3.1 Following the steps below may help achieve a favourable outcome on a planning application.

1. Is the development in the appropriate location?

- View the 2018 Local Plan Policies Map
- View the 2018 Local Plan

2. Is the development appropriate?

Type of dwellings – View the most up to date Hartlepool Strategic Housing Market Assessment to ascertain the housing need.

The site and surrounds - Gain an understanding of the site in its context.

The design - Use chapter 4 for guidance covering aspects of design.

3. What do the Council and others think?

Pre application advice (**One Stop Shop meeting)** - gain feedback from technical experts such as highway engineers, ecologist, environmental protection etc. There is a fee payable for advice; current fees can be viewed online at: (https://www.hartlepool.gov.uk/info/20222/planning/373/planning_advisory_service)

External Consultees – applicants are advised to make pre-application contact with relevant bodies where their interests would be affected by the proposals. The Environment Agency, Historic England and Natural England all provide pre-application advice services.

External design advice - the North East Design Review and Enabling Service (NEDRES) can provide expert impartial advice on the architecture, landscape, urban design and climate change impacts of development proposals and master plans.

What do the public think - In accordance with NPPF paragraph 66 developers are encouraged to carry out consultation with the community prior to submission. A statement setting out the consultation activity, feedback and any amendments is welcomed.

4. Submitting the application

View the Council's validation list to check what you need to submit (more detailed site specific advice can be provided through the One Stop Shop Service): https://www.hartlepool.gov.uk/info/20222/planning/381/planning_application_validation

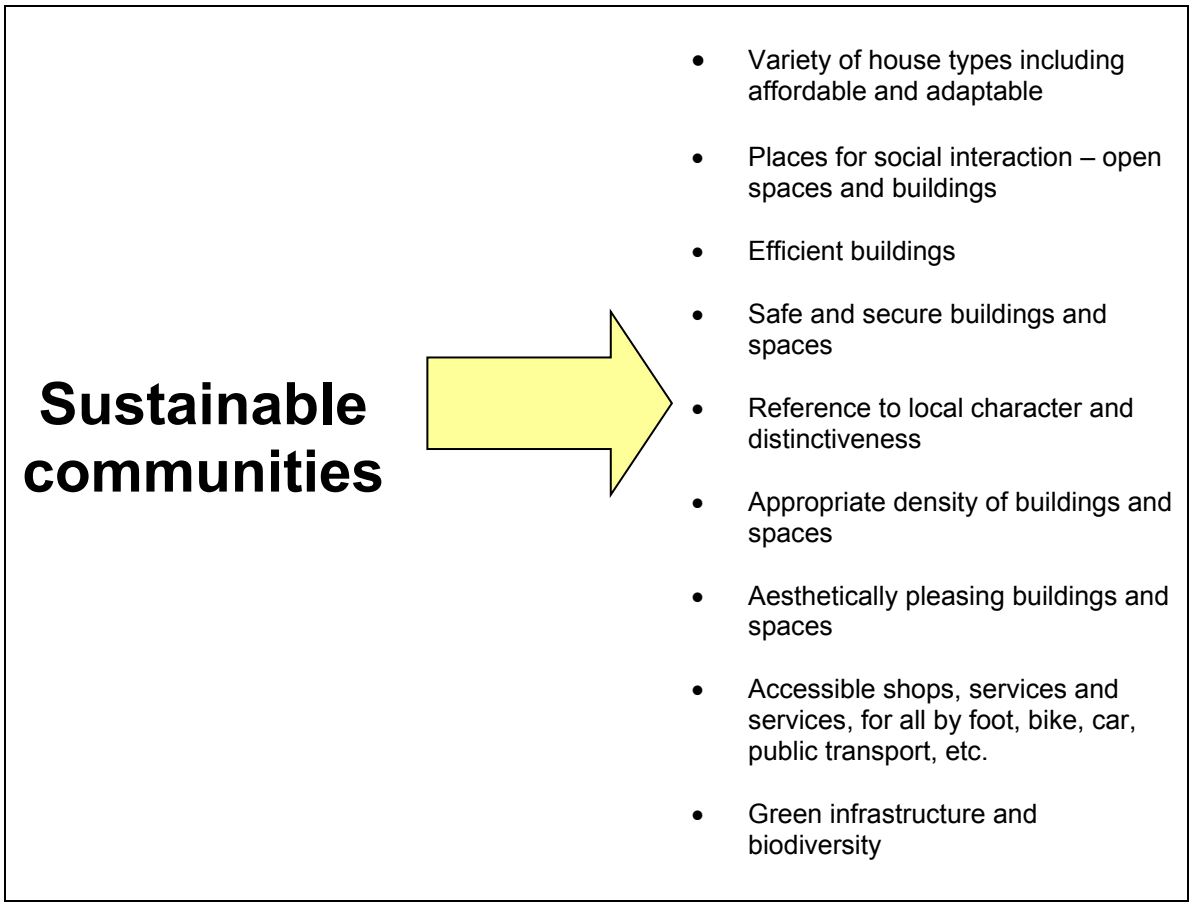
Sustainability Statement

A sustainability statement is required for all major residential development to indicate how the proposal meets with the sustainability objectives of the NPPF and 2018 Local Plan. The statement should include information relating to energy saving measures and set out how the proposal aims to provide 10% renewable and/or decentralised energy in accordance with Local Plan policy CC1.

4. GENERAL DESIGN ASPIRATIONS

A. Creating Sustainable Communities

4.1 The Council seeks to create sustainable communities. A sustainable community incorporates a mixture of elements as shown below:



4.2 A sustainable community can improve the quality of life for residents and bring about meaningful mental and physical health benefits. A sustainable community should not exclude people with different abilities, incomes, etc. everyone should be given the opportunity to live in a good quality home and be part of a community.

4.3 The location of housing and the provision of affordable housing are discussed in other local planning documents.[4] The sections below set out advice on how to achieve a number of measures that in turn, when considered as a whole, help achieve a sustainable community.

[4] Hartlepool Local Plan 2018 and the Planning Obligations SPD

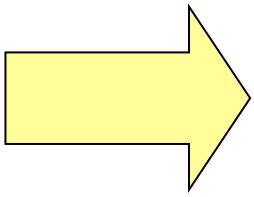
B. Building at an Appropriate Density

4.4 Density relates to the number of dwellings built on a measured area of land. Hartlepool has historically had high density areas in the Town Centre, characterised by small terraced housing. Hartlepool was not subject to the construction of modern high rise tower blocks in the 1960's and 1970's like many other towns in the North East.

4.5 Different sites are built at different densities for many reasons. The Council seeks to provide new housing areas at a density that is reflective of the surrounding area and complements the positive aspects within the Borough that already exist.

4.6 To determine the appropriate density an assessment of the site, its constraints, and the density of the surrounding area should be undertaken, considering plot sizes and open space provision. In having regard to the need to preserve or enhance the significance of heritage assets, consideration must be given in historic areas to how character is defined by existing residential density, and reflected within development proposals. If an area is low density, it is often more appropriate to reflect such densities and provide for generous front and back gardens or large open spaces and play facilities. The assessment of the site and its surroundings should assist in determining how many dwellings are suitable on the site; the site should not be designed so that it merely provides for a predetermined number of units. Some sites allocated through the Local Plan have specific development policies relating to them. These policies contain detail with regard to the amount of developable land and the size of green spaces, assisting in setting an appropriate density.

An appropriate density ensures residents have



- Daylight and sunlight passing through the dwelling
- Privacy
- Adequate parking
- Amenity space
- Adequate internal space

Outdoor Amenity Space

4.7 Residents should have the space to enjoy their private amenity space and undertake day to day activities, like drying clothes, eating out and playing. Private amenity space, especially to the front, should visually add to the quality of the home and the area.

In-curtilage amenity space considerations
• Provide sufficient space for the anticipated day to day needs of the residents. • Use vegetation and/or landscaping to improve the overall visual quality of the dwelling and the area. • Ensure amenity space is useable e.g. it should not be steeply sloping. • Orientate the amenity space so it benefits from good levels of daylight. • Ensure amenity space is commensurate to the size of the dwelling.

Daylight, Sunlight and Privacy

4.8 Residents should be able to enjoy their home and should enjoy a certain level of natural light, should benefit from privacy and should not be unreasonably overlooked by neighbours or passers-by.

Sufficient daylight, sunlight and privacy considerations
• Ensure glazing reduces the need for lighting by maximising glazing in habitable rooms. • Windows in side elevations can be useful in allowing light into the property and providing natural surveillance but must be obscurely glazed or be screened where they would adversely impact upon the privacy of neighbours. ” • Provide and maintain separation distances of at least 20m from habitable room to habitable room. • Provide and maintain separation distances of at least 10m from habitable room to non-habitable room and/or gable end. • The principle elevations of a commercial unit are to be treated the same as the principle elevations of a dwelling i.e. the principle elevation of a dwelling should be located at least 20m from the principle elevation of a commercial unit.

Car Parking

4.9 The Council seeks to encourage sustainable transport modes; however it is often the case that many households own at least one car and in many instances two or three. If car parking is not catered for within housing areas then it can become problematic, blocking up roads and paths and appear unsightly and dominate the street scene.

Appropriate car parking considerations
• Usually provide for two spaces per one, two or three bedroom dwelling, and three spaces per four bedroom and larger dwelling; this may only be reduced in areas that are served by sustainable transport or where car ownership is anticipated to be low. • Parking bays should be in close proximity to dwellings and in most circumstances parking should be in-curtilage. • An in-curtilage space should measure 6m long but in constrained circumstances this may be reduced to 5m. • An in-curtilage space should measure 3m wide but in constrained circumstances this may be reduced to 2.4m. • For garages to be considered as parking spaces they should be, as a minimum, 3m wide and 6m in length. • In-curtilage parking should be well integrated into the design of the development, conveniently located and not overly dominant or visually intrusive, with appropriate landscaping in between driveways. • Communal parking should be in the form of small blocks with landscaping, feature paving or street furniture laid out in-between blocks or in some instances bays. • A bay in a car park should be 2.4m x 4.8m with adequate space to manoeuvre in and out. • Appropriate permeable paving should be used where possible and/or a SuDS scheme to mitigate for any increase in surface water run-off.

Internal Space

4.10 Residents should have sufficient space within their homes to undertake typical day to day activities. Providing adequate space within dwellings allows households to socialise with family members and guests, improves storage capacity, improves space for solitary activities, provides greater flexibility in arranging rooms to meet different/changing needs, allows more opportunity for working from home, provides more space for managing waste and recycling, and improves daylight and ventilation.

4.11 The Government considers that it is appropriate for local authorities to have the right to influence the size and nature of development in their local area, but is of the view that this will be most effectively delivered through the development of a single national space standard[5].

4.12 The Nationally Described Space Standard (NDSS)[6] deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls[7] that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs.

4.13 Whilst many of the new dwellings in the Borough achieve the recommended Gross Internal Area measurements set out in Table 1, a significant proportion still fall short of this standard and there is a long term downward trend in the size of new homes nationally. Furthermore, the majority of new dwellings delivered in the Borough do not achieve the standard for bedroom sizes.

4.14 It is acknowledged that in order to make all new housing developments comply with the NDSS, these requirements must be set out and fully evidenced through a policy within the Council's Local Plan. The NDSS are not set out within the Council's recently adopted Local Plan (2018) and are therefore not a policy requirement. Furthermore, it is acknowledged that certain circumstances may preclude new housing developments from adopting the NDSS and the Council therefore wishes to maintain a flexible approach to internal space standards through this SPD. However, in order to encourage the construction of new homes that provide sufficient internal space for new occupants, the Council recommends that applicants consider adopting these standards (as set out in the following tables) when designing housing schemes and house types, wherever possible[8]. These space standards can also be used as a benchmark to understand whether developments in Hartlepool are providing appropriate internal space and, where schemes are consistently underperforming, this will assist the Council in deciding whether to adopt the NDSS in future through a revision to the Local Plan.

4.15 Where new dwellings meet the recommended gross internal floor area but fail to achieve adequate floor space in specific rooms, minor internal alterations to house types could enable these dwellings to meet the national space standards without significant impacts on viability.

[5] DCLG (2015) Housing Standards Review – Final Implementation Impact Assessment
[6] DCLG (2015) Technical housing standards – nationally described space standards
[7] The internal face of a perimeter wall is the finished surface of the wall. For a detached house, the perimeter walls are the external walls that enclose the dwelling, and for other houses or apartments they are the external walls and party walls.
[8] Furnished layouts are not required to demonstrate compliance.

Adequate internal space considerations

- New dwellings should provide at least the gross internal floor area and built-in storage area set out in Table 1 below[9].
- A dwelling with two or more bedspaces should have at least one double (or twin) bedroom.
- In order to provide one bedspace, a single bedroom should have a floor area of at least 7.5m² and be at least 2.15m wide.
- In order to provide two bedspaces, a double (or twin bedroom) should have a floor area of at least 11.5m².
- One double (or twin bedroom) should be at least 2.75m wide and every other double (or twin) bedroom should be at least 2.55m wide.
- Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area).
- Any other area that is used solely for storage and has a headroom of 0.9m- 1.5m (such as under eaves) should be counted at 50% of its floor area, and any area lower than 0.9m should not be counted at all.
- A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement.
- The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

Table 1. Recommended Minimum Gross Internal Floor Areas and Storage (m²)

Number of bedrooms	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage[10]
1	1	39 (37)[11]			1.0
	2	50	58		1.5
2	3	61	70		2.0
	4	70	79		
3	4	74	84	90	2.5
	5	86	93	99	
	6	95	102	108	
4	5	90	97	103	3.0
	6	99	106	112	
	7	108	115	121	
	8	117	124	130	
5	6	103	110	116	3.5
	7	112	119	125	
	8	121	128	134	
6	7	116	123	129	4.0
	8	125	132	138	

[9] Gross Internal Areas (GIAs) for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.
[10] Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
[11] Where a 1 bedroom, 1 person, one storey dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.

C. Creating Accessible Housing Areas

4.16 Residential developments should be built in accordance with the Tees Valley Residential and Industrial Estate Design Guide and Specification[12]. As a starting point the key factors to consider in creating accessible housing areas are set out below:

- Residents and visitors
- Sustainable transport
- Access
- Parking
- Ease of movement
- Visibility
- Safety
- Service vehicles
- Turning space
- Traffic calming

4.17 Advice on the design and layout of parking can be viewed on page 11.

Sustainable travel options

4.18 The Council recognises the need to use more sustainable modes of transport and reduce the number of car journeys. A reduced reliance on the car will free up the road network allowing commercial vehicles to flow more freely, supporting the economy. It also helps residents live a healthier lifestyle, increasing wellbeing and life expectancy.

Sustainable travel options considerations
• Provide direct, safe and legible walking routes throughout the housing area. • Provide pedestrian routes that interlink with the pedestrian routes in the surrounding area. • Provide safe cycling routes for commuting and leisure; commuter routes are expected to be more direct, whereas leisure routes may be more winding. • Link to public rights of way where possible. • Make walking and cycling routes attractive. • Conveniently locate walking, cycling and bus links. • Provide designated cycle lanes with designated cycle crossing points and signals. • Provide cycle parking in public spaces. • Provide opportunities for charging electric and hybrid vehicles.

Safe and easy movement

4.19 Housing areas should benefit from easy and safe pedestrian, cycle and vehicular access. Access arrangements are a matter for the Council's highway engineers and advice should be adhered to. Housing areas should be safe to move around, for all residents, regardless of age or physical ability. Areas that are not easy to move around can become dominated by vehicular movement and can for some residents have a negative impact upon confidence and lead to social isolation.

[12] https://www.hartlepool.gov.uk/download/.../highway_design_guide_-_specification

Safe access and easy movement considerations
• Access points should be safe, convenient and easy to identify. • The creation of a feature access can assist in access identification and help reduce harsh vehicle breaking on the main highway. • Visibility splays should be of an appropriate standard and agreed by the Council's highway engineers. • Create legible, easy to follow direct routes. • Differentiate between paths and roads. • Lower speed limits may be appropriate where they would improve safety. • Use street furniture and landscaping to assist in reducing speeds - railings, bollards and speed humps will be discouraged. • Where there is an identified risk that vehicles may use areas such as open space and pavements, minimally used, well designed and sensitively placed obstacles, such as rocks or vegetation, can ensure that areas are kept vehicle free.

Service vehicles and visitors

4.20 Residential areas are not only used by those who live there; service and emergency vehicles and visitors will also frequent the area. All other users should be catered for to ensure that areas can be adequately serviced, residents can be kept safe and so others can enjoy the area to without impacting on anyone else's enjoyment.

Service vehicles and visitors considerations
• Ensure roads are wide enough for service vehicles. • Ensure that there is sufficient turning space within the highway and that the space does not become unusable due to inconsiderately parked cars. • Ensure that designated visitor bays are provided.

D. Creating Locally Distinctive and Aesthetically Pleasing Housing Areas

4.21 Elements of Hartlepool's history, heritage and local distinctiveness, such as building design, materials and road layouts, should be protected and enhanced. Preserving the Borough's heritage and culture can help give residents and visitors a sense of pride and place.

4.22 All applicants should consider and describe the positive aspects that exist within an area and in turn seek to reflect upon those aspects within the design and layout of new housing. It would be inappropriate to consider reflecting the negative or more generic aspects of an area as that does not assist in embedding the Borough's history, heritage and local distinctiveness within design. For example, if a proposal is put forward within one of the Borough's villages then the homes proposed should resemble homes typically located within a village rather than those found in an urban housing estate. When designing residential schemes that would affect heritage assets or their settings, harm to their significance should be avoided. When considering the impact of a proposed development on the significance of a designated heritage asset, the Council will give great weight to the asset's conservation, in line with paragraph 193 of the NPPF. When preparing proposals for development on the urban/rural fringe then reference should be drawn to the site's existing rural location and any new dwellings should be reflective of the rural setting and the local distinctiveness that exists within that area of the Borough.

4.23 Advice relating to the Borough's history, heritage and local distinctiveness can be obtained online[13], within literature in the Central Library and from the Council's Heritage and Countryside Manager.

How to assess local distinctiveness and architectural interest

Characteristics of the site and surroundings:

- Topography of the site and surroundings.
- Density of surrounding buildings.
- Layout of surrounding buildings (building lines, set backs, rhythm and any surviving historic street and/or field patterns).
- Layout of surrounding spaces.
- Scale, height and massing of surrounding buildings.
- Skyline and roof types of surrounding buildings.
- Gaps and spaces between buildings.
- Movement patterns, gateways and nodes.
- Landmarks and key views.
- Heritage assets and their settings.
- Significant landscape features such as trees.

Surrounding architectural quality:

- Types of windows, doors, doorframes, porches, canopies and boundary enclosures.
- Approaches to detailing.
- Building materials, finishes and colours.
- Heritage assets and their settings.

[13] via sites such as https://www.hhtandn.org/

4.24 Once an understanding of the site and surrounding area has been achieved and the positive aspects become clear then it is possible to begin designing a housing area.

Local distinctiveness and architectural interest considerations
• Reflect good architectural design and the positive features of the surrounding area. • Reflect surrounding densities considering the amount of open space and spaces between dwellings, and have regard to the densities within the relevant housing policy. • Follow existing street patterns, building lines and field boundaries. • Build to a similar scale, height and massing as surrounding buildings and respect the surrounding skyline, roof types, movement patterns, gateways and nodes. • Allow for appropriate set backs to avoid visual dominance in the street scene. • Complement landmark buildings and key views or create new landmark buildings and new appealing views. • Maintain and/or improve significant landscape features such as trees. • Use windows and wall to glazing ratios reflective of the area and use bay, bow or feature windows where they are appropriate to the area and design allows. • Use porches and canopies where design allows (particularly where these are prevalent in the surrounding area), as these can assist in signifying an entrance and create a buffer from the inside to the outside (particularly where properties do not provide an entrance hallway at ground floor).”Reflect surrounding boundary treatments providing they are high quality and allow for natural surveillance. • Add appropriate detailing to dwellings for example with chimneys, a variety of heads and sills, soldier courses, feature brickwork, decorative joinery, shallow arches, render and/or timber cladding. • Use materials, finishes and colours that are prominent on surrounding buildings. • Retain and enhance heritage assets[14]. **Materials should:** • Be appropriate to their structural or functional role. • Be locally sourced where practicable and appropriate. • Be of high quality and reflect existing quality materials within the area. • Be durable. • Be easy to maintain. • Age well in the environment.

Boundary enclosures

4.25 The types of boundary treatments available can vary, examples include metal railings, wooden panels, brick walls and vegetation or a combination such as brick walls topped with metal railings. To add to the overall visual amenity of a housing area, the type of boundary enclosure chosen should be reflective of the area and sympathetic to each dwelling and its position in the street scene.

[14] Any harm to, or loss of, the significance of a designated or non-designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification, in line with paragraphs 194, 195, 196 and 197 of the NPPF.

Appropriate boundary enclosures considerations
Front boundary enclosures • Should usually be no more than one metre high to allow for social interaction and surveillance. • Should be sympathetic and not dominate a street frontage. • In the same brick (if brick is used) as the main building with the same pointing methods, to add interest a wall could be finished with brick-on-edge or with stone coping. • Incorporate artistic impressionism and local artwork where appropriate. • Be sensitive to their location, e.g. where abutting a highway, key route or area of open space, a higher standard of design may be appropriate and/or consideration given to highway safety. **Rear boundary enclosures** • Should usually be no more than two metres high. • Be sensitive to their location e.g. where abutting a highway, key route or area of open space, a higher standard of design may be appropriate and/or consideration given to highway safety.

4.26 Open plan housing estates, where garden space is not delineated with boundary enclosures, may be appropriate in some areas but consideration should be given to pedestrian flows especially on corner plots where corner cutting can be an issue and the possible conflict between public and private space.

Public art

4.27 Public art can assist in giving a housing area an identity and in turn assist in creating a sense of place. Public art can be incorporated into development particularly if the development is in a prominent location such as sites overlooking the coast or along main transport routes. Public art can take many forms: it can either be part of a building or be free standing, and can include feature brick work on dwellings or to boundaries, mosaics, pictures, sculptures, street furniture, feature paving, railings and/or artistic impressionism within railings and signs/plaques.

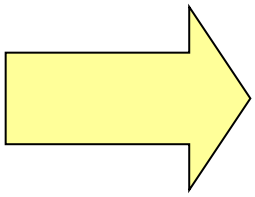
Public art considerations
• Involve the community from the outset. • Locate art work so it is visible to the public. • Locate art work where people gather or frequently pass. • Provide art work that is appropriate to the surrounding area and informed by local history and character. • Provide art work that is reflective of the locality. • Provide art work that is durable and easy to maintain. • Provide art work that is visually pleasing and complementary.

E. Creating Safe Housing Areas

4.28 The area we reside in should be and feel safe and reduce any possibilities for crime, anti-social behaviour and the fear of crime. Areas that are safe can assist in creating community ownership; if residents enjoy the area in which they live they will seek to ensure that it remains a well maintained and pleasant area.

4.29 The Council expects developers to consider safety measures at design stage and where possible, Secured by Design principles[15] should be followed. Any safety measures should strike a balance between safety, structural soundness, convenience and appearance.

Creating safe areas



- Location of parking
- Location of open space
- Defensible space
- Natural Surveillance
- Clear routes
- Secure dwellings
- Appropriate lighting
- Type of landscaping

Natural surveillance

4.30 Crime is discouraged if those who intend to carry out crime can be seen. Natural surveillance is free, a significant deterrent and allows residents to observe their property and the surrounding area with ease when going about their day to day business.

Natural surveillance considerations
• Design for people on foot, as they provide eyes on the ground. • Car parking, garages, cycleways, footpaths, open space and play areas should be overlooked, preferably from habitable rooms. Blank elevations facing onto pubic areas should be avoided. • Pedestrian routes should be as direct and straight as possible to allow for views of the route ahead and eliminate hiding places. • Pedestrian routes, car parks and meeting areas should be well lit. • Use landforms to avoid nuisance and create surveillance (e.g. play areas on the down-slope of dwellings are safely overlooked whilst dwellings retain their privacy). • Planting and hard landscaping should not obscure natural surveillance. • Increase surveillance of essential routes by encouraging increased usage – surface improvements, clear directional signs, good lighting, etc. • It should be possible to view the surrounding public outdoor space from within a

[15] The Council considers the principles of Secure by Design useful to assist in building homes that are suitable for future generations.

dwelling.
- Bay, side elevation and corner windows can provide views in different directions.
- Carefully consider the location of street lighting.
- Avoid locating footpaths along rear property boundaries.
- Avoid the need for subways and tunnels.
- Avoid recesses where people cannot be supervised.
- Design solutions should not give a false impression of security where real danger exists – for example, lighting up a dark, isolated area would be of no use if the space didn't benefit from natural surveillance and/or refuge in case of danger.

Defensible space

4.31 Defensible space is space that belongs to a particular dwelling (or building) and that the residents have a sense of ownership over. Residents seek to protect their defensible space from misuse and therefore it is vital to make clear what is private and what is public. Members of a community are often aware of what space belongs to each dwelling and can become familiar with who may frequent such space; this can be advantageous as it can restrict any anonymity that potential criminals may hope to benefit from.

Defensible space considerations

- Clearly distinguish between public and private spaces.
- Provide buffer zones with planting, fencing or railings as appropriate between public spaces and dwellings.
- Boundary treatments can have a degree of visual permeability and create a distinctive, attractive environment.
- Communal gardens should be low-maintenance and should belong to a limited number of homes.

Dwellings and their curtilage

4.32 Residents should feel safe when they are within their home and garden. Good design of each dwelling and boundary treatment can assist in deterring crime and anti-social behaviour.

Security of dwellings and their curtilage considerations

- Render and timber cladding should not be used directly abutting public spaces as this can encourage graffiti.
- External pipes should be made flush or concealed to discourage climbing, where possible.
- Dwelling entrances should be located where they would benefit from natural surveillance and it should be possible to view the surrounding public outdoor space from within a dwelling.
- Access to the dwelling should be sited so that supervision can be given from within the dwelling.
- Locks, bars and bolts, security lighting and intruder alarms should be fitted where appropriate.
- Boundary enclosures should be secure and lockable, where possible and appropriate.
- Outbuildings and extensions should not obscure windows or doors of the

building and should not provide easy access to the roof or upper floors.

Parking options

4.33 Parking provision is an integral element in most housing areas, it should be conveniently placed and safe both when residents and visitors are accessing their vehicle and when vehicles are left unattended.

Safe parking options considerations
• Vehicle parking should be visible from properties and should show that a parking space belongs to a particular dwelling. • Where parking areas are provided in courtyards, care should be taken to ensure that these areas are well lit, and designed to discourage public access e.g. by the provision of access gates, natural surveillance and/or signage.

Public spaces and landscaping

4.34 Public spaces and landscaping are multi-functional and can provide a wide range of benefits; such benefits can be hindered if the space is not designed to be safe.

Safe public spaces and landscaping considerations
• Design spaces to avoid undue disturbance to nearby residential properties. • Formal spaces for different age groups should be located close together to improve supervision. • Protect spaces from unauthorised vehicular access, by using bollards or planters. • Locking parks and open space at night may be beneficial where there this would prevent an identified potential problem. • Wall surfaces should not be easy to climb. • Anti-graffiti measures could ensure increased amenity and prevention of anti-social behaviour. • Landscaping and planting should not create secluded places which could be used for anti-social behaviour. • Landscaping should not provide access to the upper floors of buildings and thus create opportunities for crime. • Landscaping should be easy to maintain and regard should be had to growth rates and maintenance implications. • Landscaping should not obscure extensive parts of a main path of recreational areas. • Create several openings in planted areas. • Avoid overhanging trees or shrubs.

F. Creating Healthy and Attractive Housing Areas

4.35 To add to the overall character and quality of an area and to assist in improving physical and mental health, residents should have access to open spaces and other green infrastructure (GI) within the vicinity of where they reside. In providing open spaces close to home and access to a green network, residents have the option to take more physical activity, take shade when open to the elements and benefit from the visual amenity qualities. Open space and green infrastructure as a whole is vastly multi-functional with varying degrees of suitability for all ages and abilities.

4.36 When designing areas of open space and other GI, consideration should be given to the safety principles in section 4 part E of this SPD.

Trees

4.37 For further information relating to trees and development please view the Trees and Development SPD (June 2013) which is available on the Council's website[16].

Good quality open space considerations

- Provide space that is a suitable size, shape and design for its intended purpose.
- Provide space that is located away from main roads that can cause noise pollution and pose a risk to safety.
- Ensure open spaces are easily accessible by foot and bicycle.
- Ensure open space has access for all, including those with reduced mobility or visual impairment.
- Integrate open space with other spaces to create a series of linked open spaces to assist in the creation of environmental corridors.
- Design spaces to avoid undue disturbance to nearby residential properties.
- Ensure open space is easy to maintain and is durable.
- Maintain existing trees, hedgerows and water features, where appropriate and feasible.
- Provide adequate seating (seats with arm and back rests are preferable) and shelter at regular intervals to allow for rest, relaxation, sun shading and interaction.
- Provide waste disposal and recycling facilities in convenient locations and of an appropriate size.
- Incorporate appropriate paving where needed.
- Consider overshadowing impacts within the design of development.
- Where needed, ensure open spaces are appropriately lit.

Formal play spaces

4.38 Formal play spaces are spaces that are specifically designed for play and include play equipment. Play space should be provided on site and cater for all age groups and abilities. Formal play can be incorporated in to open spaces. In instances where new residential sites are too small to incorporate formal play spaces, contributions will be sought towards off site provision.

[16]https://www.hartlepool.gov.uk/downloads/file/191/trees_and_development_guidelines_spd.

Formal play spaces considerations
• Make the space interesting, colourful, exciting and challenging so that children are stimulated and encouraged to manage risk. • Include natural features such as grassy mounds, boulders, logs and planting to help create attractive play areas as well as allowing for creative play. • Cater for all ages including teenagers e.g. by providing skateboard parks, outdoor basketball hoops etc, especially in larger, strategic developments. • Ensure the space is not isolated, disconnected and poorly maintained. • Ensure the space does not serve as an alternative primary function such as a flood alleviation area.

Allotments

4.39 In the interests of creating sustainable communities and in particular ensuring that residents have access to fresh food for free/at a low production cost, major developments[17] should explore the need for the provision of allotments either on site or off site through the provision of a commuted sum. Allotments are considered to be GI and therefore if a commuted sum is paid towards GI then such monies may be used to provide and/or improve allotments[18].

4.40 Where allotments are provided on site they should be designed and built considering the principles below.

Good quality allotments considerations
• Plots should be a minimum size of 253m²[19]. • Locate allotments so that they can be accessible by foot. • Locate allotments so that they benefit from natural surveillance. • Provide appropriate security measures. • Ensure adequate lighting is provided. • Provide some car parking where necessary.

Cycle parking provision

4.41 To encourage residents to cycle around their area and to local facilities, consideration should be given to the provision of cycle parking facilities within areas of open space, formal play space and other areas the community will frequent e.g. local shops.

[17] Major housing development as defined in SI 2010 No. 2184, 2(1)
the provision of dwelling-houses where —
(i) the number of dwelling-houses to be provided is 10 or more; or
(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within paragraph (c)(i);

[18] If allotments are provided on site then the GI contribution may not be applicable, providing that sufficient amenity green space and green links are provided on site/in and around the site.

[19] The size of an allotment is measured in poles or rods, the standard size of an allotment is 10 poles. One pole measures 25.29m².

Appropriate cycle parking and storage considerations
• Locate facilities so they are easy to find. • Locate facilities so they are convenient and easy to use. • Locate facilities next to well used pedestrian routes and where they can be overlooked by adjacent properties. • Bicycles should not have to be lifted into stands. • Parking should be attractive, complement the surrounding area and should not a cause trip hazard. • Where visitors are expected to stay for a period of time the facility should be enclosed.

Street furniture

4.42 Street furniture should be used to enhance quality of life, either by lighting areas or providing seating for people to rest if desired. However, excessive street furniture can lead to a cluttered street scene and be visually intrusive, and should be avoided.

Appropriate street furniture considerations
• Conveniently locate furniture. • Ensure furniture does not become an obstacle to movement and visibility. • Look to reflect the Borough's history and culture in the design of the furniture. • Ensure furniture incorporates a well thought out colour scheme with appropriate durable materials. • Ensure furniture is vandal proof. • Ensure furniture is easy to maintain and clean. • Ensure furniture is of a sufficient size/amount with regard to anticipated footfall and activity.

Biodiversity

4.43 Whenever we build we should protect and plan for the plants and animals that already live on the site. Opportunities to enhance and create new habitats and support biodiversity should be explored. 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.

4.44 Through building in biodiversity, new development can contribute to a net biodiversity gain of the Borough's GI 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.

4.45 It may be necessary to carry out an ecological survey of the site and surroundings to identify the flora and fauna that needs protecting and/or enhancing. For further advice on when an ecological survey may be necessary and other general advice please speak with the Council's Ecologist.

4.46 For information regarding bat surveys please contact the Council's Ecologist.

Biodiversity incorporation and enhancement within housing areas considerations
• Enhance and/or incorporate locally distinctive flora and fauna providing native wildflower mixes where possible. • Enhance and/or incorporate street trees. • Enhance and/or incorporate hedgerows. • Enhance and/or incorporate water bodies such as ponds or SuDS features and streams. • Enhance and/or incorporate grassland including unmown grass areas. • Provide routes for animals to move about the wider area (e.g. holes in fences or under road walkways).

Biodiversity incorporation and enhancement in dwellings and their curtilage considerations
• Creating integral habitats for nesting birds, bats and insects without compromising the performance or amenity of the building. • Create habitats on roof spaces (e.g. via green roofs) where possible. • Use walls to create habitat e.g. a green wall comprising of ivy, creepers or vertical planting. • Use sedum matting. • Create living walls to encourage birds and insects. • Include climbing plants. • Use swift bricks. • Include garden trees. • Provide bat boxes. • Provide bird boxes. • Provide routes for animals to move about (e.g. small holes in fences for • hedgehogs).

Suitable Alternative Natural Green Space (SANGS)

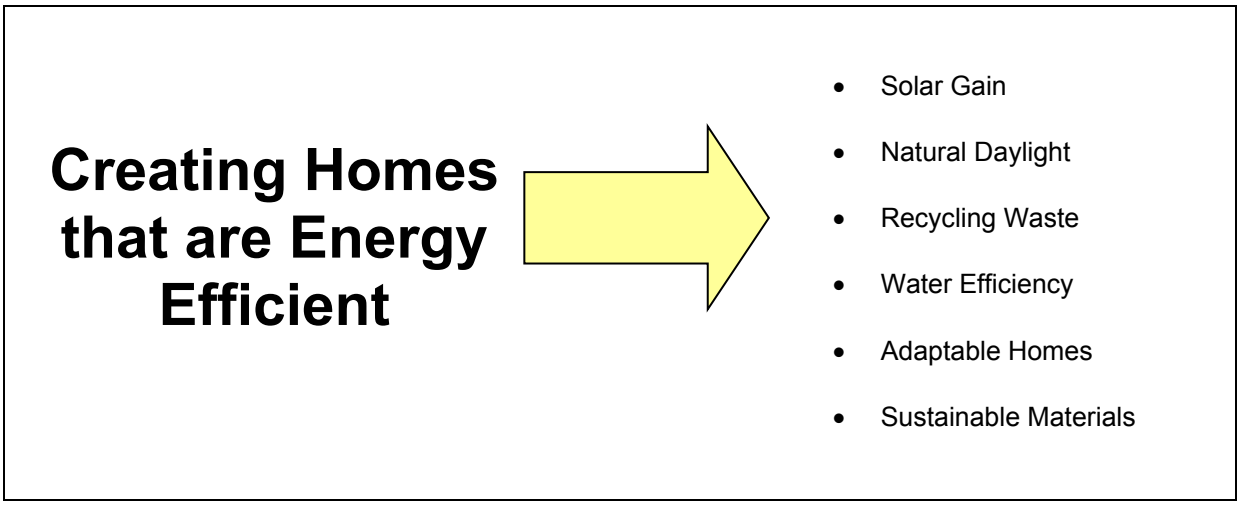
4.47 Along Hartlepool's and neighbouring area's coasts are Special Protection Areas (SPA) and Special Areas of Conservation (SAC) that contain habitats and species of European importance. The additional trips to the coast by new residents are proven to cause damage and erosion to habitats and to disturb protected birds. The purpose of a SANGS is to provide a feasible and attractive alternative to visiting the coast, thus mitigating the adverse impact. The 2018 Local Plan identifies that the High Tunstall strategic housing site (policy HSG5) and the Quarry Farm housing site (policy HSG5a) will be required to deliver on-site SANGS. There may be other developments in the future that could cause likely significant effect upon SPAs or SACs and would be of sufficient scale to deliver an on-site SANGS without affecting the overall delivery of a development. Equally, smaller sites may be required to provide contributions towards an off-site SANGS in order to mitigate the adverse impact they may cause.

4.48 The Council's Ecologist can advise further on if a SANGS or contribution towards a SANGS is required. Whilst it would not be possible to recreate the character of the coast, a SANGS would be most effective if they could be of a large scale and be natural in character to present an attractive, suitable alternative. For this reason the following design considerations are recommended.

SANGS integration and design considerations
• SANGS should provide a choice of circular walks. • SANGS should be easily accessible from the housing area. • All routes within the SANGS must be perceived to be safe by users. • All routes within the SANGS must be easy used and well maintained, including good drainage. • The SANGS should be perceived as semi-natural space. • SANGS should include plenty of open space provided for dogs to exercise freely and safely off the lead. • It is desirable for the SANGS to be undulating and to have focal points such as a view point, piece of artwork or a monument. • It is desirable to include natural features such as copses, ponds and meadows. Car parking is not a requirement of a SANGS.

G. Creating Homes that are Energy Efficient

4.49 All new residential developments should be built with energy efficiency as a key consideration. Energy efficient dwellings can lead to lower fuel bills for occupiers, which will assist in tackling fuel poverty and overall levels of deprivation within the Borough. The design and construction stage is key to ensuring the dwellings are energy efficient, key elements to consider are set out and discussed within the following paragraphs.



Solar Gain

4.50 Solar gain refers to the increase in temperature in a space, object or structure that is a result of energy from the sun. Energy from the sun is free; therefore solar gain can reduce heating costs as well as having significant environmental benefits. The sun is lower in the sky in winter than in summer so design should capture the free heat in winter and manage the heat in summer. The orientation of the whole building plays an important part in ensuring such a 'passive' process works. The principles of solar gain use the design and positioning of buildings to maximise the amount of natural heat and light that is obtained. There should however be a balance with the need for energy efficiency and the provision of natural surveillance and other constraints on the site.

Key solar gain design principles to consider
• The ideal dwelling orientation is that the main long axis of the building i.e. the ridge line, runs east-west. • The main elevation should face within 30 degrees of due south (south easterly is preferable to south westerly as it maximises solar gain in the morning and is less likely to cause over heating). • Living rooms should face south or west and kitchens towards the north east. • Taller buildings should, where possible, be located to the north of the site so that they do not shade smaller buildings and restrict sunlight. • Conservatories and/or sunrooms should ideally be located on the southern elevation. • Conservatories and sunrooms can capture solar energy; the wall between the main building and the conservatory could be built as an external wall to help control heat flow. • The largest part of the roof's surface should be south facing or at best SSE/SSW so that any solar panels on the roof have maximum exposure to the sun. • Car parking and garages should be located where they would avoid blocking light into a dwelling.

- The incorporation of either a solid, louvered and/or vegetation-supporting overhang on the southern elevation could be used to provide shade in the summer and prevent overheating.
- Planting, involving the use of deciduous species, may provide shading during summer when in bloom and allow the benefits of solar gain during the winter months when vegetation cover is reduced.
- Glazing should be maximised on the south to maximise energy from the sun.
- Glazing should be minimised on the north elevation of a dwelling to contain heat.
- Dual aspect rooms, where multiple windows look in more than one direction, allows more light into the room and allows cross ventilation.
- Use advanced glazing systems such as argon filled low-emission double glazing or triple glazing to maintain internal room temperatures.
- Use neutral solar control glass to minimise solar heat gain in summer.
- Insulate the dwelling in the floor, wall and roof with no gaps in the insulation, also insulating hot water pipes and tank. Consider using organic insulation to reduce the carbon footprint even further.
- Ensure that new-build dwellings are air tight to minimise heat loss. (This can also assist in controlling noise levels).
- Use buildings, indigenous trees and landscaping to provide protection from prevailing winds.

Natural daylight

4.51 To ensure that minimum energy is required for lighting, the design of a dwelling should maximise the benefits from natural light.

Maximising natural daylight design principles to consider

- Maximise glazing on southern elevations.
- Use principal windows and secondary windows to maximise natural light (secondary windows may have to be obscure or glazed to protect the privacy of neighbours).
- In narrow buildings the use of light shelves and diffusers can ensure a high light level is maintained throughout the building.
- Sun pipes together with mirrors and prismatic reflectors and/or internal atriums can be used to bring natural daylight into a home.

Sustainable materials

4.52 Most of the materials used for construction come from non-renewable sources which will eventually run out and in the process of making the materials CO2 can be emitted. Reclaimed or recycled materials can be used as an alternative to those made from non-renewable sources. Reclaimed or recycled materials already have embodied energy within them; the embodied energy comes from the process when the materials were originally made. So if they are sent to landfill and new materials are used then in effect we waste material that has already had a carbon impact and by making new, create a further carbon impact. The use of materials with a high thermal mass is encouraged; such materials are able to store heat during periods of higher temperatures and release it when outside temperatures cool, such as during the night, and thus can assist in reducing the need for artificial heating. The materials with the most thermal mass include brick, stone and concrete.

Sustainable materials design principles to consider
• Stone and brick have proved more durable than many synthetic materials and have lower lifetime environmental costs. • Locally sourced, reused materials have the lowest embodied energy. • Reclaimed or recycled materials such as bricks, timber, glazing and roof tiles can be used for exterior building work. • Reclaimed or recycled insulation made from recycled newspaper and/or crushed concrete can be used for insulation. • Reclaimed or recycled bricks can be used for hardcore. • Locally sourced materials ensure that transport distances are kept to a minimum thus reducing CO_2 output and fuel costs. <u>Thermal mass</u> • Heavyweight walls, floors and ceilings made with brick, stone block or concrete have a high thermal mass. • Concrete has a high embodied energy, but this can be balanced by the energy savings that come from its high thermal mass.

<u>Managing waste</u>

4.53 Traditionally within the UK we dispose of waste by burying or burning it. Burying waste takes up land that could be put to better use and emits methane. Burning waste emits carbon dioxide and other harmful substances.

4.54 In line with policy MWP1 (waste audits) of the Tees Valley Minerals and Waste Development Plan Document (2010) developers of major schemes are required to submit a waste audit that identifies the amount and type of waste which is expected to be produced by the development, both during and after construction. The audit should set out how this waste will be minimised and where it will be managed in order to drive waste management up the waste hierarchy.

Waste facilities design considerations
• During construction reusable materials should be segregated. • Where materials are stored on-site they should be stored in a way that minimises losses to damage caused by rain and damp. • Within the dwelling, or its curtilage, separate storage areas should be incorporated for recyclable waste, including paper, cans, glass, cardboard and plastics. • Where possible developers are encouraged to provide space for composting facilities within the kitchen/utility and/or garden. • Waste facilities should be located within 25m from their collection point. (Where it is not possible to meet this distance then appropriate collection facilities should be located on site). • Storage facilities that are visible from the street scene should be carefully designed to ensure they have no adverse visual impact and must offer convenient access for users and collection vehicles.

Water efficiency measures and Sustainable Drainage Systems (SuDS)

4.55 Energy is required to treat water and to pump it around the network of pipes. Our demand for water also impacts upon the amount of water that is available for the environment and in particular plants and animals.

4.56 Installing systems to recycle water and reduce the amount of water used within a household can reduce the water discharged into a public sewer or overland via surface water drainage. This could save consumers with water meters money on both their water supply and waste water bills along with reducing the likelihood of flooding events.

Water efficiency design considerations

Rainwater harvesting (the collection of water directly from the surface it falls on e.g. a roof or hard standing area).

- Suitable space should be provided for storage tanks, they can be located in sheds, outhouses or garages.

Installing efficient appliances

- Low flush toilets, flow resistant taps, low flow shower heads and washing machines/dishwashers would help reduce water consumption.

4.57 For advice and guidance in relation to sustainable urban drainage systems please speak with the Council's Engineers.

H. Considering the Changing Needs of Residents

4.58 Sustainable development should provide homes that can adapt to changing lifestyles. A dwelling that is designed with a flexible internal space can provide accommodation that will change with the needs of its inhabitants. For example some families may expand and thus require space within the roof for an extra bedroom or, as residents age, they may struggle to manoeuvre around their home and possibly require ground floor washing facilities.

4.59 Information relating addressing future adaptability issues should be outlined in the sustainability statement accompanying a planning application. Advice on how to create an adaptable home is set out below.

Adaptable homes considerations

- There should be space to provide for an extension.
- Paths should be a minimum 0.9m wide.
- The approach to all entrances should be level or gently sloping, the threshold upstand should not exceed 15mm.
- A covered and lit main entrance should be provided.
- The living room should be at entrance level.
- The dwelling should accommodate or have the ability to accommodate a downstairs toilet.
- There should be an easy route for a hoist from bedroom to bathroom.
- Turning space for wheelchairs should be incorporated.
- There should be space for a through-the floor lift to be fitted at a later stage.
- The dwelling should accommodate or have the ability to accommodate wider doorways.
- Space for a ground floor bedroom should be identified.
- Landings should be 1.2m wide and clear of obstructions.
- Reinforced walls should be incorporated so that a stair lift can easily be incorporated in the future (stair lifts are cheaper to install in a straight staircase).
- Car parking space should be capable of being widened to 3.3 metres.
- The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

4.60 The Council is keen to ensure the quality of life for all residents is of a high standard. Age-related changes and impairments can make it more difficult to understand and navigate the built environment. Hartlepool has been awarded dementia friendly town status. Most people with dementia live within the community and not in designated care centres. The Council has a good understanding of how to improve the environment for those who have dementia and the Council is encouraging developers to assist. Developing an enabling environment for a person living with dementia can make a significant difference to independence, quality of life and wellbeing and in most cases if you design for those with dementia other residents and visitors benefit too.

4.61 The Council does not expect all new homes to incorporate dementia friendly design elements, but where some features are to be considered as part of an overall design concept e.g. front garden lighting, then consider making it dementia friendly lighting as there is likely to be no variation in the cost, just a little more thought gone into the location. Advice on how to incorporate dementia design principles is set out below.

Dementia design considerations

Clarity and simplicity are key design considerations when focusing on dementia design.

The dwelling and its curtilage

- Ensure dwellings have access to the outdoors and fresh air.
- Ensure homes have suitably placed glazing so residents benefit from good views to the outdoors and a good level of lighting (those with dementia require higher levels of light to make sense of their environment and to help regulate their body clocks, consider doubling standard light provision).
- Easily opening doors and minimal door thresholds make it easier for people to get outside.
- Provision of porches as they provide shelter, are traditional features on many homes and allow older eyes to adjust.
- Provision of handrails along garden paths.
- Provision of lighting under handrails to highlight paths and improve safety.
- Use security lights to provide widespread light after dark in the garden.

The housing area

- Areas of open space should be welcoming and safe, exposure to the sun (assisting vitamin D production) can assist with musculoskeletal problems.
- Well defined paths help people to find their way around.
- Paths should be of a consistent tone.
- Using edging materials for paths which contrast with the surrounding area makes paths easier for people to identify and follow.
- Using contrast on external stairs and steps helps to highlight the change from a flat surface to steps.
- Ensure outdoor space has appropriate lighting to ensure people can find their way around and use is encouraged.
- Ensure paths are well maintained to avoid trip hazards and to encourage use.
- Place any signs at 1.2 metres high (weak neck and shoulder muscles can mean high signs are a challenge).
- Areas for seating, with arm and back rests, are useful for rest and to take in the environment. (Place some seating in quieter areas, possibly near planting, seating in busy areas can increase stress levels and reduce enjoyment).
- Use hand rails on steps, as those with dementia can often struggle to see steps from above; a handrail can indicate steps are present.

Planting

- Large sections of small plants of the same colour may be easier for people to see than large plants of a single colour.
- Avoid poisonous plants and those likely to cause skin irritation as people often like to feel the plants to enjoy them more.
- Plants that make interesting sounds, e.g. bamboos and grasses that rustle, or seed pods that pop, and/or those that have pleasant or interesting smells and textures provide people with additional sensory stimulation.
- Ensure trees/vegetation do not block light from windows.

Contrast and colour

- Contrast is more important than colour; contrast makes things visible and stand out.
- Avoid contrast changes where different flooring surfaces meet – changes in contrast can be misinterpreted as steps or holes.
- Warm colours (such as oranges, reds and yellows) may be easier for people to pick out than cooler colours (such as blues).

APPENDICES

Appendix 1: List of relevant NPPF Paragraphs

Paragraph	Subject
002	Determine applications in accordance with development plan
007	Achieving sustainable development
008	
009	
010	
011	The presumption in favour of sustainable development
012	
038	Decision making
039	Pre-application engagement and front-loading
040	
047	Determining applications
054	Planning conditions and obligations
055	
056	
091	Promoting healthy and safe communities
092	
095	
098	Open space and recreation
102	Promoting sustainable transport
103	
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117	Making effective use of land
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122	Achieving appropriate densities
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124	Achieving well-designed places
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148	Planning for climate change
149	
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155	Planning and flood risk
159	
163	
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170	Conserving and enhancing the natural environment
192	Proposals affecting heritage assets
193	
194	
195	
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197	

200	
201	
212	NPPF is a material consideration

Appendix 2: List of Relevant NPPG Sections

- Climate change
- Conserving and enhancing the historic environment
- Design
- Health and wellbeing
- Housing: optional technical standards
- Open space, sports and recreation facilities, public rights of way and local green space
- Renewable and low carbon energy

Appendix 3: List of Relevant 2018 Local Plan Policies

Policy CC1: Minimising and adapting to Climate Change
Policy CC2: Reducing and Mitigating Flood Risk
Policy INF1: Sustainable Transport Network
Policy INF2: Improving Connectivity in Hartlepool
Policy QP3: Location, Accessibility, Highway Safety and Parking
Policy QP4: Layout and Design of Development
Policy QP5: Safety and Security
Policy QP7: Energy Efficiency
Policy HE1: Heritage Assets
Policy HE3: Conservation Areas
Policy HE4: Listed Buildings and Structures
Policy HE5: Locally Listed Buildings and Structures
Policy NE1: Natural Environment
Policy NE2: Green Infrastructure
Policy NE4: Ecological Networks

Appendix 4: List of Relevant 2018 Rural Neighbourhood Plan Policies

Policy GEN2: Design Principles
Policy H4: Housing in the Countryside
Policy NE1: Natural Environment
Policy NE2: Renewable and Low Carbon Energy
Policy HA1: Protection and Enhancement of Heritage Assets
Policy HA2: Protection and Enhancement of Conservation Areas
Policy HA3: Protection and Enhancement of Listed Buildings
Policy HA4: Protection and Enhancement of Locally Important Buildings

Appendix 5: Useful Websites for Applicants

http://www.planningportal.co.uk
http://www.findmyshadow.com (mapping shadows)
http://www.suncalc.net (sun positioning)
http://itouchmap.com/latlong.html (finding longitude and latitude)
http://www.greenbuildingbible.co.uk
https://www.designcouncil.org.uk (Building for Life 12)

www.building-in-context.org (design respond well to the historic area, local context and wider surroundings)

Appendix 6: Glossary

Term		Definition
Amenity green space		Small grassed areas typically within housing estates. It enhances the visual appearance, provides opportunities for informal recreational activities close to home such as well-observed informal children's play, exercising dogs, and an area for walking and to relax.
Building line		The line formed by the frontages of buildings along a street. The individual features or appearance that give an identity to an area or landscape character.
Carbon neutral		A development that achieves no net carbon emissions from all types (regulated and unregulated) of energy use on an annual basis. The calculation can include carbon offsets to achieve neutrality.
Climate change		A change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is, in addition to natural climate variability, observed over comparable time periods.
Context		The physical and social setting of a site or area, including factors such as traffic, activities and land uses as well as landscape and built form.
Defensible space		Areas of private space that have some form of demarcation so that people know the space is private and not public. This can often be a low fence or wall around a front garden.
Daylight		Daylight is the light emitted throughout the day. It is important that homes benefit from natural light to assist in energy saving and creating a more natural environment within the home.
Embodied energy		Total amount of available energy that was used to make a product.
Flood Zone		Depicts how flood risk varies over different areas of land. For rivers, Flood zone 3 has a 1 in 100 probability of flooding or greater in a year; Flood Zone 2 has between a 1 in 100 and 1 in 1000 annual chance of flooding in a year; Flood Zone 1 has the lowest chance of flooding (less than 1 in 1000).
Fuel poverty		A household is in fuel poverty if they spend more than 10% of their income on fuel bills.
Gateway		The design of a building, site or landscape to symbolise an entrance or arrival to a special district.
Green infrastructure	GI	Green Infrastructure describes all of the natural and managed green spaces, features and water bodies that together make up a multifunctional network across rural and urban areas. The network includes green spaces such as parks and gardens on private or public land, and green links between spaces such as hedgerows and rights of way, as well as features such as blue corridors (defined above), green roofs/walls and ponds.
Greywater recycling		Water that has already been used for washing which

		can be collected and used again. This water can come from washing machines, baths, showers hand basins and collection of rainwater from roofs. It does not include toilet water or water from a kitchen sinks as they may contain traces of grease, oils and other contaminants. Grey water can be used for flushing toilets, washing machines, use in the garden. Grey water can be treated using filters and ultra-violet techniques to turn it into 'green water'. This is safer to use and can be used in a wider range of applications including laundry and washing, industrial processes and heating/cooling.
Habitable room		A room occupied or designed for occupancy by one or more persons for living, study, sleeping, eating and cooking, but not including bathrooms, water closet compartments, laundries, serving and storage pantries, corridors, cellars, attics and spaces that are not used frequently or during extended periods. Due regard should be had to the word `designed` as the actually use of the room is immaterial it is what the room has the potential to be used for, so if it is used as a store room but could in future be a bedroom then it is in fact classed as a habitable room.
Indoor Air Quality	IAQ	The quality of the air within the home. It is important to provide adequate fresh air in the home and to remove pollutants such as cooking. When a building is very airtight it is even more important that fresh air is regularly introduced to a building through either natural or mechanical means.
Landmarks		Buildings structures and spaces which create distinct visual orientation points that provide a sense of location to the observer within the neighbourhood
Lifetime Homes		Lifetime Home standards are nationally recognised standards to raise the standard of housing. Consists of standards that have been developed to ensure that any home is flexible, adaptable and accessible and that there is added comfort, convenience and safety for tenants and visitors.
Living walls		A wall that is either free standing or part of a building that is partially or completely covered with vegetation.
Mitigation (relating to climate change)		Action taken to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
Natural Greenspace		Natural England has produced guidance on Accessible Natural Greenspace. This emphasises the significance and importance of natural green spaces such as accessible countryside, riverside walks and woodlands.
Natural surveillance		The ability of people to be seen from surrounding buildings or space without the need for CCTV.
Solar control glass		Solar control glass can moderate temperatures within buildings and protect against solar radiation by limiting the amount of radiation transmitted through the glass and absorbing and/or reflecting excess radiation.
Open spaces		Land laid out as a public garden, used for the purposes of public recreation, or which is disused burial ground. It should be taken to mean all open areas of public value and can include: domestic gardens, allotments, green

		and brown roofs, amenity greenspace, parks, children's plays areas, nature reserves, woodlands, grasslands, green corridors, landscaped areas, public playing field, recreation ground, athletics tracks, sports pitches, tennis courts, golf courses, bowling greens, cycle ways, public gardens, rights of way, school playing fields, village greens, hard surfaced areas designed for pedestrians, trees, grass verges, bridleways, as well as smaller places to sit and relax act or areas of water (such as streams, lakes, reservoirs, ponds) all of which allow for opportunities for sport and recreation and can also act as a visual amenity and can add to the overall character and quality of the area.
Open space benefits		Open space can define and separate urban areas and bring the countryside closer to those in the urban fringe area, conserve and create nature, provide havens and habitats for flora, fauna and animals, create foraging opportunities, improve the setting of heritage assets, provide flood alleviation, assist with removing air pollution, provide shelter and shade, act as an educational resources, allow for formal and informal recreation, provide spaces for social interaction and community events and improve visual amenity.
Organic insulation		Made from natural vegetation, generally from renewable materials like cork, expanded rubber, wood fibre, help, sheep's wool, old newspaper.
Rainwater butt		A small scale garden water storage device which collects rainwater from the roof via the drainpipe.
Rainwater harvesting		The collection of water directly from the surface it falls on e.g. a roof or hard standing area. This water would otherwise have gone directly into the drainage system or been lost through evaporation and transpiration. Once collected and stored it can be used for flushing toilets, watering gardens and washing clothes using a washing machine.
Renewable energy		Those energy flows that occur naturally and repeatedly in the environment from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass.
Scale		The impression of a building, or parts of a building when seen in relation to its surroundings.
Sedum Matting		A layer of vegetation from the sedum family which are shallow rooted and therefore do not require a lot of growing medium. These are typically used in green roofs due to being lightweight and low maintenance.
Secured by Design guidance		Secured by Design is the official Police initiative supporting the principles of designing out crime and fear of crime by use of effective crime prevention and security standards for a range of applications. Secured by Design is endorsed by the Association of Chief Police Officers and has the backing of the Home Office Crime Reduction Unit. It has been drawn up in consultation with the Department of Transport, Local Government and the Regions.
Sunlight		Direct sunshine and is much brighter than daylight.
Strategic Housing	SHMA	A report which considers the local housing markets. The assessment looks at a number of key factors, including:

Market Assessment		the supply and demand for housing; housing and planning policies; the need for affordable housing; and the affordability of the local housing market. A key component of the evidence base needed to support the delivery of the Core Strategy. The study provides detailed information on potential housing sites and land supply and aims to identify sufficient land to accommodate the District's housing need.
Sustainable Drainage Systems	SuDS	Efficient drainage systems which seek to minimise wastage of water including the use of groundcover to enable maximum penetration of run off into the ground and, where appropriate recycling grey water within the development.
Ventilation		Natural and mechanical ventilation – fresh air is an important aspect of a healthy building and can be provided by natural ventilation systems rather than mechanical which use energy to operate heat recovery – if mechanical ventilation systems are used, a heat recovery system can really help to capture and reuse the 'waste' heat from outgoing air

Appendix 6: Contact List

Title	Name	contact
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