

DESIGN OF DEVELOPMENT

- 5.107 Design of development can have a significant impact on individual buildings or spaces, as well as the wider 'public realm' including streets, town centres, parks and open spaces. The promotion of high quality and sustainable design are important in contributing to the Vision for Three Rivers in the future, and meeting Council and community objectives to improve the environment, deal with crime and anti-social behaviour and reduce, reuse and recycle waste.
- 5.108 Currently, the Council has a range of detailed guidance for the design of development but this is contained in a number of separate documents. The Council will produce a Design Supplementary Planning Document, which will bring together and update design guidance for the District to provide comprehensive guidance for new development. The Design Supplementary Planning Document will incorporate and/or make reference to relevant parts of the following:
- Residential development and extensions (Appendix 2 in the Local Plan)
 - Various design guidance relating to Conservation Areas
 - Design modules in Building Futures: A Hertfordshire Guide to Promoting Sustainability in Development
 - Extensions to Dwellings in the Green Belt Supplementary Planning Guidance
 - Design of Open Space within the Open Space, Amenity and Children's Play Space Supplementary Planning Document
 - Chilterns Area of Outstanding Natural Beauty Design and Material Guides
 - Shopfront Design Guide
 - Roads in Hertfordshire - Highway Design Guide.
- 5.109 It will also have regard to good design principles as prescribed by the Commission for Architecture and Built Environment for example 'Building for Life' standard and others, and the distinctive character of towns and villages.

CP12 ***Design of Development***

In seeking a high standard of design, the Council will expect all development proposals to:

- a) Have regard to the local context and conserve or enhance the character, amenities and quality of an area
- b) Conserve and enhance natural and heritage assets
- c) Protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space
- d) Make efficient use of land whilst respecting the distinctiveness of the surrounding area in terms of density, character, layout and spacing, amenity, scale, height, massing and use of materials
- e) Build resilience into a site's design taking into account climate change (for example flood resistant design)
- f) Use innovative design to reduce energy and waste and optimise the potential of the site
- g) Ensure buildings and spaces are, wherever possible, orientated to gain benefit from sunlight and passive solar energy
- h) Design out opportunities for crime and anti-social behaviour through the

incorporation of appropriate measures to minimise the risk of crime and create safe and attractive places

- i) Incorporate visually attractive frontages to adjoining streets and public spaces
- j) Ensure all appropriate frontages contain windows and doors that assist informal surveillance of the public realm
- k) Use high standards of building materials, finishes and landscaping; also provide/contribute towards street furniture and public art where appropriate
- l) Ensure the development is adequately landscaped and is designed to retain, enhance or improve important existing natural features; landscaping should reflect the surrounding landscape of the area and where appropriate integrate with adjoining networks of green open spaces
- m) Make a clear distinction between public and private spaces and enhance the public realm
- n) Ensure that places, spaces and buildings are accessible to all potential users, including those with mobility difficulties
- o) Provide convenient, safe and visually attractive areas for the parking of vehicles and cycles without dominating the development or its surroundings
- p) Be durable and, where practical, buildings should be capable of adapting to other uses and functions in order to ensure their long-life.

Detailed design guidance and standards will be provided in the Three Rivers Design Guide Supplementary Planning Document.