



07 Further Information and Appendices



Guidance on
Urban Design in
the Planning
Process



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Ingenuity Sculpture, The Bridge

Guidance on Urban Design in the Planning Process

The pre-application process

Designing Walsall is intended to substantially aid the improvement of Walsall's built environment by prescribing qualities for urban form, space, activity and patterns of movement in advance of the detailed design stage of the development.

There are a variety of guidance documents that can be used to steer developers and their designers in planning and designing development, each having their own emphasis. They can be prepared by public, private and other interests although most are prepared by or for local authorities.

1) Formal pre-application submission

The formal planning process is often too late to make fundamental design changes to design principles such as layout, building hierarchy and street orientation, connections and circulation.

Walsall Council welcomes the pre-application process for the majority of proposals as it provides an opportunity to engage with stakeholders and address a series of fundamental issues such as highway access and parking, ecology, flooding and contamination, but also to set out design parameters and opportunities in line with constraints.

2) Design Review

The National Planning Policy Framework (NPPF) states under Paragraph 62 that 'local planning authorities should have design review arrangements in place to provide assessment and support to ensure high standards of design'.

It is clear that the government wish local planning authorities to seek an independent critique of the most significant developments; however it does not state how this should be undertaken, or what the threshold for qualifying development should stand at. In the first instance the Council will be guided by UDP Policy ENV32 on the types of development for which a planning application may require design review. Pre-application advice from the Council's planning department (including the 'Development Team' – see point 2 above) will be the most suitable forum for assessing whether a scheme may need to engage in the design review process prior to submitting a planning application. If this is the case, the Council will explore ways this can be carried out internally or on a sub-regional, cross boundary basis. In exceptional circumstances, for developments of particular significance, schemes may be referred to MADE (Birmingham) for independent design review panel advice. This service provides the opportunity for an external opinion on whether or not design standards are being met and that, where necessary, standards are appropriately set.

Other key tools in the design process

There are a variety of guidance documents that can be used to steer developers and their designers in planning and designing development, each having their own emphasis. They can be prepared by public, private and other interests although most are prepared by or for local authorities.

Urban Design Frameworks

A document indicating how planning and design policies and principles should be implemented in a clearly defined area where there is a need to control, guide and promote change. Such areas include urban quarters and transport corridors. They are used to co-ordinate more detailed masterplans and development briefs for specific sites. They bring together recommendations on the form of design acceptable within that area and illustrate the visual policies within which urban design qualities are to be co-ordinated and re-enforced. They should include a two dimensional vision of future infrastructure requirements.

Walsall Canal junction



Area Action Plans

These documents provide an important mechanism for ensuring development of an appropriate scale, mix and quality for key areas of opportunity, change or conservation. They can be relevant in a wide range of circumstances including areas of significant development opportunity, areas where development is desirable but not forthcoming and areas that are particularly sensitive to change such as sites of ecological or cultural heritage importance.

Masterplans

A document that charts the masterplanning process and explains how a site or series of sites will be developed. They describe how the proposal will be implemented and set out the costs, phasing and timing of development. The spatial masterplan is a synthesis of the designed approach to urban development, and establishes a three-dimensional framework or visual ‘model’ that allows visualisation of public spaces and shows how they are connected; defines the height and massing of buildings and the relationship between buildings and public spaces; determines the distribution of uses; and influences movement patterns.

Development Briefs

A document providing clear guidance on how a specific site of significant size or sensitivity should be developed. Development briefs are also one of the most effective means of articulating the design principles for a site and implementing design policies. Whilst not presenting the final solution they should reduce the alternatives to those acceptable in planning and design terms.

Design and Access Statements

Documents that explain the design thinking behind a planning application. They should show that the applicant has thought carefully about integrating the development with its environmental context and how everyone, including disabled people, older people and very young children, will be able to use the places they want to build.

Design Guides

Documents providing general design guidance and sometimes tailored towards particular topics and uses applicable over a wide area, such as canalside development and residential development. They are amongst the most common mechanisms used to influence the design of development.

Design Codes

A set of more prescriptive requirements which may be used to regulate issues such as the dimensioning of blocks and plots, the widths of streets and squares, scale and massing of buildings, access and infrastructure. They may also include detailed palettes of materials that should be used in the construction of new buildings or landscape treatments. Design codes should be exacting in their urban design requirements whilst allowing more design freedom in creating individual buildings or landscapes. Design codes can be adopted as Supplementary Planning Documents and be treated as a material consideration in the planning process

Format and Content

Every site is unique and each guidance document will be similarly unique. They are necessarily non-standard products. What is included will depend on the scale, sensitivity and complexity of the site, on the type of guidance document proposed and the proposed development itself. Many of the references in this guide provide extensive checklists of possible content, intended as an aid in determining priorities.

Firmness and flexibility

All types of guidance will establish a framework within which the developer/ architect may design. The intention is not to restrict creativity but to provide a springboard of general principles as to the form of development that will be appropriate. The minimum amount of control should be applied, and a clear distinction made between firm requirements, indicative suggestions and supporting information. Indicative suggestions and illustrations should be included to show the development opportunity that the local authority would like explored by the developer, but these will not necessarily be the only acceptable solutions. In proposing alternatives, developers should not contradict the principles of urban design set out in this document.

Post Office, Darwall Street



Consultation

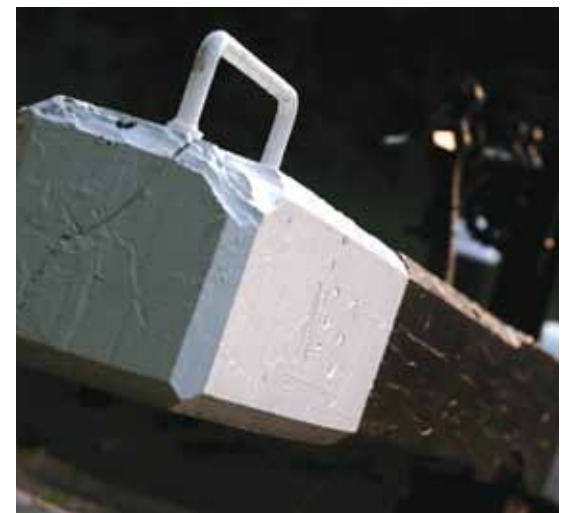
Involving key stakeholders and the wider public in the preparation of masterplans, development briefs and planning applications for significant developments is essential.

Walsall Council encourages developers to discuss their proposals with neighbours and other interested parties prior to submitting a formal application to enable issues to be discussed and solutions found. The Council would expect applicants to ensure that:

- The approach to community involvement conforms to the principles and approaches contained within the Council's current Adopted Statement of Community Involvement (SCI)
- Any supporting information is factually correct and addresses all the planning implications of the proposal
- The results of any community involvement exercises to be published and made widely available
- Planning applications contain a statement of conformity that clearly shows how they have complied with the SCI

Consultation should be done as early as possible in the planning and design stages of a development. This means that issues can be discussed and solutions found, which should reduce conflict and potential delays at the formal planning application stage.

Walsall Locks





Sister Dora, The Bridge

Monitoring and Review

The council will monitor the implementation of this SPD and the public art guidelines and keep under review the need to revise them.

The findings of such monitoring and review will be incorporated into the Annual Monitoring Report, published each December, which is part of the Local Development Framework, as required by the Planning Acts and Regulations.

Willenhall Hardware store





Red Lion Public House, Park Street

Appendix A: Further guidance

Walsall Council Policy Document

Black Country Core Strategy (Adopted February 2011)

Walsall Unitary Development Plan (Adopted March 2005)

Darlaston Area Local Development Order 2012 (Adopted April 2012)

Walsall Statement of Community Involvement (Revised February 2012)

Supplementary Planning Documents

Conserving Walsall's Natural Environment SPD (Revised November 2012)

Affordable Housing SPD (Adopted April 2008)

Urban Open Space SPD (Adopted April 2006)

Waterfront SPD (Adopted November 2006)

Conservation Area Appraisals

Arboretum Conservation Area (2007)

Caldmore Green Conservation Area (2007)

Church Hill Conservation Area (2007)

Darlaston Conservation Area (2007)

Walsall Locks Conservation Area

Bridge Street Conservation Area (2008)

Lichfield Street Conservation Area (2008)

Old Pelsall Conservation Area (2008)

Pelsall Common Conservation Area (2008)

Willenhall Conservation Area (2007)

Aldridge Conservation Area (2009)

Bloxwich Conservation Area (2009) (Covers the Bloxwich Park, Elmore Green and Bloxwich High Street Conservation Areas)

Highgate Conservation Area (2009)

Local guidance

Walsall Council Black Minority and Ethnic Housing Strategy (Adopted 2005)

Walsall A454 and A461 Urban Design Framework (August 2006)

St Matthews Urban Design Brief (2008)

Brownhills Environmental Strategy (August 2008)

Goscote Lane Regeneration Area: Masterplan Design Guide (August 2010)

Bentley Regeneration Framework Study (2007)

Goscote Lane Corridor Regeneration Framework Plan (2007)

Moving Moxley Forward: A Regeneration Framework Strategy (2008)

Willenhall: The Plan, The Vision (2009)

Darlaston Strategic Regeneration Framework (2010)

Birchills Regeneration Framework (2011)

Streetly Area of Special Townscape Character (2003)

National and General Guidance

National Planning Policy Framework (DCLG, 2012)

Design and Access Statements: How to Write, Read and Use Them (CABE, 2006)

By Design – Urban Design in the Planning System: Towards Better Practice (CABE and DETR, 2000)

Urban Design Compendium (English Partnerships and Housing Corporation, 2000)

Urban Design Compendium 2: Delivering Quality Places (English Partnerships and Housing Corporation, 2007)

Towards an Urban Renaissance – Final Report of the Urban Task Force Chaired by Lord Rogers of Riverside (DETR, 1999)

Building in Context (English Heritage and CABE, 2001)

Guidance on Tall Buildings (CABE and English Heritage, 2007)

The setting of heritage assets (English Heritage, 2011)

Understanding Place: Historic Area Assessments: Principles and Practice (English Heritage, 2010)

Understanding Place: Historic Area Assessments in a Planning and Development Context (English Heritage, 2010)

Delivering Great Places to Live: 20 Questions you need to answer, 2nd edition (Building for Life, 2007)

Buildings and Spaces: Why Design Matters (CABE, 2006)

Housing audit: assessing the design quality of new housing in the East Midlands, West Midlands and the South West (CABE, 2007)

Biodiversity by Design: A Guide for Sustainable Communities (TCPA, 2004)

Car Parking: What Works Where? (English Partnerships, 2006)

Manual for Streets (DETR and DCLG, 2007)

Manual for Streets 2 (DfT and CIHT, 2010)

Streets for All (English Heritage, 2005)

Planning and Access for Disabled People: A Good Practice Guide (ODPM, 2003)

Design and Quality Standards (Housing Corporation, 2007)

Standards and Quality in Development: A Good Practice Guide (NHF, 2008)

Lifetime Homes (2008)

Code for Sustainable Homes (DCLG, 2009)

A Design Wayfinder (Design Council, 2012)

Unlocking the added value of water through planning and design: Guiding design principles (C&RT, 2013)

Appendix B: Extracts of Key BCCS and UDP Policies

BCCS Policies

Policy CSP4: Place Making

The Black Country has a unique heritage and urban structure which requires a bespoke approach to place-making and a high quality of design of the built and natural environment.

All development will be required to demonstrate a clear understanding of the historic character and local distinctiveness of the area and show how proposals make a positive contribution to place-making and environmental improvement in the following spatial terms:

- The hierarchy of centres will provide a focus and concentration for essential local services and activities with easy access by walking, cycling and public transport. Its diverse, accessible, affordable and active villages, towns and neighbourhoods will encourage commercial activity, promote prosperity and support the well-being of the area's inhabitants.
- The Black Country will operate on a permeable street network with pedestrian priority that gives maximum freedom of movement and a good choice of means of transport. Vibrant streets and spaces, defined by surrounding buildings and with their own distinct character, should provide the framework for a coherent interconnected network of places that supports social interaction and displays a clear hierarchy of private, commercial and civic functions.
- A high quality of design and utility of all transport proposals will be sought to ensure that interventions make a positive contribution to place making as well as increasing accessibility and connectivity.
- The Black Country's transformation will be supported by buildings providing a range of functions, tenures, facilities and services to support its diverse local communities. A mix of building designs and types will be sought that are appropriate to the Black Country, set within appropriately scaled neighbourhoods.
- The design of spaces and buildings will be influenced by their context and seek to enhance the unique attributes the area offers in terms of its local character and heritage whilst responding to current day needs, changes in society and cultural diversity.
- The Black Country will be a safe and secure place through organising the urban environment in ways that encourage people to act in a civil and responsible manner. The pedestrian environment should be closely associated with active frontages at street level and an appropriate intensity of use in all areas at all times.
- An integrated multifunctional open space network will not only provide space for sport and recreation and help support a balanced ecological environment but help mitigate flood risk, provide space for wildlife and informal recreation for local people.
- The protection and enhancement of the historic canal network and the area's natural waterways which provide a unifying characteristic of the Black Country's urban structure and landscape.
- In appropriate circumstances, the provision of public art will be required as part of new developments through on and off-site provision, to support and enhance the cultural and social development and identity of the Black Country.
- The use of carbon-based products, energy and non-renewable resources will be minimised through the efficient design of buildings and their layout and site orientation.

Policy ENV2: Historic Character and Local Distinctiveness

All development should aim to protect and promote the special qualities, historic character and local distinctiveness of the Black Country in order to help maintain its cultural identity and strong sense of place. Development proposals will be required to preserve and, where appropriate, enhance local character and those aspects of the historic environment together with their settings which are recognised as being of special historic, archaeological, architectural, landscape or townscape quality.

All proposals should aim to sustain and reinforce special character and conserve the historic aspects of the following locally distinctive elements of the Black Country:

- a) The network of now coalesced but nevertheless distinct small industrial settlements of the former South Staffordshire Coalfield, such as Darlaston & Netherton;
- b) The civic, religious and commercial cores of the principal settlements of medieval origin such as Wolverhampton, Dudley, Wednesbury & Walsall;
- c) Surviving pre-industrial settlement centres of medieval origin such as Tettenhall, Aldridge, Oldbury and Kingswinford;
- d) Areas of Victorian and Edwardian higher density development which survive with a high degree of integrity including terraced housing and its associated amenities;

- e) Areas of extensive lower density suburban development of the mid 20th century including public housing and private developments of semi-detached and detached housing;
- f) Public open spaces, including Victorian and Edwardian municipal parks, often created upon and retaining elements of relict industrial landscape features;
- g) The canal network and its associated infrastructure, surviving canal-side pre-1939 buildings and structures together with archaeological evidence of the development of canal-side industries and former canal routes (see also Policy ENV4);
- h) Buildings, structures and archaeological remains of the traditional manufacturing and extractive industries of the Black Country including glass making, metal trades (such as lock making), manufacture of leather goods, brick making, coal mining and limestone quarrying;
- i) The Beacons shown on the Environment Key Diagram and other largely undeveloped high prominences lying along:
 - the Sedgley to Northfield Ridge, including Sedgley Beacon, Wrens Nest, Castle Hill and the Rowley Hills (Turner’s Hill);
 - the Queslett to Shire Oak Ridge (including Barr Beacon); including views to and from these locations.

In addition to statutorily designated and protected historic assets particular attention should be paid to the preservation and enhancement of:

- locally listed historic buildings and archaeological sites;
- historic parks and gardens including their settings;
- locally designated special landscape areas and other heritage based site allocations.

Development proposals that would potentially have an impact on any of the above distinctive elements should be supported by evidence included in Design and Access Statements which demonstrates that all aspects of the historic character and distinctiveness of the locality have been fully assessed and used to inform proposals. In some instances local authorities may require developers to undertake detailed Historic Landscape Characterisation studies to support their proposals.

Policy ENV3: Design Quality

Each place in the Black Country is distinct and successful place-making will depend on understanding and responding to the identity of each place with high quality design proposals. Development proposals across the Black Country will deliver a successful urban renaissance through high quality design that stimulates economic, social and environmental benefits by demonstrating that the following aspects of design have been addressed through Design and Access Statements reflecting their particular Black Country and local context:

1. Implementation of the principles of “By Design” to ensure the provision of a high quality network of streets, buildings and spaces;
2. Implementation of the principles of “Manual for Streets” to ensure urban streets and spaces are designed to provide a high quality public realm and an attractive, safe and permeable movement network;
3. Use of the Building for Life criteria for new housing developments, to demonstrate a commitment to strive for the highest possible design standards, good place making and sustainable development, given local circumstances;
4. Meeting Code for Sustainable Homes Level 3 or above for residential development and Building Research Establishment Environmental Assessment Method (BREEAM) Very Good or above for other development, or the national requirement at the time of submitting the proposal for planning permission, to demonstrate a commitment to achieving high quality sustainable design;
5. Consideration of crime prevention measures and Secured By Design principles.
6. Including design features to reduce the urban heat island effect such as tree cover, green roofs and the inclusion of green space in development.

Policy ENV4: Canals

The Black Country canal network comprises the canals and their surrounding landscape corridors, designated and undesignated historic assets, character, settings, views and interrelationships.

The canal network can provide a focus for future development through the potential to provide a high quality environment and accessibility. All development proposals likely to affect the canal network must:

- safeguard the operation of a navigable and functional waterway;
- protect and enhance its special historic, architectural, archaeological and cultural interest (including potential to record, preserve and restore such features);
- protect and enhance its nature conservation value;
- protect and enhance its visual amenity;
- protect and enhance water quality in the canal.

Where opportunities exist, all development proposals within the canal network must:

- enhance and promote its leisure, recreation and tourism value;
- improve and promote walking, cycling and boating access, including for freight;
- promote beneficial and multifunctional use of the canal network.

Such development proposals must be fully supported by evidence that the above factors have been fully considered and properly incorporated into their design and layout.

Where proposed development overlays part of the extensive network of disused canal features, the potential to record, preserve and restore such features must be fully explored. Development will not be permitted which would sever the route of a disused canal or prevent the restoration of a canal link where there is a realistic possibility of restoration, wholly or in part.

UDP Policies

Policy ENV32: Design and Development Proposals

- (a) Poorly designed development or proposals which fail to properly take account of the context or surroundings will not be permitted. This policy will be applied to all development but will be particularly significant in the following locations:
 - I. Within a Conservation Area.
 - II. Within a Town, District or Local Centre.
 - III. On a visually prominent site.
 - IV. Within or adjacent to transport corridors, including canals, railways, motorways and major roads.
 - V. Water frontages.
 - VI. Areas with a special character arising from the homogeneity of existing development in the neighbourhood.
 - VII. In the vicinity of a Listed Building, Building of Local Interest or Registered Parks and Gardens.
 - VIII. Within or adjacent to Local Nature Reserves, Sites of Special Scientific Interest, Sites of Importance for Nature Conservation, parks, cemeteries or public open spaces.
 - IX. Within or adjacent to Green Belt, agricultural or open land.
 - X. In an priority area for environmental improvement (Policy ENV9).
- (b) When assessing the quality of design of any development proposal the Council will use some or all of the following criteria:
 - I. The appearance of the proposed development.
 - II. The height, proportion, scale, and mass of proposed buildings/ structures.
 - III. The materials proposed for buildings, external spaces and means of enclosure.

- IV. The integration and co-ordination of buildings and external space.
- V. Community safety and security.
- VI. The visual relationship of the proposed development with adjacent areas, the street and the character of the surrounding neighbourhood.
- VII. The effect on the local character of the area.
- VIII. The proposed vehicular and pedestrian circulation patterns.
- IX. The integration of existing natural and built features of value.
- X. The maintenance requirements of the development.

3.116 Good design should be a feature of all development but there are instances where the location of a proposed development requires a higher standard of design. These situations are set out in the policy above together with the criteria which the Council will use to assess the quality of design. Not all the criteria listed will be relevant to every development proposal and the relative importance of each will depend on the nature and location of individual development proposals. Planning applicants are therefore encouraged to discuss their proposals with the Council at a pre-submission stage. The Council will produce a Supplementary Planning Document on Urban and Landscape Design to describe the Council's requirements in more detail.

Policy ENV33: Landscape Design

- (a) Good landscape design is an integral part of urban design and the Council will require, where appropriate, planning applications proposing development in the locations described in policy ENV32 to be supported by full details of external layout and landscape proposals.
- (b) In addition, development proposals meeting any of the following criteria will also be required to be supported by full details of external layout and landscape proposals:-
 - I. Land which the Council is expected to adopt.
 - II. Development sites containing natural and built features the Council requires to be retained or enhanced.
 - III. Residential/nursing homes where residents would benefit from the sensory stimulation provided by a landscape scheme and who are not in a position to secure it for themselves.
 - IV. Larger development proposals.

3.117 Landscape design is an integral part of good design and the Council will ensure that development proposals take account of opportunities to create and enhance environmental quality. It involves far more than the planting of trees, hedges, shrubs or grass: it also includes hard surfacing, walls, fencing, water and art features and the shaping of land through earthworks. Landscape design has a number of functions:-

- Enhancing the visual appearance of the urban and rural environment through a combination of creating new landscapes and retaining or reinforcing the existing visual character of a neighbourhood.
- Reducing the visual impact of development by blending it into its surroundings through tree and shrub planting.
- Providing attractive and functional environments for people. Planting often creates enclosure whilst providing sensory stimulation and links with the seasons.
- Other benefits include the conservation of wildlife through the creation of habitats and pollution reduction.

3.118 This policy will be applied to applications for full planning permission. In outline applications the Council will require the applicant to demonstrate that requirements of policy ENV33 can be met at the reserved matters stage. This will apply particularly in applications where access and layout are not reserved matters.

3.119 The Council will produce a Supplementary Planning Document to set out in greater detail the circumstances in which the submission of a landscape scheme will be necessary and the matters to be included.

Policy ENV34: Public Art

The Council will require the provision of public art to enhance the quality and individuality of existing buildings, spaces or new development especially in the following locations:

- I. In public spaces and buildings.
- II. In important and prominent locations.
- III. In larger scale developments or refurbishments.

3.120 The Council has an adopted Public Art Strategy to promote and ensure the provision of individual art works in appropriate locations throughout the Borough. In this context public art could encompass a wide range of features, such as street furniture, building design or imaginative use of materials. The locations described above are the places where the provision of public art will be a high priority. Town, District and Local Centres will often provide suitable foci for public art works but many other opportunities are available; for example, in relation to transportation nodes and corridors. The Council will continue to seek to work with developers to support the commissioning of public art to enrich the Borough's environment.

Appendix C: Tables of Relevant BCCS and UDP Policies

Table 1: Common Types of Development – Key Design Policies and Guidance

Type of Development	Key UDP design policy references	Other UDP policies that may affect design, layout and appearance	Key BCCS design policy references	Other BCCS policies that may affect design, layout and appearance
Housing development	ENV32 - 34	ENV17, ENV23, S8, H1-3, H4(g-j), H5-7, T1, T4, T6, T8-13, LC1-6	CSP4, ENV2-4	CSP1-3,CSP5, DEL1-2, HOU1-4, TRAN2, TRAN4-5, ENV1, ENV5-8, WM1, WM5
Employment and related development	ENV32 - 34	ENV10-12, ENV17, ENV23, ENV35-37, JP4.1-2, JP6, JP8, T1, T8-13, LC1	CSP4, ENV2-4	CSP1-3, CSP5, DEL1-2, EMP1-6, TRAN2, TRAN4-5, ENV1, ENV5-8 WM1-5, MIN5
Office, retail, leisure/mixed use development	ENV32 - 34	ENV17, ENV23, ENV35-37, S3-10, T1, T7-13, LC1	CSP4, ENV2-4	CSP1, CSP3, CSP5, DEL1, CEN1-7, TRAN2, TRAN4-5, ENV1, ENV5-8, WM1, WM5
Recreational/community development	ENV32 - 34	ENV2-3, ENV5, ENV11, ENV17, ENV23, T1, T8-9, T11, T13, LC1-8, LC10-11	CSP4, ENV2-4	CSP1-3, CSP5, HOU5, EMP6, CEN1-5, TRAN2, TRAN4-5, ENV1, ENV5-8, WM1, WM5
Utilities/infrastructure development	ENV32 - 34	ENV38,-ENV40, LC1	CSP4, ENV2-4	CSP3, DEL1, ENV5-8, WM1, WM5
Transport development	ENV32 - 34	ENV17, ENV23, T1–T9, LC1, LC5,WA14-19	CSP4, ENV2-4	CSP1, CSP3, CSP5, HOU2, HOU5, CEN8, TRAN1-5, ENV1, ENV6, WM5, MIN5
Waste management development	ENV32 - 34	ENV10-12, ENV17, ENV23, JP8, T1, T10, T12-13, LC1	CSP4, ENV2-4	CSP3, CSP5, DEL1, ENV1, ENV5-8, WM1-5, MIN5

Table 2: SPD Urban Design Policies – Relationship to BCCS and UDP Design Criteria and Other Policy

SPD Urban Design Policies	Key UDP design policy and criteria relating to SPD policies	Other UDP policies relating to SPD policies	Key BCCS design policy and criteria relating to SPD policies	Other BCCS policies relating to SPD policies
1. Sustainability	ENV32 b) III, IV, IX, X, ENV33	GP2, ENV10–11, ENV17, ENV23-24, ENV40, H1, H3, LC1	CSP4, ENV3, ENV4	CSP1-3, DEL2, HOU1, HOU4, EMP1, CEN1, CEN3,ENV1, ENV5-8, WM1, WM5, MIN1, MIN5
2. Safe and Welcoming Places	ENV32 b) I, II, IV, V, VIII	ENV11, S4-S8, H1, H6, T1, T6, T8-9, T11-13, LC1, LC3, LC5	CSP4, ENV2-4	CSP1-2, CSP5, HOU2, HOU4, ENV6,
3. Character	ENV32 b) I, II, III, VI, VII, VIII, ENV33, ENV34	GP2, ENV7, ENV18, ENV23–30, JP8, S4, H1, H6-7, LC1, LC4, LC6	CSP4, ENV2-4	CSP1-3, HOU2, HOU4, EMP6, CEN4, ENV1, ENV6,
4. Continuity	ENV32 b) I, II, IV, VI, ENV33	ENV23-24, LC1	CSP4, ENV2, ENV3	CSP1-2, HOU4, ENV1, ENV6,
5. Ease of Movement	ENV32 b) IV, V, VI, VIII	GP2,ENV23-24, S4-7, H3, H6-7, T1-13, LC1, LC5	CSP4, ENV2, ENV3	CSP1, CSP5, HOU2, HOU4, TRAN2, TRAN4, ENV1, ENV6
6. Legibility	ENV32 b) I, II, IV, VI, IX	GP5-6, ENV18, ENV23-30, S4, LC1	CSP4, ENV2-4	CSP1, CSP3, HOU2, CEN4, ENV1, ENV6
7. Diversity	ENV32 b) II, IV, VI, VIII	GP4-6, S3-7, H4(g-j), H5-7, T1, T11, LC1, LC3, LC5	CSP4, ENV2-4	CSP1-2, HOU2, HOU4, EMP6, CEN1, ENV6
8. Adaptability	ENV32 b) III, IV, VIII, X	ENV26-29, S3-7, H1, H6-7	CSP4, ENV2, ENV3	CSP1-2, HOU2, EMP1, CEN1, CEN4,
9. High Quality Public Realm	ENV32-34	GP2, GP5-6, ENV9, ENV11, ENV17, ENV27, ENV29, ENV35-37, S4, H1, T1, T6-11, LC1	CSP4, ENV2-4	CSP1-2, HOU2, ENV6
10. Well Designed Sustainable Buildings	ENV32-34	GP2, GP5-6, ENV11, ENV35, H1, H5-7	CSP4, ENV2, ENV3	CSP1-2, HOU2, HOU5, CEN1, ENV5, ENV7-8, WM5

Appendix D: Numerical Guidelines for Residential Development

The principles of design that Designing Walsall SPD focuses on must be the principal drivers in shaping the design of development proposals and Design and Access statement accompanying planning applications will demonstrate this. Privacy and aspect distances between dwellings must ensure that all occupants have a satisfactory level of amenity, whilst reflecting the existing and emerging character of the area.

This will normally mean respecting the minimum distances as outlined below. It is important for developer to note, however, that it may be possible to achieve shorter distances through creative design or in order to protect an area's character. In the case of the latter, the requirement to design longer rear gardens to reflect an area's character is also equally applicable and for these purposes the guidelines below should not be understood by developers to mean the maximum achievable distances for development.

- 24m separation between habitable windows in two storeys (and above) developments. This standard will be applied more robustly at the rear than across roads at the front
- 13m separation between habitable windows and blank walls exceeding 3m in height
- 45 degree code: particularly where new development impacts on existing (details of this code are available on request or can be downloaded from www.walsall.gov.uk)
- Garden dimensions: 12m in length or a minimum area of 68 sq m for houses and 20 sq m of useable space per dwelling where communal provision is provided
- Terracing: avoid the creation of terracing to existing developments as a result of side extensions where this is not characteristic of the area by retaining a minimum 0.9m gap to the boundary (may be increased in some circumstances), set back first floor extensions by a minimum of 1m (may be increased in some circumstances) and the use of hipped roofs where in keeping with existing character
- Provision or retention of boundary walls or fencing at a minimum of 1.8m high for the first 4m from the rear of houses or adjacent to areas of public open space or between other land uses to safeguard the amenity of neighbours



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