

Design guidance and
codes

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5. Design guidance and codes

This chapter provides guidance on the design of development, setting out the expectations that applicants for planning permission in the Parish will be expected to follow.

5.1 Introduction

The following section describes a set of design codes that have been put together based on the existing context of Penn Parish.

These codes will aim to guide any changes or development within the parish to ensure the local character is respected whilst allowing space for innovation within the built environment.

The design codes have been split into five categories. The first four sections are relevant to the whole parish, while the fifth section introduces design codes for each of the identified character areas. It is important to note that codes specific to a certain character area may not be applicable to the whole parish. Both national and local guidance, as outlined in chapter 2, should be read in conjunction with these codes. These codes act as a support to these documents and should not be considered in isolation.

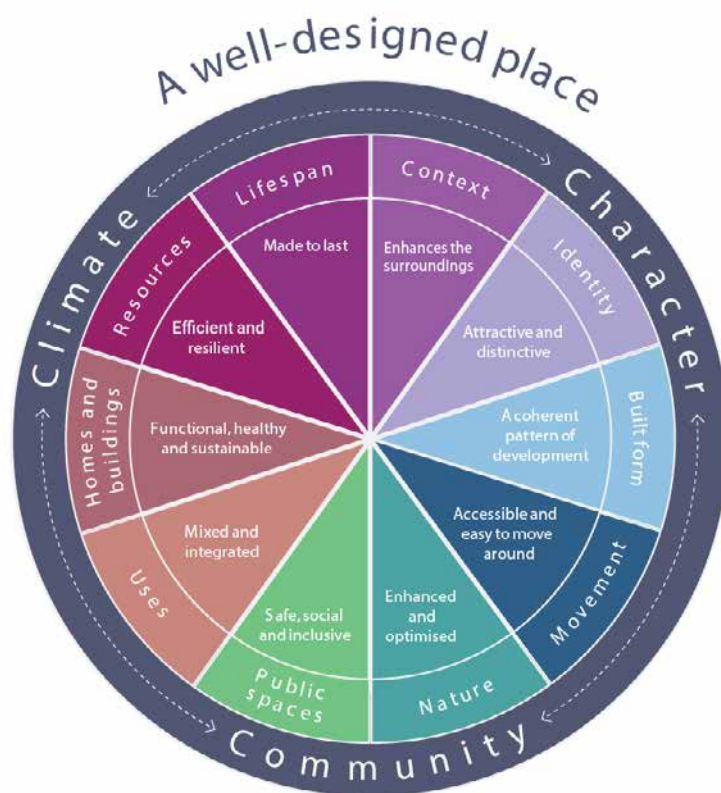


Figure 55: The 10 characteristics of well-designed places. (Source: National Design Guide, page 8).

The importance of good design

As the NPPF (paragraph 126) notes, “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”.

Research, such as for the Government’s Commission for Architecture and the Built Environment (now part of the Design Council) has shown that good design of buildings and places can:

- Improve health and well-being;
- Increase civic pride and cultural activity;
- Reduce crime and anti-social behaviour; and
- Reduce pollution.

This document seeks to harness an understanding of how good design can make future development as popular as the best of what has gone before.

Placemaking and design codes

These design codes are underpinned by a set of placemaking principles that should influence the design of future development areas, public realms, homes and green spaces, and the interfaces between them.

What designers and planners call ‘placemaking’ is about creating the physical conditions that residents and users find

attractive and safe, with good levels of social interaction and layouts that are easily understood.

The placemaking principles set out in the following pages should be used to assess the design quality of future development or regeneration proposals. These key principles should be considered in all cases of future development as they reflect positive place-making and draw on the principles set out in many national urban design best practice documents.

The guidelines developed in this part focus on residential environments. However, new housing development should not be viewed in isolation, but considerations of design and layout must be informed by the wider context.

The local pattern of lanes and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of a development.

It is important with any proposal that full account is taken of the local context and that the new design embodies the ‘sense of place’.

Reference to context means using what is around, shown in the first three chapters, as inspiration and influence and it could be a contemporary solution that is in harmony with the surroundings.

5.2 How this document relates to the Chilterns Buildings Design Guide

Considering that much of the parish is located within the Chilterns AONB, development in the area is already subject to following a design guide. The Chilterns Buildings Design Guide contains practical advice for planners, architects and house owners on how to build or restore properties in keeping with the special qualities of the Chilterns AONB. It covers such topics as the setting of buildings, the design of vernacular features and the use of traditional local materials. By promoting the use of the Guide ensures consistency of design and materials across the Chilterns AONB.

The design guidance and codes in this document support the Chiltern Buildings Design Guide in general throughout the parish while going into finer detail in terms of the subtle differences of each of the character areas and therefore offer place specific guidance for each village.

5.3 General design guidance and codes

Based on the understanding gained in the previous chapters, this section will identify design codes for future development to adhere to. As identified in the diagnostic report, the following design codes have been created to apply to the whole parish.

Theme	Code	Title
Settlement Layout (SL)	SL 01	Patterns of development
	SL 02	Layout of buildings
Streets and parking (SP)	SP 01	Active travel
	SP 02	Car parking
	SP 03	Safeguard trees, landscaping and views
	SP 04	Street lighting and dark skies
Built form (BF)	BF 01	Overlook public space
	BF 02	Define front and back gardens
	BF 03	Maintain a consistent building line
	BF 04	Desired height profile
	BF 05	Establish a consistent property boundary
	BF 06	Extensions
	BF 07	Infill developments
	BF 08	Architectural details, materials and colour palette
Environmental and Energy Efficiency (EE)	EE 01	Features in dwellings
	EE 02	Wildlife friendly features