

# RESIDENTIAL DEVELOPMENT

## A DESIGN GUIDE

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A photograph of a modern, multi-story building with a distinctive architectural style. The building features a white facade with numerous balconies and a series of colorful vertical panels in shades of red, yellow, blue, and purple. The building is situated on a city street with trees and a clear blue sky. The text "1.0 Introduction" is overlaid on the image in a large, bold, black font.

# 1.0 Introduction

**New development should be design led; determined by the nature of a site, its context and urban design objectives rather than by technical standards, set practices or the need to achieve a pre-determined quantum of development.**

House builders that invest in higher quality design in residential schemes could expect to yield a residual value per hectare of up to 15% more than conventionally designed schemes. (Savills, 2002)

Better designed schemes provide a range of economic, social and environmental benefits including achieving higher values, lower maintenance costs, enhanced regeneration and increased public support for the scheme. (CABE, 2001)

## 1.1 The purpose of this document

Planning Policy Statement (PPS) 1 ‘Delivering Sustainable Communities’, sets out the government’s objectives for the planning system stating that: ‘High quality and inclusive design should be the aim of all those involved in the development process’ (PPS1, paragraph 35).

However, in the south west, the Commission for Architecture and the Built Environment (CABE) found that only 8% of new residential development can be judged as being of good or very good design and a startling 40% are considered to be of poor design (CABE, 2007).

While some development in Bournemouth has been positive and represents an improvement to the character of an area, the poor use of materials, inappropriate massing, loss of decorative detailing and removal of landscaping are all aspects which have contributed to the erosion of character in other areas.

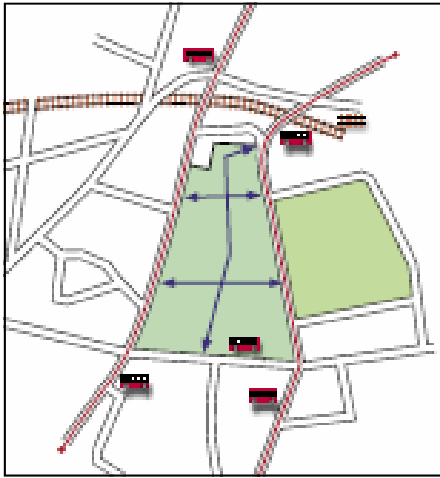
Therefore this document has been produced to:

- Promote and ensure good quality design in all new residential development in the Borough;
- Help achieve the efficient use of brownfield land;
- Identify Bournemouth’s unique character types and establish clear standards for new residential development which are design led, being responsive to the character of Bournemouth;
- Encourage locally distinctive design and promote best practice in layout and built form;
- Inspire all those involved in the development process.

This document contains general design guidance based on sound urban design principles and establishes physical and visual standards for new development on urban sites. The document is not intended to be prescriptive and recognises that certain sites will lend themselves to innovative design solutions. The document advocates an approach to site development that leads to successful outcomes, it is therefore as much about process as it is about end product. It also supports the aims of the Council’s emerging Climate Change Strategy.

The document is intended to assist all those involved in residential development, including landowners, developers, housing associations, designers and builders achieve good design on allocated and windfall sites. This guidance does not cover major land allocations, which would be subject to area specific briefs/masterplans, or householder extensions.

## 1.2 What is design?

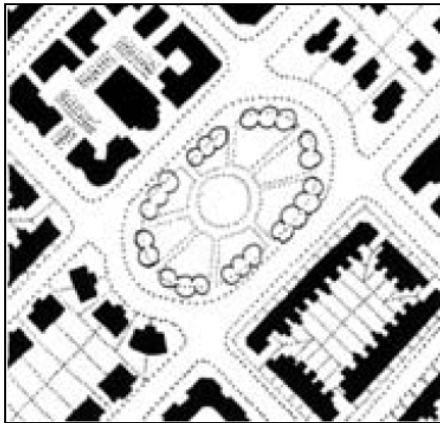


How does a place fit together?

Design is not just about the appearance of a place or building. It is about how places work, fit together, and the quality of life they support. Achieving quality design involves responding to the existing character, movement patterns, appearance and other attributes of the existing area.

At a more detailed level, design addresses matters such as:

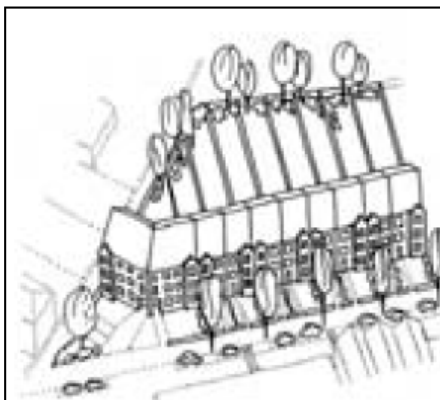
- Access, layout of routes, spaces, plots, buildings and car parking;
- The height, bulk and mass of buildings;
- Landscape treatment;
- Use of materials, decoration and articulation;
- Designing for everybody including those who are less mobile;
- Crime prevention;
- Contributing to sustainability and energy efficiency.



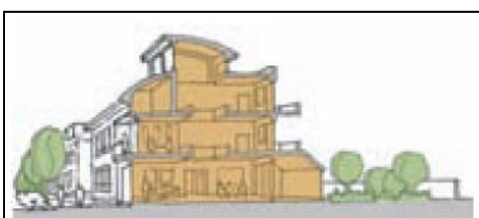
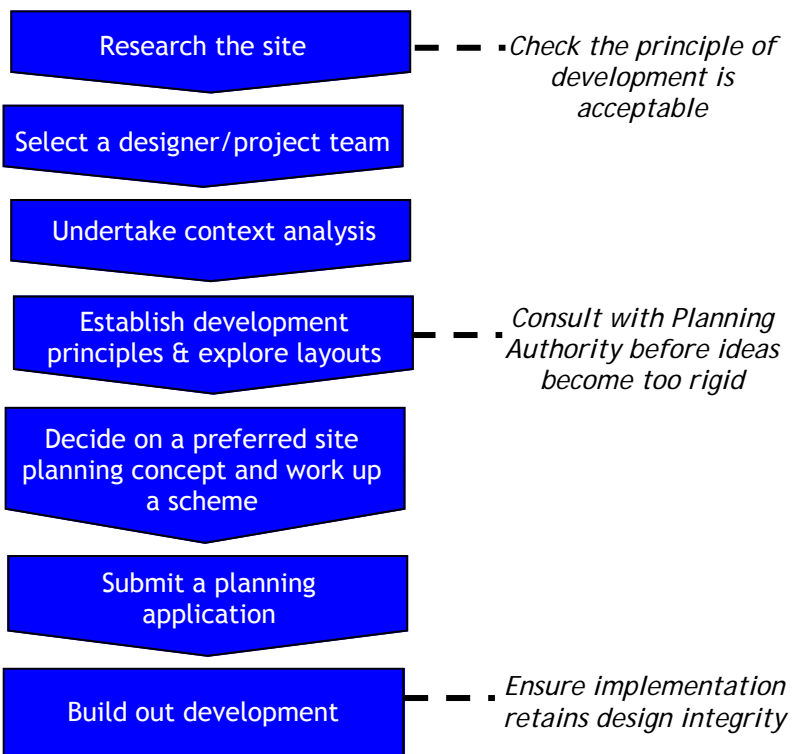
What is an area's character?

## 1.3 The design process

This document advocates a process approach to site development that leads to successful outcomes rather dictating one size fits all solutions, the design process typically involves:



What built form might be appropriate?



How will the building work ?

## 1.4 The status of this document

This document underwent full public consultation in December 2007 to January 2008 and following substantial revisions again from May to July 2008. Following further amendments the Design Guide was adopted by the Council in September 2008.

The document is a material consideration that the Council will take into account when determining planning applications for residential development. The document is intended as best practice guidance to accompany the Bournemouth District Wide Local Plan and assists in applying the Local Plan Policies. However, the document does not have the same weight as the adopted Local Plan and should be cross referenced to the Local Plan and other relevant planning policies.

It is recognised that within the Borough there are examples of developments that do not satisfy the requirements of this document. Such developments should not be seen as precedents for further developments of a poor design.

## 1.5 Using this document

This document is set out in a number of sections that can be read separately in relation to a particular area/topic or together as a compendium setting out what the Council wants to see from new development in the Borough. The sections are set out as follows:

- Section 2.0: Local distinctiveness  
The broad character areas of Bournemouth are identified along with the key features that contribute to the character of particular areas.
- Section 3.0 Achieving good design  
Guidance is provided on the various aspects that come together to produce good design.
- Section 4.0 Development types: specifics  
More detailed information on the common types of residential development occurring in Bournemouth is provided.
- Section 6.0: Next steps:  
Planning application requirements are set out.
- Appendix: Relevant supplementary information.



## 1.6 The wider policy context

Planning Policy Statements (PPSs) and Guidance Notes (PPGNs) set out the Government's policy on a range of planning issues. The majority of these documents include some reference and guidance on design matters.

PPS1 'Delivering Sustainable Development' and PPS3 'Housing' are particularly important and stress the importance of achieving high quality design. Developers should ensure they are familiar with these PPSs and any further national policies which may be relevant to their proposal. A full list of national planning policy can be obtained in appendix A.

A wide selection of design guidance and best practice information has also been published by various bodies. The amount of such guidance is too extensive to list here. However, the advice contained within this document complements the key publications:

- 'By Design: Towards Better Practice in The Planning System' (DETR, 2000)
- 'Manual for Streets' (DCLG, 2007)
- 'Building for Life' (CABE, 2005)
- 'Urban Design Compendium' (English Partnerships, 2000)

Developers should ensure they are familiar with these publications.

## 1.7 Local policy context

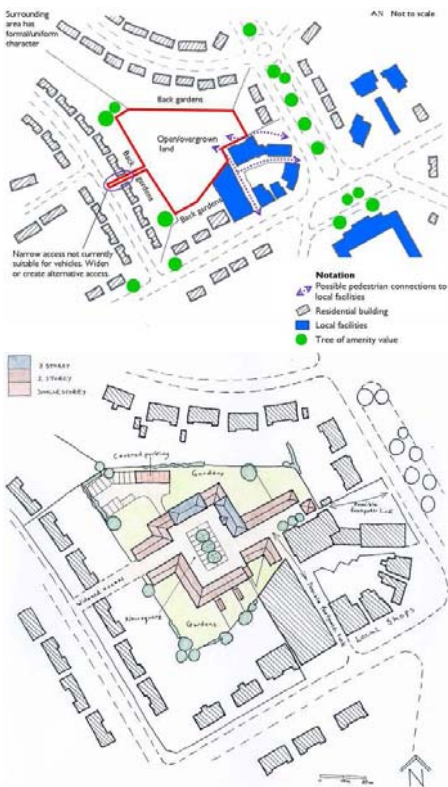
At a local level the policies set out in the Bournemouth District Wide Local Plan (2002) are a key consideration in determining all planning applications. It should be noted that in the future the Local Plan will be replaced by the emerging Local Development Framework.

At present the Local Plan contains a number of policies that are relevant to residential development. The thrust of these policies is to respect the character of the area and the amenities of local residents. The advice within this document is intended as best practice guidance to accompany the Local Plan and will assist in applying the Local Plan Policies. The full Local Plan can be viewed on the Council website at [www.bournemouth.gov.uk/Localplan](http://www.bournemouth.gov.uk/Localplan).





Pre application discussion is encouraged.



Design and access statement images showing how a scheme has developed.

In addition to the Local Plan a range of other Council documents and Supplementary Planning Documents exist. These documents relate to a wide range of matters, such as, the provision of open space in the Borough, the loss of hotel accommodation and can be viewed on the Council website at [www.bournemouth.gov.uk](http://www.bournemouth.gov.uk).

Developers are encouraged to undertake pre application discussions on their proposals. This helps to clarify the aspirations of both parties for the site and address any issues up front before a formal submission is made. As part of this process the Council will be able to advise further on the relevant policies affecting their proposals. More details on the pre application procedure can be obtained via the Council website or from the Planning Customer Services team on 01202 451323.

## 1.8 Design and Access Statements

All planning applications must be accompanied by a Design and Access Statement to illustrate, explain and justify the proposed development. The statement should be prepared by the project designer and worked on before, during and after the actual process of designing. Such statements help the Council, members of the public and other stakeholders understand development proposals.

It is not the purpose of this document to explain how to produce such a statement and applicants looking detailed for guidance on this matter should consult the CABI publication 'Design and Access Statements: How to write, read and use them' (CABI, 2006). However, applicants will find information in this document should assist them in formulating an appropriate design solution and thus contribute to the resulting Design and Access Statement.