DRAFT REV 03

Consett : Design Guidance & Code

July 2025

Delivering a better world

Quality information

Prepared by	Checked by	Approved by
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Revision History

Issue no.	Issue date	Details	Issued by	Position	Comments received	Comments/approved by
1	xxxx	xxxx	xxxx	xxxx		
2	03/07/25	Updated draft for review	Kat Haycock	Urban Designer		
3	04/07/25	Updated draft for review	Becky Mather	Director		
4	xxxx	xxxx	xxxx	xxxx		

Contents

Introduction

01

1. Introduction

This document aims to empower the local community to influence the design and character of their neighbourhood, and deliver attractive, sustainable development that meets the needs of local people.

1.1 Background

Through the Ministry for Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been appointed to provide design support to the Consett Area Neighbourhood Forum (CANF) by preparing this Design Guidance and Codes document.

Consultants at AECOM prepared this report between October 2024 and March 2025 in conjunction with key members of the NPSG. The finished document forms part of the evidence base for the review of the Consett Area Neighbourhood Plan on design-related issues.

1.1.1 Aims

The aims of this document are to:

- positively influence the character and design of new development within the Neighbourhood Area (NA);
- set out clear analysis of the local context, focusing on topics where improvement is most needed;
- benchmark how these opportunities should be delivered, such that they are factored into considerations at site procurement, and the downstream design response.

The report cannot influence the quantum, location or type of development; other tools in the Neighbourhood Plan and Local Plan cover these.

Figure 01: Design related issues: Fawcett Park

1.2 What is design coding?

Design coding involves setting out clear and specific guidelines for the determination of planning applications. These codes are intended to ensure that developments contribute positively to their surroundings in terms of aesthetics, functionality and sustainability. They can provide greater assurance for communities and clarity for developers about the design of new development.

1.2.1 Comply and justify

If a planning application deviates from the requirements of this Design Code document, applicants should submit factual evidence to support their proposed variations. They should demonstrate that the built result will be visually coherent and of the highest quality consistent with goals of this design code. Proposals that do not adhere to this guidance, and that do not furnish strong rationales, supporting documentation and comprehensive examination of available solutions, should be refused.

1.2.2 Reading guidance and codes

Both design codes and guidelines are contained within this document, highlighted within dark blue boxes as shown here. The difference between codes and guidelines is summarised below:

Design codes: Design codes are mandatory requirements for design issues and are expressed with the word **MUST.**

Guidelines: Guidelines set out aspirations for design that is expected to be delivered and are expressed with one of two words:

- **SHOULD** reflects design principles that are strongly encouraged.
- **COULD** reflects design principles that are suggestions.

1.3 Who should use the guidance and codes?

This document will be used differently by different people in the planning and development process, as summarised in the adjacent table.

A valuable way codes and guidance can be used is as part of a process of co-design and involvement that seeks to understand and takes account of local preferences for design quality. As such the codes and guidance can help to facilitate conversations to help align expectations, aid understanding, and identify key local issues. The resulting design codes and guidance can then set out how to adequately respond to these issues in future development.

Design codes and guidance alone will not automatically secure quality design outcomes, but they will help to prevent poor outcomes by creating a rigorous process that establishes expectations for design quality.

Potential users	How they will use the design guidance and codes
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the codes and guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The design codes and guidelines should be discussed with applicants during any pre-application discussions.
Parish/Town Councils or Neighbourhood Plan Steering Group	As a guide when commenting on planning applications, ensuring that the design codes and guidelines are complied with.
Community groups & local residents	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Table 01: User groups and how they will use the codes and guidance.

1.4 Process, site visit, and engagement

This document has resulted from a collaborative effort between the Consett Area Neighbourhood Forum Steering Group (NFSG) and AECOM, reflecting the priorities of local residents. The design coding process includes the following steps (see adjacent).

An initial meeting with representatives form the Forum took place on the 30th September 2024, with an initial site visit took place on 18th October 2024 , commencing with an in-person meeting between AECOM and representatives of the Consett Neighbourhood Forum Steering Group (NFSG). The purpose of this meeting was to explore the group's key aims and objectives and to address any initial concerns or queries. This was followed by a tour of the Neighbourhood Area (NA).

This activity allowed consultants to appraise local character and the features informing its sense of place, such as heritage and landscape features. The exercise also provided valuable local insight into the area's design issues or opportunities. This investigation helped to create the evidence-base for this document.

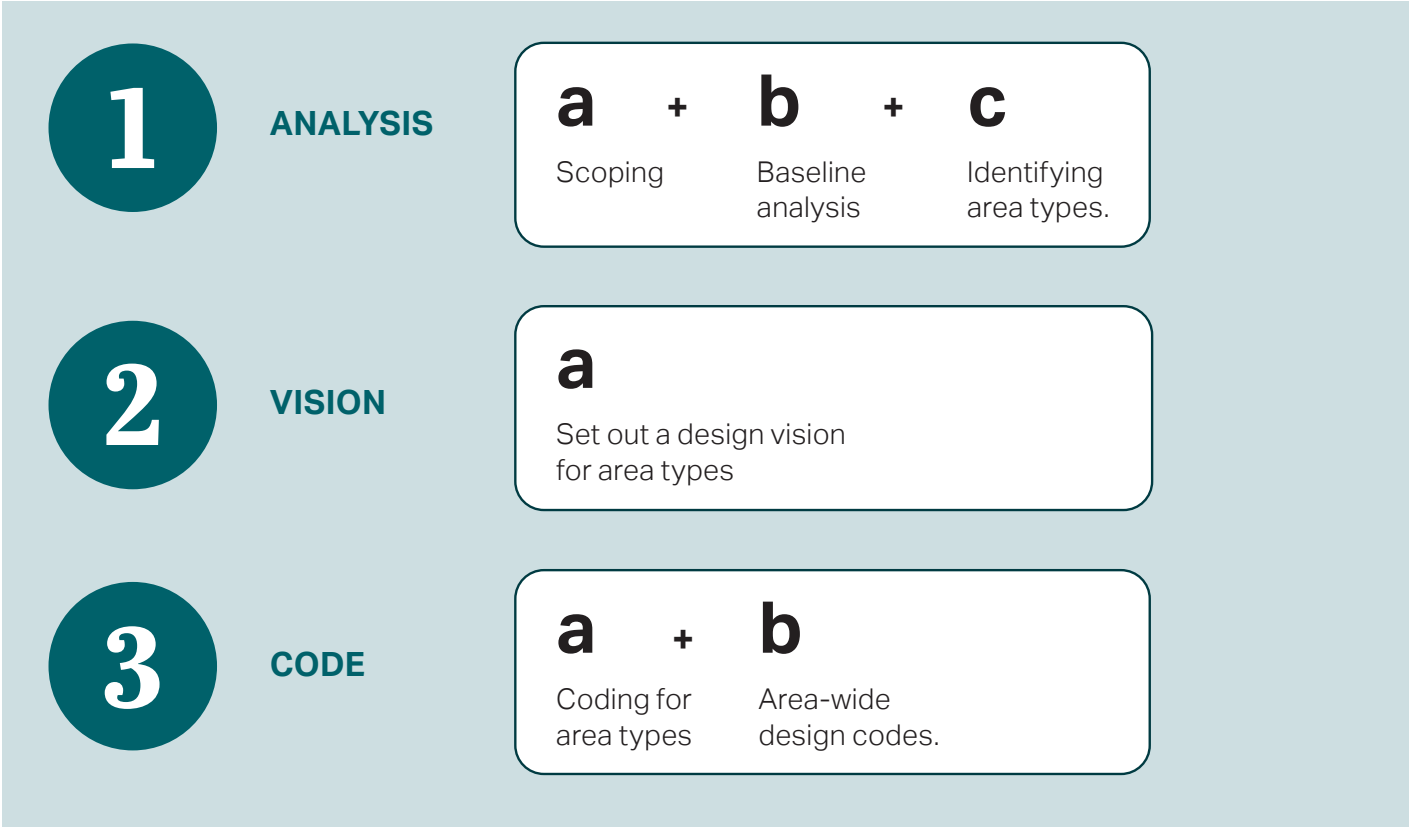


Figure 02: Diagram highlighting the design code process for the Neighbourhood Area (adapted from National Model Design Code).

1.5 Area of study

The Consett Neighbourhood Plan area encompassing the Benfieldside, Consett North, Consett South, Delves Lane, Leadgate, and Medomsley in County Durham. Consett was famously known for its steelworks, which were one of the largest in the country alongside this numerous coal mines operated in the area. Consett Steelworks, founded in the late 19th century, closed in 1980 will all the local coal mines closed before the end of the 20th century. Both these historic industrial uses have left an indelible legacy on the look and feel of the area.

The transition from heavy manufacturing to other sectors has not been without difficulties. There is pressure to attract new industries, create jobs, and revitalise the town centre. High-tech industries, including the green energy sector (such as solar power and wind), and innovation hubs focused on advanced manufacturing are anticipated. These industries should promise cleaner, more sustainable jobs, but should not compromise the amenity of current and proposed housing.

There are initiatives for new housing developments to accommodate the growing population. The Consett Neighbourhood Plan outlines potential areas for residential development, aiming to balance economic growth with maintaining the town's character and green spaces.

By far the largest conurbation is the town of Consett and the immediate surroundings, including:

- Hamsterley Mill;
- East Law;
- Benfieldside;
- Bridgehill;
- Blackhill;
- Templetown;
- Delves;
- Crookhall;

Figure 03: Derwent Business Park: Werdolh Way

Figure 04: Consett Business Centre

Circled around this are the villages of:

- Benfieldside
- Blackhill
- Bridgehill
- Crookhall
- Delves
- East Law
- Hamsterley Mill
- Templetown
- The Dene

The urban areas are a mix of development types and dates and create a complex urban pattern, this contributes to a degree of discord in terms between the neighbourhood design which have been developed here. On the whole where large scale development has been built out these are typically less successful in respect of space standards and attractive streets. And are largely based on a repeatable house types and layouts not deemed good practice today. Small zones from original settlements or historic infill tend to be more responsive to the setting and placemaking.

Where the steelwork was demolished is the focus of Project Genesis circa, 315.2 Ha of land for the creation of:

- Around 2,000 houses already delivered on the site;
- Retail developments, such as a Farmfoods food, Tesco and Starbucks;
- Industrial units and workshops, including extensions to existing units and new facilities, to provide local employment opportunities. Much of this is still to be developed;
- A new replacement Shotley Bridge Hospital at Derwent View. Detailed planning permission for the hospital was gained in 2023;
- Renewable Energy opportunities, a 8mW Solar Park is completed;
- Public parks (Fawcett Park, The Urban Park), wildlife ponds, and the facilitation of access to the Coast-to-Coast cycle route.

All the notable planning applications are outlined in the following text and it is significant that there is a large amount of employment opportunity outlined for the area.

Figure 05: Thomas Street: Blackhill

Figure 06: Queen Street: Near Derwent Park

Key

Neighbourhood Area (NA) boundary

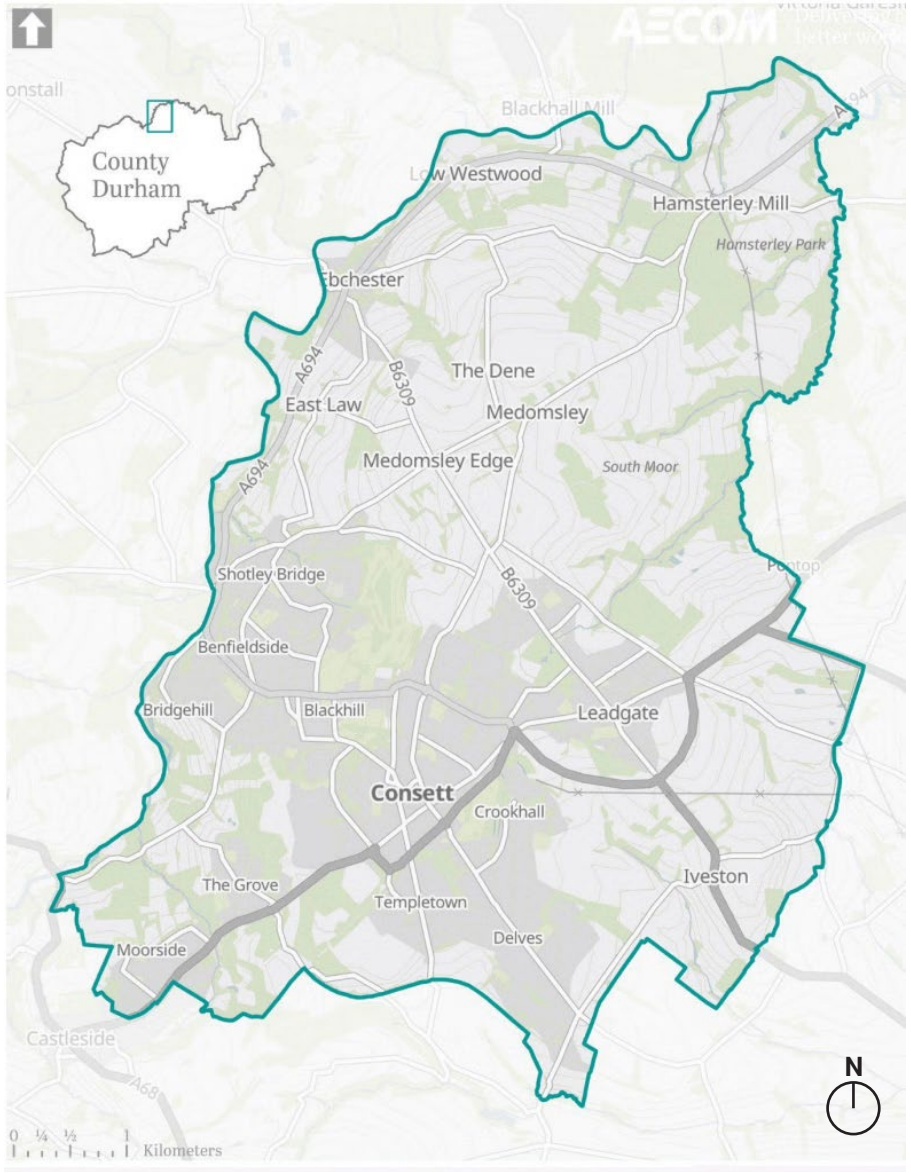


Figure 07: Consett Area Neighbourhood Plan Boundary

Figure 08: Handley Cross Medomsley

Figure 09: Parkside near Consett Park

1.6 The Neighbourhood Plan vision and relationship to design quality

At the time of writing, the vision statement within the Consett Area Neighbourhood Plan describes the overarching aim for the future of local development. This report intends to support this vision as it relates to design, namely:

- Well considered and co-ordinated development, balancing spatial and technical needs of healthy homes and thriving employment;
- Availabilty of quality homes for everyone; tenure and typology blind;
- A mix of homes to suit all types of households;
- Building on employment opportunties, to deliver attractive places to work;
- Enhancing the town centre environment through more attractive and co-ordinated design;

"By 2040 the Consett Neighbourhood Area will have benefited from appropriate and sustainable development, which recognises the needs of the locality and where vibrant economic growth, supported by investment and infrastructure, and the preservation of our distinctive environment go hand in hand.

It will be a place where the whole community thrives, where our young people are able to access education, employment, leisure activities, services and homes they can afford, to encourage them to remain in the area and support the future sustainability of our town.

Visitors to the area are welcomed, with the potential of the visitor economy realised as a result of our rich heritage and natural beauty, which will be protected and enhanced for future generations."

Consett Area Neighbourhood Plan Vision

1.7 Planning context: relevant to the codes

All parts of the Consett Area in this plan fall within the planning remit of Durham County Council.

Key documents which should be reviewed alongside this Design Codes are listed in Table 2.

This code is designed to site under the Authority wide Durham Design Code, both documents must be used together to guide design quality.

Local planning policy and design guidance		Notes	Adoption date
County Council	County Durham Plan : Key policy noted in table in appendices		2020
	County Durham Plan Policies Map		2020
	Building for Life (useful checklist)	Currently adopted SPDs	2019
	Residential Amenity Standards (min. standards)		2023
	Settlement Study (available services)		2018
	Parking and Accessibility		2023
	County Durham Design Code (including settlement study for Consett/ Leadgate/Hamsterley Mill/ Castleside (including Moorside and The Grove/Shotley Bridge)		2024 (settlement studys under review likely Jan 2026)
	Conservation area appraisal: Shotley Bridge		2009
	Conservation area appraisal: Ebchester		2009
	Conservation area appraisal: Blackhill		2009
Neighbourhood Forum	Consett Area Neighbourhood Plan (CANP)	Currently under review	XXXX
	Consett Housing needs assessment (CANP evidence)	Currently under review	XXXX

Table 02: Summary of relevant planning policy

1.8 Development context

The Local Plan allocates 670 homes through 5 site allocations around Consett along with 10.8 hectares at Hownsgill Industrial Estate for general employment land to enable the renewal and regeneration of the area. These and shown in Tables 03 and 04.

Other site previously allocated either complete or yet to start in the plan period area:

- Genesis Site Berry Edge South: 480 units (within employment site). Commitments - *Started*
- Former Pimpernel: 53 units Commitments - *Started*
- Castleside Reservoir: 31 units Housing Commitments - *Not Started*
- Site Of Former Belle Vue Swimming Centre : 24 units Commitments - *Not Started*
- Magistrates Court Ashdale Road: 20 units Commitments - *Not Started*
- The Moorside Hotel Todd Hill Farm Road: 12 units Commitments - *Not Started*

Site	Allocation
	Site H16 Former Blackfyne School : 100 units **Consett**
	Site H17 East of Muirfield Close: 30units **Consett/Blackhill**
	Site H18 Laurel Drive: 290 units **Leadgate**

Table 03: Summary of residential allocations.

Site	Allocation
	Site H19 South of Knitsley Lane@ 200units **Delves Lane**
	Site H20 Rosedale Avenue: 50units **Shotley Bridge[?]**
	Shotley Bridge Hospital **Shotley Bridge[?]** **Not noted in Local Plan**

Table 04: Summary of residential allocations: continued.

Recently refused applications

71 build two, three and four-bed bungalows and houses. Please see extract from new article from BBC.co.uk below.

Figure 10: Extract from online artical HERE.

Employment sites:

Allocations

- Knitsley Lane within Project Genesis (past application for an incinerator refused).
- Leadgate Industrial Estate small site in the business park: 1.6Ha
- Villa Real (Consett Business Park) (Consett Business Park): 0.8Ha
- Delves Lane (South), small site in business Park: 0.6Ha
- 3no small site within Number One Industrial Estate.

Other

Project Genesis: 315.2 Ha including House site noted above.

Future for development:

Residents wish the Neighbourhood Plan to influence the design of these sites for additional homes and employment. There have been 1137 dwelling completed in Consett between 2011 and 2024 The Neighbourhood Forum Group have identified several missed design opportunities which should have been identified and factored into:

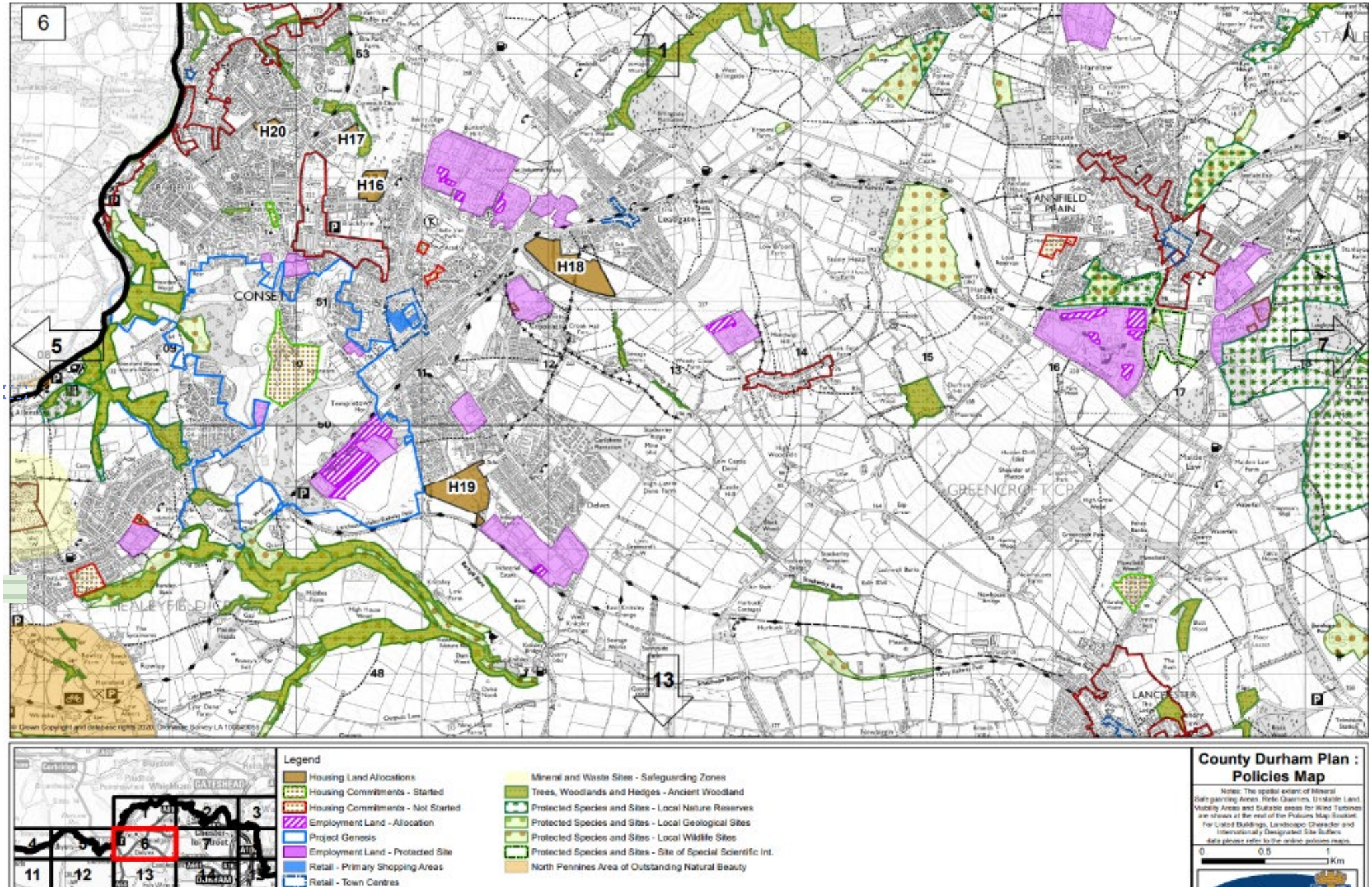
- the overall design impacts on appearance and more importantly for quality of life. These are explored in more detail below in Section 1.9, and
- modifications to approved applications (where quality was subsequently diluted);

Figure 13: Leadgate industrial estate, small plot.

Figure 12: Number One Industrial Estate. Some distinct plots for development within the estate.

Figure 14: Knitsley Lane, Project Genesis employment zone.

Figure 11: Over: extract from the County Durham Policy Plan.


6
H20
H17
H16
H18
H19
CONSETT
ANNFIELD PLAIN
GREENCROFT CP
LANCASTER
5
7
13
Legend
Housing Land Allocations
Housing Commitments - Started
Housing Commitments - Not Started
Employment Land - Allocation
Project Genesis
Employment Land - Protected Site
Retail - Primary Shopping Areas
Retail - Town Centres
Mineral and Waste Sites - Safeguarding Zones
Trees, Woodlands and Hedges - Ancient Woodland
Protected Species and Sites - Local Nature Reserves
Protected Species and Sites - Local Geological Sites
Protected Species and Sites - Local Wildlife Sites
Protected Species and Sites - Site of Special Scientific Int.
North Pennines Area of Outstanding Natural Beauty
County Durham Plan : Policies Map
0
0.5
1
Km

1.9 Targeting design quality issues

Neighbourhood Plan design codes align with the national planning policy requirement for taking account of local design preferences. This involves communities in early discussions about the design of new homes and other development in their area.

Framing the objectives

The NFSG were asked for feedback on the priorities for the Consett Area Design Code. A questionnaire was issued to the group and the findings are summarised adjacently, organised under four themes:

- **A** **Context**
- **B** **Connections**
- **C** **Built Form**
- **D** **Nature**
- **E** **Resilience**

Four themes have been taken from Locality's 'Place Assessment Toolkit', which simplifies the '10 Characteristics of a well-designed place' as set out in the National Design Guide (NDG), with Resilience added as a fifth important feature.

These themes have been used to guide the structure of guidance and codes later in the report.

Context

To ensure Consett's character, heritage, conservation value, and local features are preserved in new development, a coordinated and sensitive approach is essential. New design should reflect the town's industrial legacy, using materials and forms that echo its historic architecture. Community input is key to shaping developments that feel authentic and locally grounded.

Historic buildings and forms should be used where possible, maintaining their character while serving modern needs. Heritage should be celebrated through the building attribute of traditional neighbourly places, with space at the heart of communities to meet and be together and spaces on streets to stop be that on the street or in the garden to chat. These elements help embed history into the everyday experience of the town.

Green infrastructure and public realm improvements can enhance these assets, while landscape-sensitive design ensures new buildings sit comfortably within the surrounding terrain.

Together, these actions support growth that respects Consett's identity and strengthens its sense of place.

Connections

A well-connected street network supports a legible and walkable layout, reinforcing the area's structure and making it easier for people to navigate. Streets should be designed not just for vehicles, but as multi-functional public spaces that encourage walking, cycling, and social interaction. Retaining and enhancing historic street patterns where possible helps maintain a sense of continuity and place.

Pedestrian and cycle paths, are vital connectors between neighbourhoods, green spaces, and key destinations. These routes should be integrated into new developments to promote sustainable travel and ensure permeability across the urban fabric. Wayfinding, lighting, and landscape design can enhance their usability and safety.

Green infrastructure—including parks, tree-lined streets, and natural corridors—plays a dual role in movement and placemaking. It provides attractive, healthy routes for active travel while also supporting biodiversity and climate resilience. Linking green spaces through greenways and linear parks can create a coherent network that encourages movement and strengthens the town's visual and ecological identity.

Built form

New development should respond to the prevailing scale and massing of Consett's built environment. The town's traditional family housing and modest commercial buildings create a human-scale setting that should guide future proposals. Larger buildings, where appropriate, should be broken down into smaller volumes to maintain visual continuity and avoid overwhelming the streetscape.

Boundary treatments—such as walls, railings, hedges, and fences—help define the edge between public and private space. In Consett, with the exception of traditional terraced housing there are usually low brick walls and iron railings. These should be echoed in new development, using materials and detailing that are consistent with the local vernacular.

Nature

Consett's landscape should be celebrated as a defining feature of its identity. The surrounding upland terrain, ridgelines, and valleys offer dramatic views and a strong sense of place. New development should work with this topography, not against it—preserving key sightlines, integrating natural features, and using planting to soften built edges. Landscape design should reflect the local ecology, using native species and sustainable management practices to create a sense of continuity with the wider countryside.

New developments should include well-integrated public spaces that connect with existing green assets and contribute to a wider network. These spaces should be designed with long-term stewardship in mind, ensuring they remain safe, clean, and well-used over time.

Resilience

To ensure Consett is resilient and future-ready, new development must integrate sustainability through orientation, drainage, energy, and transport infrastructure.

Building orientation should maximise natural light and solar gain, especially in winter, while reducing overheating in summer. South-facing façades are ideal for solar panels and daylight, supporting energy efficiency and comfort.

Sustainable Drainage Systems (SuDS)—like swales, rain gardens, and permeable paving—should be standard. These manage surface water, reduce flood risk, and enhance biodiversity, while also improving the quality of public spaces.

Renewable energy should be embedded in development, with solar panels on homes and public buildings. Community energy schemes can boost local energy security and reduce emissions, supported by energy-efficient building design.

EV charging infrastructure must be widely available, with on-street and rapid chargers integrated into new developments and public areas. This supports the shift to cleaner transport and future-proofs the town's mobility network.


HARRINGTON BROWN

Place analysis and area types

02

2. Place analysis and area types

This chapter presents a place analysis of the Consett Area Neighbourhood Area (NA), setting out ten area types. This helps to inform a series of design guidelines that are both sensitive and responsive to local context, landscape setting, and character.

2.1 Understanding place

Achieving quality development starts with a comprehensive understanding of place. Places have a clear and strong identity and character. They are a combination of their physical form, their activities and their meaning to people. The adjacent diagram shows how these factors come together to create a successful place.

All new development must undertake its own comprehensive analysis of place to understand a proposals broader context and establish aspirations and place-specific responses to the location, siting and design of new development.

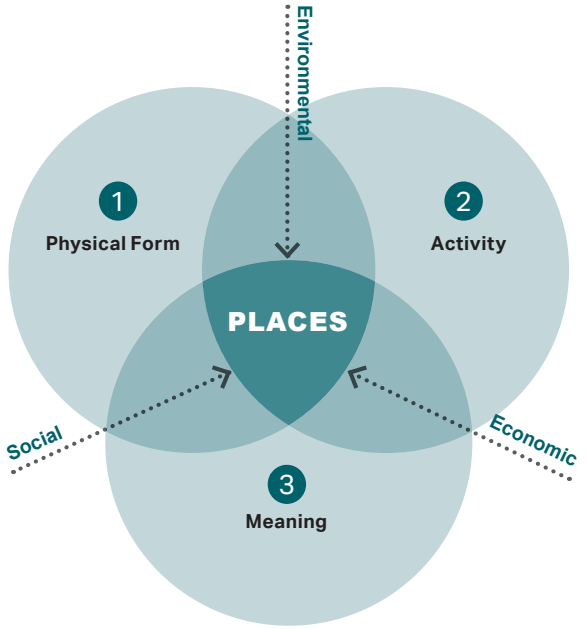
For the purposes of this document, the analysis contained within Section 2 helps to illustrate the variation in character, and thus the sense of place across the Consett Area NA.

Seven of the 'area types' have been identified with further analysis showcasing what makes each area type special and distinctive and elements of good design can be highlighted for future development needs.

It is clear from the assignment of area types and the mapping in Figure XX that the Consett area is a patchwork quilt of different smaller developments. This aligns with the industrial growth of the area.

Therefore new developments should take note of the surrounding area types for context, and agree with the Local Authority which area type is most appropriate to take reliance on. In this special and mixed landscape.

There is also the opportunity to look to a new area type for Consett. Included in these Design Codes is an area type for modern sustainable residential development. Benchmarking specific sustainability standards



1. Physical conditions of existing built development including layout, form, scale, appearance, landscape character, waterways and flood risk.
2. Use, vitality and diversity, including community facilities and local services.
3. How a place is perceived, including local heritage, views inwards and outwards and social histories.

Figure 15: A diagram showing how different factors come together to form a sense of place.

2.2 Identifying Consett Areas, area types

The National Model Design Code (NMDC) outlines the use of area types as a means of grouping places that share similar character, key features or distinctive attributes across the Neighbourhood Area (NA).

2.1.1 What are Area types?

Area types are broad categories that group together areas with similar characteristics. These can include residential, commercial, industrial, or mixed-use areas. Area types seek to provide guidance and codes to enable and support future development and ensure it is of sufficient quality.

Through desktop studies, site visits, observations, analysis and mapping exercises, area types have been identified for Consett. For each a design vision is established setting out what the design considerations for each area should be. As there are some areas where the historic development wouldn't confirm to today's best practice and space standards these are sometime flagged and the positive attributes recorded for reference.

Design codes are concluded from the vision using the positive architectural references and any appropriate adaptations which would harmonise with the existing places.

This vision enabled the identification of appropriate design codes.

2.1.2 Area types in the Consett Area

For the purposes of this Design Code, the Consett area has been divided into ten area types. These have been aligned under the Durham Design Code Area Types to build on the information already developed by the Council.

This Code focuses on the area types which are most useful references for future development as noted in Section XX above. The selected areas types are known as Settlement Focus Areas (SFAs).

Step 1. The Neighbourhood Area (NA) is divided up into area types

Step 2. Settlement Focus Areas (SFAs) are identified.

Step 3. A place analysis is undertaken for each Settlement Focus Area (SFA), and area-type specific codes are provided.

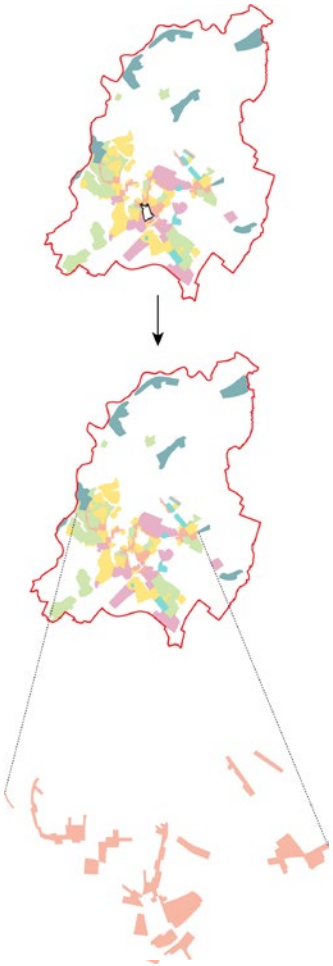


Figure 16: The process of area type application, and the how the focus of the place analysis was defined.

Area Type Durham Design Code. 2023.		Area Types identified for the Consett Area.	SFA	[Y]/[N]
19th Century Industrial Towns The core of industrial towns is characterised by tight-knit terraced plan forms. Dwellings sit at the back of pavement with yards to the rear. Occasional higher status buildings in larger plots also exist. Later expansion areas are lower density with increased private amenity space on larger plots.	Industrial Core:	Traditional terraced cottages	1	[Y] Good example of compact 2-3bd houses
		Back to front houses (including the Bradley bungalows)	[8]	[N] not considered good practice. Unlikely to recreate.
	Later expansion/ small development sites	Modern infill development	2	[Y] but selected good practice.
		'Waystation' Villages	3	[Y] but selected good practice.
	Settlement edge – medium/large development sites	House Type led development;	4	[Y] Good examples of phased development.
New Town New Town streets are enhanced by landscaping, with green open spaces and groups of trees, tree-lined streets and pedestrian priority off strategic routes. Development provides natural surveillance of streets, open spaces and parking areas, through active built frontage, true corner-turning units and animated gable detailing.		Future facing development (for Project Genesis)	5	[Y] however, good practice examples of carbon zero homes ? not local examples
		Retail Consett	6	[Y] Shop Fronts only
		Industrial Consett	7	[Y] however, good practice not local examples
		Out of Town	[9]	[N] no development control required.
		Durham Countryside	[10]	[N] no development control required.

Key

- Neighbourhood Area (NA) boundary
- Traditional terraced cottages
- Modern infill development
- 'Waystation' Villages
- House Type led development
- TBC Future facing development
- Retail Consett
- Industrial Consett
- Back to front houses
- Durham Countryside

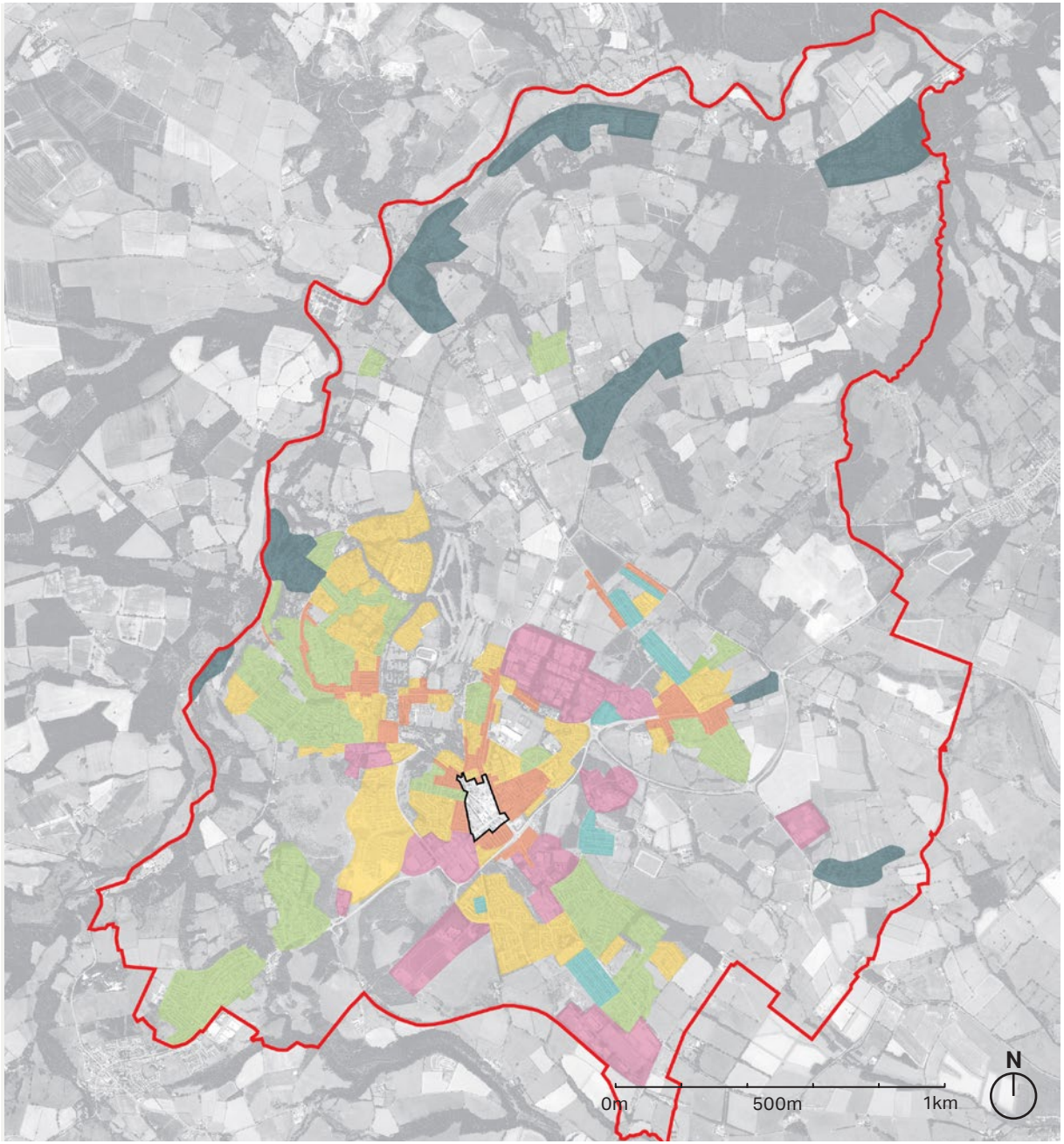


Figure 17: Diagram showing XXXX's area types. Please note that area-type boundaries are generalised at this scale.

2.2.1 Area Types and new development.

As any new residential development is expected to be contained within or adjacent to existing settlements in the area, the place analysis is focused on the SFAs. Each SFA has its own analysis and concludes with a design vision that outlines how the area's characteristics and distinctive features can be enhanced or maintained as developed occurs in the future.

Proponents must adhere to all guidance in Section 3 and any applicable codes or guidance in the specific area type where the proposal is located. Applicants should consider neighbouring area types when developing proposals.

2.2.2 The Area Types: Expanded descriptions

The following descriptions give a broad understanding of what constitutes a typical area type. The seven Settlement Focus Areas (SFAs) are expanded on within the following pages of analysis. Where available a reference to the appropriate Durham Design Code Area Type (DDCA) is also given.

Settlement Focus Areas (SFAs):

- **Area type 1 : Traditional terraced cottages** (ref DDCA Industrial Core).

  Predominantly situated in Consett Town, these traditional rubble stone cottages form the traditional terraced development. Parts of Blackhill are good examples of this.

  These planned forms appear in linear rows, largely organised around a tight grid pattern. For the most part the architecture is very uniform, characterised by simple, flat front elevations broken up by modest and clearly defined window and door openings.

  Due to the high density of properties in this area, there are generally no front gardens or defensible space directly onto the street. Private space to the rear is limited to small yards, however these can open onto wide alleys used for parking and servicing. Residents in this type of development would have relied on access to new formal parks, such as Consett Park, or existing access to the countryside to provide any connection to nature.

  Some 'special' streets were incorporated, like Aynsley Street. Larger, these more significant dwellings fronting formal open spaces or major roads are more substantial, feature more decorative architectural elements such as bay windows, porch details, roof enhancements, and small, well-defined front gardens.

  Both types of terraces are combined, including corner properties linking the two, to create this area type. The scale, density, and material selection are harmonised throughout.

- **Area type 2 Modern infill development (**ref DDCA Later expansion/small development sites)

  This type of development spans the period from the late 1970s to the present day. It predominantly represents the housing considered more aspirational when built.

  These are typically modest 'executive' homes, featuring off-street parking, sizable front and rear gardens, and a small community feel.

Often comprising between 20 and 100 homes, these developments are usually built around inward-looking cul-de-sacs, typically located behind existing development or within established structural landscaping. Typically they are not part of a wider neighbourhood.

Architecturally, the style reflects the prevailing tastes of the era. However, these homes generally have decorative front facades, often characterised by an integral garage and a modern interpretation of heritage features Examples include quoins, window styles (such as cottage or early 20th-century influences), and decorative brickwork and bonding patterns.

The facing materials can vary, with more successful examples drawing inspiration from the local rubble stone vernacular.

- **Area type 3 'Waystation' Villages** (ref DDCA Later expansion/small development sites)

Around the Consett area, there are a few historic villages, such as Shotley Bridge and Ebchester, which developed along river valleys and key roads.

These settlements often developed into ancient stopping points, and grew to serve small farming communities. Typically, they feature a small high street (Front Street) with a few shops and civic buildings, like a church. Handsome farmhouses are often found nearby, and occasionally larger manor houses, which over time have been surrounded by more modest, urban-style dwellings – for example, the Victorian villas in Shotley Bridge – as the settlements expanded.

A common thread is the stone rubble facades and the views of lush countryside. The natural tones and rich textures of these elements combine to create a pleasant rural character.

While there's some variation in the type of development within these villages, the historic elements grouped together create the character. This aligns with detailed conservation area appraisals, which aim to control development within their boundaries and highlight the traditional features of these places, encouraging a holistic understanding.

- **Area type 4 House Type led development** (ref DDCA Settlement Edge – medium- large development sites)

These developments are characteristic of areas where well-established house types are arranged across a defined scheme.

This repeatable or standardised housing model is primarily employed for cost-effectiveness and speed of construction.

Such developments are often planned with future expansion in mind. This is typically evident in post-war estates like The Grove, although some more recent developments, such as Fawcett Park, appear to be built around similar principles.

Where this type of development is a success the house types are careful placed to manage scale and massing so welcoming and comfortable environments are created. Crucially, the focus is also on well-designed streetscapes that derive a pleasant

character from designated open spaces, trees, garden planting, and a minimal visual impact from parked vehicles.

Area type 5 Future facing development (for Project Genesis) (ref DDCA New Towns)

A modern urban development characterised by a balance of contemporary architecture, sustainable technologies, and community-oriented design.

The buildings are typically maintain a strong overall aesthetic drawn from the features and technology on the buildings, the landscape is usually informal and natural. Buildings often feature clean lines, large windows, and materials like timber, brick, and stone, to create a warm and natural aesthetic.

Green technologies are integrated into the design, with features like solar panels, green roofs, and rainwater harvesting systems. The focus is on energy efficiency and sustainability, with highly insulated buildings and efficient heating systems.

These developments are designed to be pedestrian and cycle-friendly, with good paths for walking and wheeling. Shared spaces, such as community centres, workshops, and allotments, encourage social interaction and a sense of community.

The overall look and feel is one of a vibrant, sustainable, and welcoming urban environment that prioritises both human well-being and environmental responsibility.

Area type 6 Retail Consett

Consett Town Center serves the local community, so there is a very practical and community based feel to the shops. Though the traditional high street along Front Street and Middle Street still retain the majority of the units. There are cafes and small shops tucked around the town. This aligns to the fact the street pattern is quite unconventional, built up over time, there's little continuity of form and fronts and backs of properties are mixed. There are opportunities to draw everything together under a cohesive set of public realm and shop front treatments which would elevate the look of the Town Centre.

Area type 7 Industrial Consett

Consett's industrial areas, reflect modest sized business parks and industrial estates, demonstrating a blend of modest utilitarian architecture lifted with mature tree planting. Small areas of carparking, are often sited well to reducing the prominence of the car however, servicing and access roads are strongly engineered and give a less attractive welcome. Viewpoint at Derwent Business Centre stands out as the premier office offer, however, throughout business parks dotted all around the areas there is a mix of older, robust structures, alongside more modern industrial estates. The emphasis of the built form is on cost and operational efficiency. With a shift towards diverse modern enterprises, the design quality and landscape setting of such will need careful consideration to ensure the quality of the businesses moving and staying in the Consett Area.

Other area types

Area type 8 Back to front houses

During the rapid industrialisation of the 19th century, particularly in northern England, these types of dwellings were very common. They were built to house the large influx of workers moving to industrial towns and cities, and due to the speed of construction and the sheer number of people needing accommodation, the houses were often built quickly and without careful planning.

These houses were often small and basic, offering limited space and amenities.

These houses are constructed in long rows, sharing side walls, front doors were entered from shared amenity space or via long front gardens, yards and streets to the rear. Over time owners have turned the houses round and located the front door to the streets and adopted the larger garden as a rear space. These streets therefore can feel poorly designed and messy.

Area type 9 Durham Countryside

The countryside around Consett in County Durham is characterised by a beautiful and varied landscape, blending elements of rugged moorland, lush valleys, and scenic reservoirs.

Figure 18: The surrounding Durham Countryside.

Figure 19: Historic stone cottages seen in Consett's waystation villages.

Figure 20: Traditional terraced cottages seen in the Consett NA.

2.3 Using this section of the Code.

We following text is divided into the noted area types and applicable to existing and future development within the Consett Area Neighbourhood Area (NA). These design codes should be considered in conjunction with the area wide design guidelines in Section 3 and noted in the 'Code must cover' table.

2.4 Introduction

This section supports developers and other applicants when producing or reviewing planning applications within the Consett Area NA. For each area type the following is provided:

- Overview of the existing area type;
- A table outlining what to reinforce and what to uplift through better controls in the codes. (Code must cover in Bold is covered in Section 3);
- Images of what good looks like in this area type;
- an illustration of the design intent, annotated to provide an example of how the best elements might be drawn together;

sitting behind this:

- codes as defined in the 'codes must cover' table. This may include, reference images, diagrams and tables.

It is acknowledged that there is not always agreement on aesthetic issues and architectural tastes may vary. The following guidance therefore allows for flexibility and design innovation, whilst ensuring that any new development is appropriate and complementary to the surrounding context.

The guidance in this section is focused on topics that help designers and decision makers respond appropriately to context. To enable a clear design process, new development proposals must use the guidance to ensure that development proposals enhance the setting and sustainability of the Neighbourhood Area, while not detracting from its context, local character, and sense of place.

The goal is to promote the delivery of the best possible range of development, which will support sustainable and contextually appropriate development.

Reference to existing policy: Where there is already reference to a theme within existing local policy or guidance, this has been highlighted alongside the below icon.

Example of a existing policy

HYPERLINKS TO BE UPDATED THROUGHOUT

Please note:

Both design codes and guidelines are contained within this document. The difference between codes and guidelines is summarised below:

Design codes: Design codes are mandatory requirements for design issues & expressed with the word **MUST.**

Guidelines: Guidelines set out aspirations for design that is expected to be delivered and expressed with one of two words:

- **SHOULD** reflects design principles that are strongly encouraged/ **COULD** reflects design principles that are suggestions.

2.5 Area type 1: Traditional terraced houses (ref DDCA Industrial Core)

Densely packed two storey buildings, the street pattern is strongly overlaid. Therefore houses can step down gently sloping streets. This street pattern is often orientated framing views to key buildings or long views toward open countryside or parkland. So, though urban there are good borrowed views. There is a strong character derived from the simplicity of the architecture, however the building material, ofter rubble stone provide a look of quality and permanence.

Terraced blocks	Calculations
Indicative Dwellings per Hectare (DpH)	45-75 DpH
Typical plot size range	4.5m (W) x 15m (D) 6m (W) x 25m (D)
Typical block size range	55m (W) x 45m (D) 45m (W) x 160m (D)

Table 05: Typical density, plot sizes and block sizes for this area type. **Please note:** Density calculations are based on a single sample. It is recommended that applicants undertake their own testing.

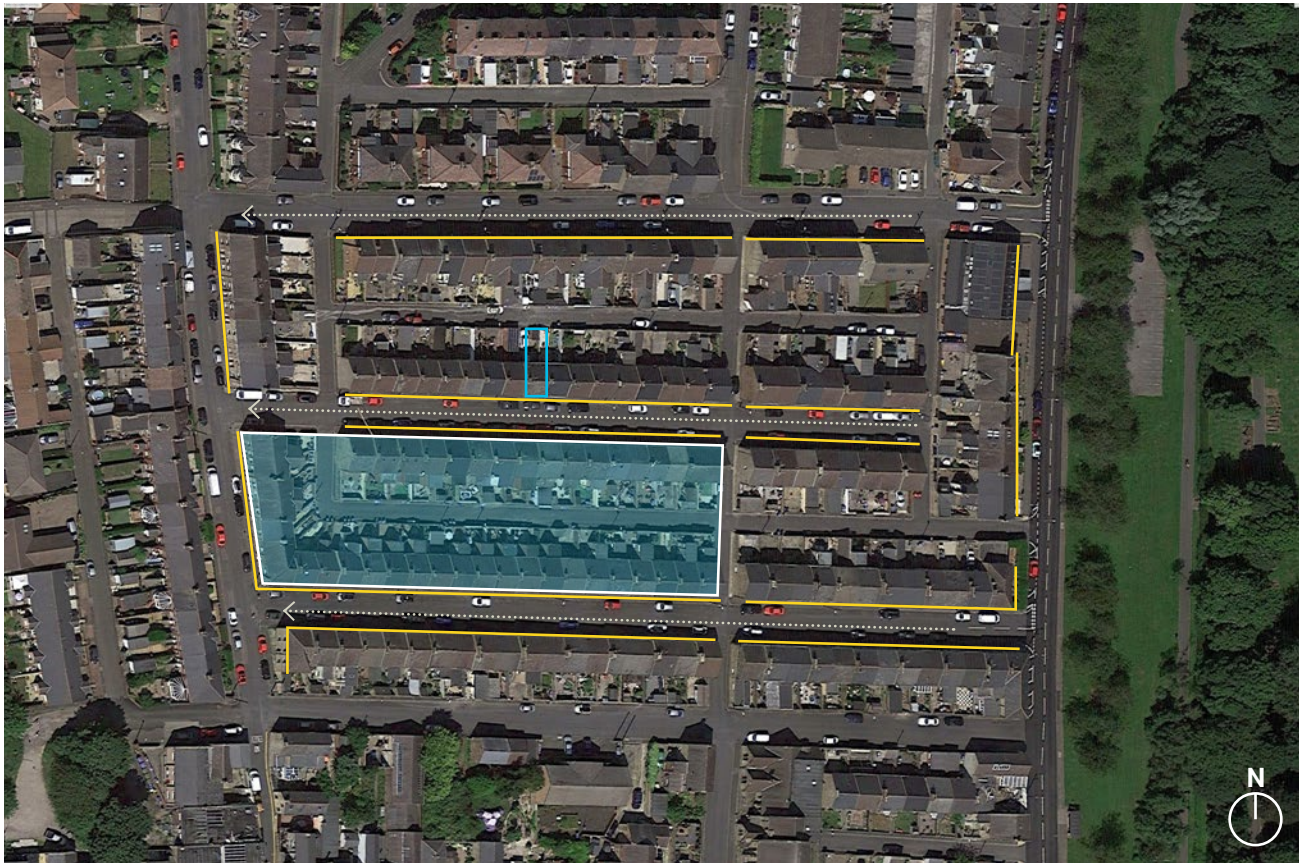


Figure 21: An aerial view of traditional terraced housing in Blackhill.

- Primary frontage/building line
- Views
- Plot
- Block (perimiter block with access lane/ginnel)

Topic	Good Design characteristics	Planning issues / opportunities	Code must cover
Context Character, Conservation, Heritage, Local features	• Strong grid layout • Distinctive blocks • Common traditional materials • Strong and simple detailing • Texture created though use of rubble stone		• Preserving the strong uniform character; • Materials and details • **Managing traditional enclosure ratio with modern standards.**
Connections: Context, urban form, layout, movement	• Good overlooked = vibrant street • Clear pavement space. • Space for parking to the front of properties. Some addition spaces in the rear streets. • Good block sizes = walkable		• Building sensitively in relationship to the street
Built form: Building massing, scale and type, blocks and plots, boundary treatments, setbacks, building lines	• Good block sizes = neighbourly sizes • Tight building line give strong built character • Max 2 storey high terraces		• Controlling block structure and size • Building line, • Controlling heights • **Balancing traditional house types /future needs;** • **Incorporating parking sensitively** • **Space standard, gardens;**
Nature: Landscape, green & blue infrastructure, open & public spaces		• Urban areas with only small yards, no tree planting or gardens to the street.	• **Allowance for nature (in an urban area).**
Resilience Orientation Materials SuDs Energy production EV charging		Challenging to incorporate on plot energy and EV charging (on street)	• **Using sustainable materials;** • **Incorporating on plot energy;** • **Incorporating EV charging;**

Table 06: Outlining what to reinforce and what to uplift through better controls in the codes. (Code must cover in Bold is covered in Section 3)

2.5.1 What good looks like

The illustration on the following page brings together various elements of 'good design' from across the Traditional terraced house area type. The images on this page have been used to inform the illustration, and highlight what certain elements of good design look like in practice.

Figure 23: A strong grid layout to streets, with tight building lines that give a distinctive built form character. Buildings 'turn corners', with frontages addressing both streets.

Figure 25: The use of rubble stone in terraced facades is locally distinctive and creates interesting texture. Corners are marked by decorative stone quoins.

Figure 22: Terraces respond to topography with stepped or sloped rooflines. Along main routes, small setbacks with strong boundary treatments allow space for front gardens.

Figure 24: A well overlooked residential street with a good sense of enclosure. Space for on-street parking to the front of properties.

Figure 26: Modern example on Palmerston Street. Street facing facades make an effort to mirror tradtional form, however the large brick gable spoils the visual elusion.

2.5.2 Design intent

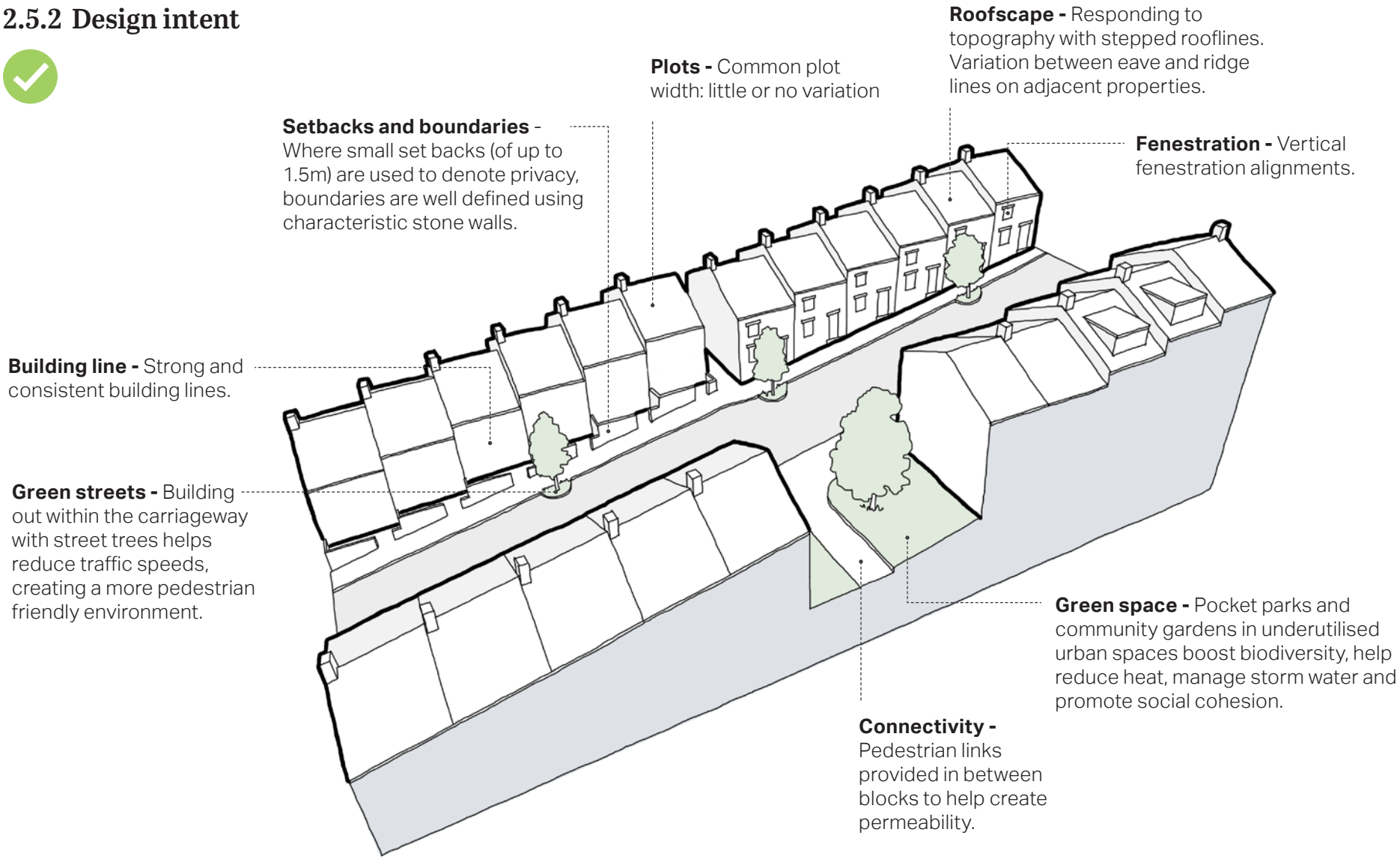


Figure 27: An annotated sketch highlighting what design aspects should be maintained, enhanced or created for this area type. **Please note:** this is not an existing streetscene, it instead brings together various elements of good design.

TT1 - Preserving the strong uniform character

The strong linear urban form seen in this area type makes the way in which buildings respond to the road a key consideration. In conjunction with the Durham Design Codes and area-wide codes and guidance set out in Section 3, all development within Traditional Terraces must:

- appear in linear rows, largely organised around a tight grid pattern;
- in traditionally many roofs are stepped in order to respond to the topography. Roofs must maintain the characteristics ridgelines, eave lines, and pitches of street;
- feature strong vertical fenestration alignments, with doors offset to the side. Building facade and fenestration design must reflect traditional building patterns with appropriate proportion, spacing, and placement of windows and doors. Mismatched or overly large windows or doors that disrupt the building's architectural balance should be avoided;
- the detailing of windows are doorways must reflect neighbouring properties – with stone lintels and recesses encouraged to maintain architectural integrity (please ref to Fig 27XX)

TT1i New build interpretations

New development using this area type must recreate the proportions, appropriate roof and building lines to match the traditional terraced buildings.

Figure 28: Image of terrace house annotated with typical proportions.

ADD TYPICAL PROPORTIONS TO THIS IMAGE FOR REFERENCE

TT2 - Plot materials and appropriate detailing and decorations

Materials are integral to the overall architectural and urban design approach. A balanced response which is sensitive to the local context is paramount. To strengthen the sense of place, all development within the linear village area type must:

- Provide a study of local materials & detailing which identifies the prevailing styles & mix in the area;
- for street facing facades match rubble stone, bonding, and style to surrounding properties;
- on side returns, where visible but not open to the street these may be rendered in one colour to match the rubble stone work. (see E3 Section 3 for insulated render).
- provide a solid wall (max 1.8m) along the rear boundary where visible. This must be either rubble stone or where damage not deemed to be an issue block, rendered in colour to match rubble stone work. (ref Fig 33)
- Roof tiles must be the traditional slate tile or a similar selected to match the colour and size of this, assuming the colour represents the weathered traditional tile.

TT2i New build interpretations

New development using this area type must mirror TT2

Figure 29: On side returns, where visible but not open to the street these may be rendered in one colour to match the rubble stone work.

The **Durham Design Code SPD** states that *"19th Century Industrial: Industrial core (pg. XXX)*

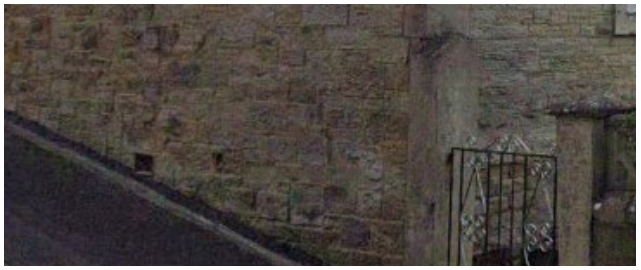


Figure 30: Rubble Stone to all elevations fronting the street. Use of quoins only on key junctions (cross roads). Random coursing.

Figure 31: Simple strong details to window surrounds. Include stone lintel, cill & quoins.

Figure 32: Slate grey roof tiles to match weathered traditional tile.

TT3 - Building sensitively in relationship to the street

The strong linear urban form seen in this area type makes the way in which buildings respond to the road a key consideration. All development of the Traditional Terrace area type must:

- respect and respond to positive elements of the existing layout as shown in Fig 27 An annotated layout sketch
- Be of a density that reflects the wider character noted in Table 05 Typical density, plot sizes and block sizes for this area type
- Generally be no more than 2 storeys in scale to respect the existing historic scale.
- Have >90 % of buildings abutting the building line along a street. Of the % of building not abutting the prevailing building line, variation of the building line is permitted, and this must be no more than +/- 0.5m behind the prevailing line, these must be at corners facing cross roads only
- not have front gardens, or obvious barriers to the fronts of properties;
- All front doors must open onto the street primary, unless required at a corner;

TT3i New build interpretations

New development using this area type must mirror TT3

The **Durham Design Code SPD** states that *"19th Century Industrial: Industrial core (pg. XXX)*

Figure 33: Rear boundary: rubble stone wall.

Figure 34: Street proportions Stephen Street.

TT4: Massing, blocks and plots

The grouping of buildings is important in the organisation and arrangement of new developments of more than one dwelling. New development must respect the strong uniform terraced character of this area type by:

- Arranging dwellings so that their main facade addresses the street.
- Maintaining 2 storey building heights. Increased heights could be proposed at gateways, subject to proximity to adjacent buildings.
- Building scale and massing should be in keeping with the prevailing development pattern. Plot depths and widths should be in keeping with the typical plot depths and widths of surrounding buildings.
- Striving for the creation of a 'perimeter block' layout, reflective of the existing character.

TT4i New build interpretations

New development using this area type must mirror TT4 with the exception of the creation of the perimeter block to reflect existing.

- Block dimensions must mirror the total external block size however the traditional back streets between yards should be gated or removed and garden yards extended to increase security.

The **Durham Design Code SPD** states that *"19th Century Industrial: Industrial core (pg. XXX)*

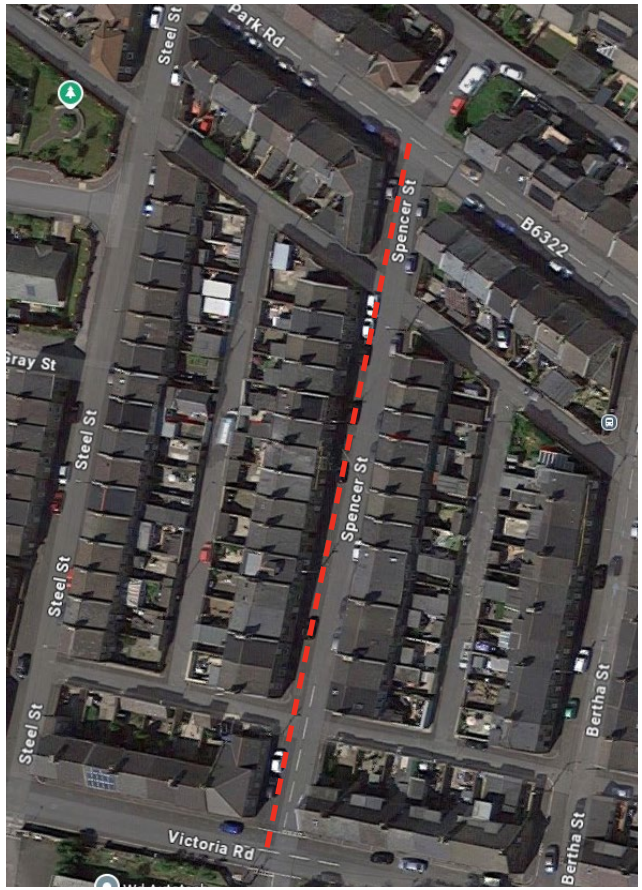


Figure 35: Tightly formed blocks at Spencer Street and environs.

ADD TYPICAL PROPORTIONS TO THIS IMAGE FOR REFERENCE

2.6 Area type 2: Modern infill development (ref DDCA Later expansion/small development sites)

These homes generally have decorative front facades, often characterised a modern interpretation of traditional forms and materials redrawn to suit modern tastes and aesthetics.

The facing materials can vary, with more successful examples drawing inspiration from the proportions, simple range of house types and clean palette of materials in the local vernacular.

Modern infill	Calculations
Typical density range in Dwellings per Hectare (dph)	25 – 35dph
Typical plot size range	10m (W) x 30m (D) 5m (W) x 25m (D
Typical block size range	80 m x 100m 55m x 280m

Table 07: Typical density, plot sizes and block sizes for this area type. **Please note:** Density calculations are based on a single sample. It is recommended that applicants undertake their own testing.

Figure 36: An aerial view of Berry Edge, a new housing development to the west of Consett.

- Primary frontage/building line
- Views
- Plot
- Block (informal block)

Topic	Good Design characteristics	Planning issues /opportunities	Code must cover
Context Character, Conservation, Heritage, Local features		• The dwellings are often 'anywhere' in style; • Streetscenes can be poor;	• Design references taken from the site and local context;
Connections: Context, urban form, layout, movement		• Cul-de-sacs and poor connectivity is often a theme; • Walking isn't well prioritised and routes can be worsened by parked cars;	• Permeability; • Space for walking and wheeling;
Built form: Building massing, scale and type, blocks and plots, boundary treatments, setbacks, building lines	• In more recent developments, more sustainable block sizes have been use;	• Maximising density using large house types has led to issues with poor layout and plot sizes (back to back standards); • Plot boundaries are often poorly defined; • **Incorporating parking sensitively**	• Using a mix of appropriate house types and back to back to lift density; • Defining gardens and boundaries appropriately; • **Incorporating parking sensitively;**
Nature: Landscape, green and blue infrastructure, open and public spaces		• Public open space is often not well included; • **Allowance for nature (in an urban area);**	• Incorporating open space;
Resilience Orientation Materials SuDs Energy production EV charging		• Lack of on plot energy options; • Lack of SuDs;	• **Using sustainable materials;** • **Incorporating on plot energy;** • **Incorporating EV charging**

Table 08: Outlining what to reinforce and what to uplift through better controls in the codes. (Code must cover in Bold is covered in Section 3)

2.6.1 What good looks like

The illustration on the following page brings together various elements of 'good design' from across the modern infill development area type. The images on this page have been used to inform the illustration, and highlight what certain elements of good design look like in practice.

Figure 38: Parking to the front or sides of plots is balanced with greenery, ensuring hardstanding does not dominate. Planting or hedgerows are used to define the plot boundary.

Figure 40: New homes which have taken inspiration from Consett's traditional character in their material (stone facades) and layout (the creation of a 'mews' street).

Figure 37: A change in road surface helps to demarcate the road hierarchy and parkng areas. The access lane and on-street parking bays are paved to indicate a different character/use.

Figure 39: Street trees and grass verges help to create green streets and enhance the suburban character.

Figure 41: Homes which overlook public green spaces provide passive surveillance, helping to improve feelings of safety.

2.6.2 Design intent

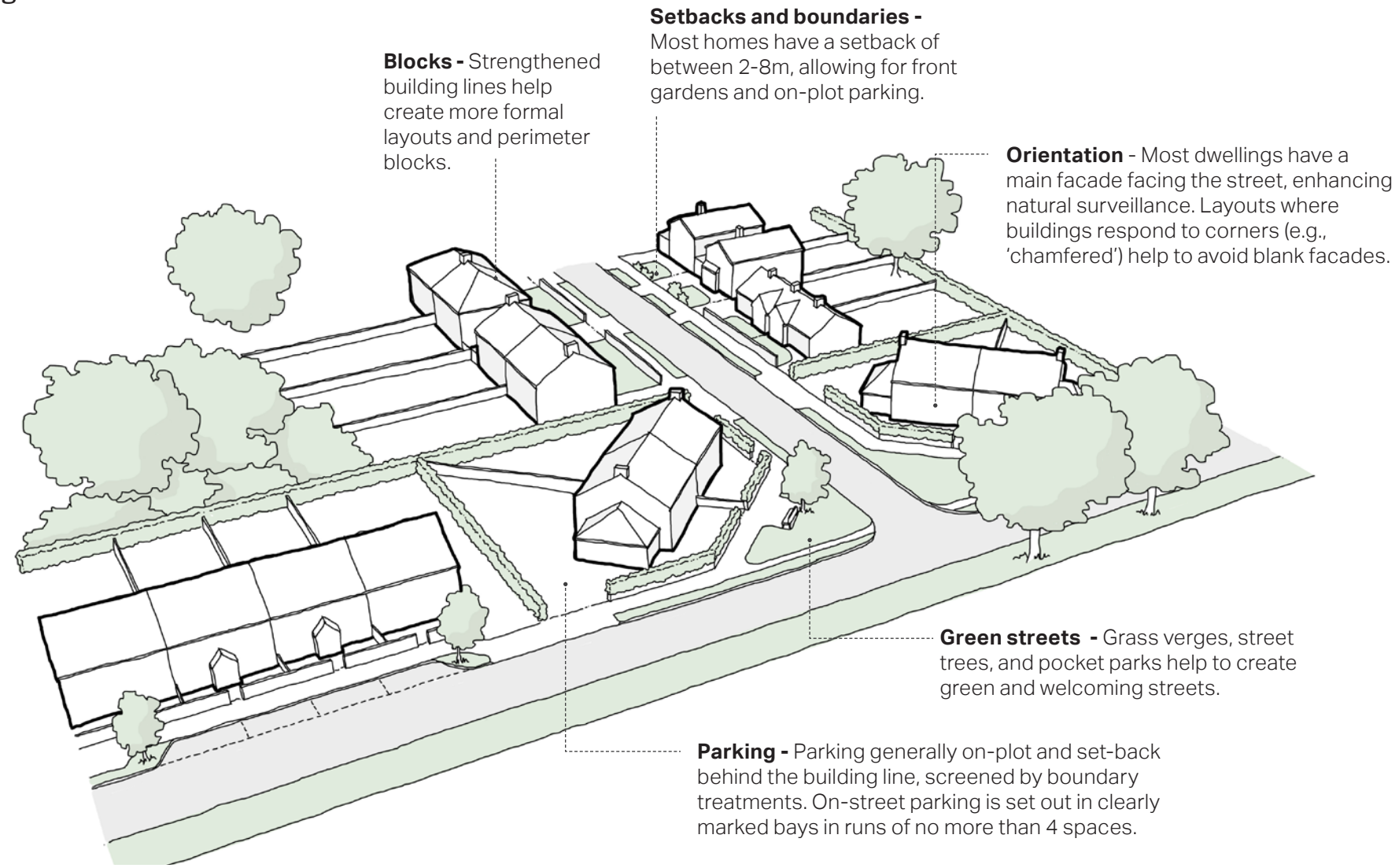


Figure 42: An annotated sketch highlighting what design aspects should be maintained, enhanced or created for this area type. Please note: this is not an existing streetscene, it instead brings together various elements of good design.

MI1 - Design references taken from the site and local context.

Where new infill is extended the layout of streets and buildings must:

- sit within the landscape (inc prevent over bearing development). Structural landscape design/ cohesion;
- respect and respond to positive elements of the existing layout and built form, see Fig 43 annotated sketch.
- ensure materials are selected to respond to the existing and wider context. A study of local materials and detailing which identifies the prevailing style in the area must be provided. This study must clearly demonstrate the positive contributing local materials and details to be referenced. (to provide details of what is acceptable reference points in images and annotation over.)
- demonstrate how materials are matched to the existing building[s] for colour, size and texture such that after a period of weathering they visually fit with the context **OR** illustrate material and finishes from a well-referenced contemporary character counterpoint. Noting the point of reference chosen must represent the high-quality context in the local study SEE FIG 44 AND 45 FOR REFS;
- where brick (or occasionally is used, this matches the local coursing, bonding type, and method of pointing (including mortar type, composition and colour matching);
- within streetscape and blocks; ensure materials are drawn from a cohesive palette and must not be used in a contrasting way which creates obvious house types, that appear 'thematic' in the street scene.

The **Durham Design Code SPD** states that *"19th Century Industrial: Industrial core (pg. XXX)*

MI1i New build interpretations

New development using this area type must mirror MI1 with addition of the following. New development on green or brown field land must:

- work with existing landforms, avoiding excessive cutting and filling that creates stark contrasts with the surrounding landscape;
- evidence of how the local context has influenced the design and how the proposals respond to the area's unique landscape and site specific references and characteristics

Figure 43: A thematic palette of materials has been used at Handley Cross in Medomsley. Although neighbouring houses are individual in style, a common material palette create a cohesive character.

MI2 - Making healthy streets for people to walk and wheel.

The national healthy streets indicators provide a framework for assessing and improving street environments. They include:

- Pedestrians from all walks of life;
- Easy to cross;
- Shade and shelter;
- Places to stop and rest;
- Not too noisy;
- People choose to walk, cycle and use public transport;
- People feel safe;
- Things to see and do;
- People feel relaxed;
- Clean air;

New streets in Modern infill areas in the Consett area must:

- avoid cul-de-sac arrangements and must leave sufficient space to allow for connections to potential future streets. Linked streets are encouraged, and permeable layouts must connect with existing walking, wheeling, cycling and public transport networks within and outside of the development. see Fig 46 annotated image.
- If speed restraint measures are required, they should be designed from the beginning of the process, and not introduced as an after thought. They must be justified within the DAS.
- Street layouts and space allocation should be informed using swept path analysis, with efforts made to minimise the land associated to carriageways / adoption of minimum carriageway widths in favour of wider footways, provision of cycle facilities, street greening or other ancillary services which support a pedestrian friendly streetscape.
- Measured local examples illustrated in Fig 47.

The **Durham Design Code SPD** states that *"19th Century Industrial: Industrial core (pg. XXX)*

MI2i New build interpretations

New development using this area type must mirror MI2

Disconnected **Connected**

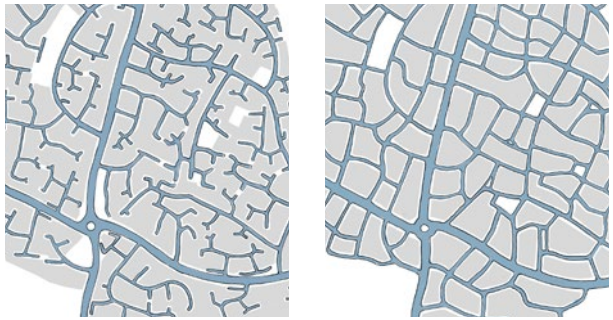


Figure 44: The differences between a disconnected and connected network of streets as illustrated in the National Model Design Code. Connected streets help to reduce walking distances and set a long-lasting framework for movement.

ADD MEASURED EXAMPLES: POSS NEED TO RELAYOUT PAGE TO ACCOMODATE.

Figure 45: XXXX

MI3 - Appropriate measures to lift density.

Modern infill sites have been built to a variety densities (house types and plot sizes) over the years.

In the urban areas of the Consett area where densities can be increased and acknowledging that site maximisation can balance the viability of high quality design, it is expected that density in excess of 35DPH may be required. The following code addresses what must be done as a minimum to ensure care is taken to retain design quality.

Development must:

MI3i New build interpretations

New development using this area type must mirror MI3

The Residential Amenity Standards (min. standards) *(pg. XXX)*

Figure 46: 3 storey townhouses have been used in Waverley, Rotherham to help introduce a 'gentle' density to the development site.

Figure 47: Subtly increasing building heights at street corners and at gateway locations can help to increase density, and improve legibility. Abode at Great Kneighton, Cambridge.

MI4 - Defining gardens and boundaries appropriately.

Defining gardens and boundaries appropriately has a key part to play in defining private space, setting the quality of the streetscape and if handled well, addressing the impact of parked cars.

Boundary treatments should be designed in materials and details that respect the surrounding streetscape or area.

MI4i New build interpretations

New development using this area type must mirror MI4

The **Durham Design Code SPD** states that *"19th Century Industrial: Industrial core (pg. XXX)*

- [Insert table and supporting images which set out which boundary treatments are appropriate for each area type]

TABLE OF SUITABLE BOUNDARY TYPES TO BE ADDED.

Table 09: Table of suitable boundary treatments

Figure 48: Stone rubble boundary walls have been used succesfully at Goodwood Close. They reflect local character and respond to facade materials.

Figure 49: Informal planting and hedgerows help to define boundaries In Medomsley.

MI5 - Incorporating open space

Providing shared public space, offers opportunities for neighbourliness, play and leisure. There has traditionally been a preference to have this directly outside dwellings, though this is not sort today, the premise of space easily accessible from the front door and with good overlooking from many properties is still a priority. It is most common that this will occur in modern infill areas. Therefore sites of over 100 units must:

- create a clear hierarchy of public open spaces, comprising a central large space and a series of smaller spaces distributed throughout the development, connected by green routes. The location of the spaces should be determined by analysing existing site features, wider green infrastructure network, microclimate and views. Locally acceptable examples are given in Fig XX/ XX / XX / XX

MI5i New build interpretations

New development using this area type must mirror MI5

The **Durham Design Code SPD** states that *"19th Century Industrial: Industrial core (pg. XXX)*

Figure 50: A well overlooked public space on Queen Elizabeth Drive, to the west of Consett.

Figure 51: Landscaping is central to the development at Barnsley Way, creating plesant, green pedestrian routes.

2.7 Area type 3: 'Waystation' Villages (ref DDCA Later expansion/small development sites)

These settlements often developed into ancient stopping points, and grew to serve small farming communities. Typically, they feature a small high street with a few shops and civic buildings, like a church. Handsome farmhouses are often found nearby, and occasionally larger manor houses, which over time have been surrounded by more modest, urban-style dwellings – for example, the Victorian villas in Shotley Bridge – as the settlements expanded.

Waystation Villages	Calculations
Indicative Dwellings per Hectare (DpH)	5-50DpH
Typical plot size range	7m (W) x 17m (D) 20m (W) x50m (D)
Typical block size range	Prominently linear in layout with few defined blocks.

Table 10: Typical density, plot sizes and block sizes for this area type. **Please note:** Density calculations are based on a single sample. It is recommended that applicants undertake their own testing.

Figure 52: An aerial view of Shotley Bridge, one of Consett's waystation villages.

- NA boundary
- Primary frontage/building line
- Views
- Plot (lots of variation in size)
- Block (primarily linear development, although some defined perimeter blocks clustered close to the intersection)

Topic	Good Design characteristics	Planning issues / opportunities	Code must cover
Context Character, Conservation, Heritage, Local features	• Simple 2 storey elevations, symmetrical or paired fenestration; Windows set to shared bottom line and hung low on each floor; • No porches or window projections or ornamentation. Use of heavy set stone cills and lintels; • Some use of chimneys at the gable end. • Stone rubble facades to all sides, grey slate roofs; • Occasional open and oversailing eaves	• Conversions and adaptation	• Sensitive conversion and adaptation, including extensions. • **Managing traditional enclosure ratio with modern standards.**
Connections: Context, urban form, layout, movement	• Largely based on the linear streets pattern of the historic streets.	• Pavement width can be poor.	
Built form: Building massing, scale and type, blocks and plots, boundary treatments, setbacks, building lines	• Simple linear forms, aligned to the street; • Largely presenting to the street; • Low boundary walls no gates; • Parking on plot but managed out of sight;	• Design flexibility and future adaptations;	• **Balancing a traditional house types with future needs;** • **Incorporating parking sensitively;**
Nature: Landscape, green and blue infrastructure, open and public spaces	• Good use of garden planting (small trees, low shrub planting and climbing plants). clear zone kept between the tree canopy and planting allowing leaving windows visible	• Public open space not common;	• **Additional allowance for nature (in a rural area).**
Resilience Orientation Materials SuDs Energy production EV charging		• Traditional detailing and features (including new windows could be inefficient • Blending green technology with older buildings	• **Using sustainable materials;** • **Incorporating on plot energy;** • **Incorporating EV charging**

Table 11: Outlining what to reinforce and what to uplift through better controls in the codes. (Code must cover in Bold is covered in Section 3)

2.7.1 What good looks like

The illustration on the following page brings together various elements of 'good design' from across the Waystation Village area type. The images on this page have been used to inform the illustration, and highlight what certain elements of good design look like in practice.

Figure 54: Here, a strong building line is maintained, with buildings fronting directly onto the pavement. This creates a strong sense of enclosure and grandeur. Retail units help to create active frontages.

Figure 56: Pavements located on both sides on the carriageway help to improve pedestrian connectivity.

Figure 53: Front gardens containing planting and mature trees help to create a pleasant, green streetscene. Boundaries are strongly defined with characteristic stone walls.

Figure 55: Variation in building orientation (with some frontages facing the street, and some rotated by 90 degrees) creates an interesting streetscene.

Figure 57: Built form is no more dominant than the treeline, with buildings nestling well into the wider landscape. Where setbacks are increased, walls and trees help define the plot.

2.7.2 Design intent

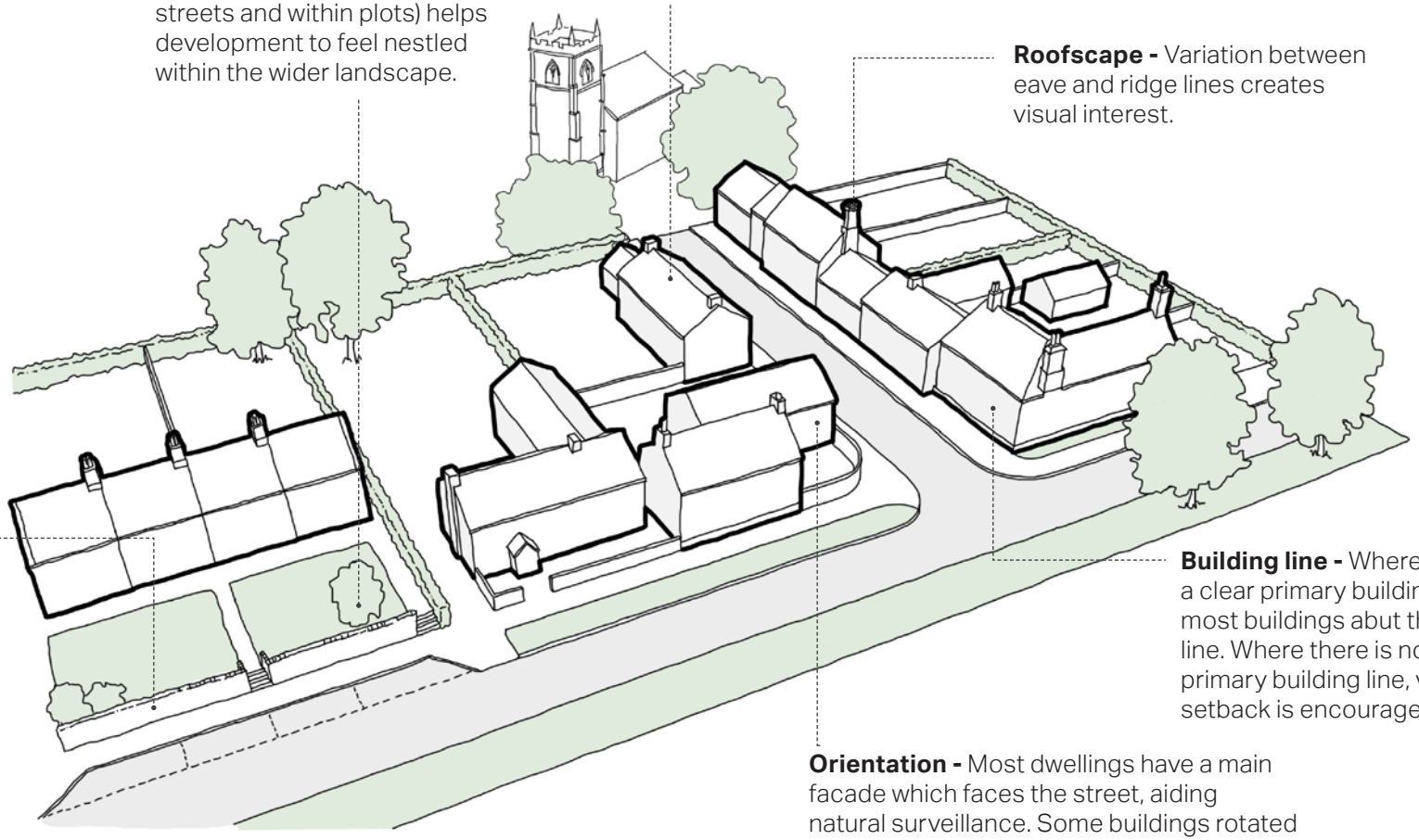


Figure 60: An annotated sketch highlighting what design aspects should be maintained, enhanced or created for this area type. Please note: this is not an existing streetscene, it instead brings together various elements of good design.

WV5 - Sensitive conversion and adaptation, including extensions.

Where buildings have a previous non-residential use and permission is being sought to convert to residential; it is important that attractive architecture details in the original building or representative of the local character are married with the functionality of the proposed use.

Designs must demonstrate:

- the original function of the farm, industrial and other traditional buildings is legible when converted, this will include the retention of the prevailing layout, massing, and frontages. Comparison layouts showing the relationship of the proposed to the original and other case studies must be provided; and
- where existing features cannot be called on for reference, contextual detail is drawn according to local character studies, these may be provided where the following are not available: conservation area appraisals. It is preferred that designs take a simple and not overly stylised interpretation of the traditional/original feature; details must be provided for approval.
- the proposal respects the traditional character and appearance of the building or group and does not substantially harm its significance or setting through:
    - the removal of trees or groups of trees, or other significant landscape features; and
    - the erections of fencing or other tall planting to create separation from the surrounding.
- the subdivision of larger buildings or groups of buildings does not result in the division of distinctive outside areas. However, where such division is considered acceptable the design of these spaces and materials for such boundaries should be carefully chosen to preserve the holistic appearance of the space;
- where new boundaries need to be created, they follow existing boundary lines and incorporate existing natural features such as hedgerows, stone walls, or footpaths;
- where the building or group of buildings form a significant local landmark, existing open views and vistas are preserved;
- the original openings including, fenestration and door positions, are incorporated within the elevation and no new opening created;
- where rooflights are appropriate, these are traditional in design, of low profile, and vertically emphasised. Details must be provided for approval. The Authority prefer cast metal framed or conservation type with a central bar;
- there is a presumption in favour of repairing rather than replacing original features;
- new wall and roofing materials match the existing prevailing

materials; [see figures/table xx]

- features including lintels, key stones, block coursing and types are matched to the original features;
- any new insulation is appropriately specified to meet contemporary requirements but narrow enough to work within the fabric of the original building;
- traditional outbuildings and existing boundaries are retained, repaired, or re-used.

Extensions must demonstrate:

- development which favours modest extensions, and respects the layout of the original function such that the extension appears to be 'of the original grouping or building'. Comparison layouts showing the relationship to the historic and existing layout along with other case studies must be provided;
- the roof pitch matches the prevailing angle of building or group of buildings;
- front extensions including vestibules, are not used;
- materials reflect the parent building although glazed links may be acceptable.[see figures/table xx]

- [Insert table and supporting images which set out which boundary treatments are appropriate for each area type]

TABLE OF SUITABLE MATERIAL AND DETAILS TO BE ADDED REF TO IMAGES ON NEXT PAGE TBA WITH CLIENT

Table 12: Table of suitable materials and details

The **Durham Design Code SPD** states that *"19th Century Industrial: Industrial core (pg. XXX)*

The Shotley Bridge Conservation Area Appraisal

The Ebchester Conservation Area Appraisal.

Figure 61: A sympathetic residential extension in Medomsley, which respects the existing form of the building and draws upon characteristic proportions and architectural features.

Figure 62: A n innovative residential extension in Ebchester, which makes use of contrasting (yet complementary) materials to mark it as different from the original structure. The extension is also subservient in form.

2.8 Area type 4: House Type led development (ref DDCA Settlement Edge medium/ large development)

Where this type of development is a success the house types are careful placed to manage scale and massing so welcoming and comfortable environments are created. Crucially, the focus is also on well-designed streetscapes that derive a pleasant character from designated open spaces, trees, garden planting, and a minimal visual impact from parked vehicles.

House Type led	Calculations
Indicative Dwellings per Hectare (DpH)	30-45DpH
Typical plot size range	7m (W) x 30m (D) 8m (W) x 20m (D)
Typical block size range	80m (W) x 100m (D) 55m (W) x 280m (D)

Table 13: Typical density, plot sizes and block sizes for this area type. **Please note:** Density calculations are based on a single sample. It is recommended that applicants undertake their own testing.

Figure 63: An aerial view of 20th Century suburban development in Bridgehill.

- Primary frontage/building line
- Views
- Plot
- Block

Topic	Good Design characteristics	Planning issues /opportunities	Code must cover
Context Character, Conservation, Heritage, Local features	• Tight and well considered suite of house type can when combined carefully create a strong co-hesive character.	• There are many examples in Consett where houses type are too varied and grouped poorly.	• Designing a suite of locally appropriate house types.
Connections: Context, urban form, layout, movement	• In places there are good set pieces of public open space which add to a varied streetscape.	• Street pattern is often derived in plan taking into account topography. (pattern making or reinforcing links which are not significant on the ground) • Walking isn't well prioritised and routes can be worsened by parked cars;	• **Working with the site to create well grounded layouts.**
Built form: Building massing, scale and type, blocks and plots, boundary treatments, setbacks, building lines	• In more recent developments, more sustainable block sizes have been use; • Plots are generally a good size, including outside space.	• Some issues with poor layout, long straight streets without articulation; • Plot boundaries are often poorly defined, recent additions of close boarded wooden fencing > though uniform treatment a +ve ; • **Incorporating parking sensitively**	• **Space standard for gardens;** • Defining gardens and boundaries appropriately; • **Incorporating parking sensitively;**
Nature: Landscape, green and blue infrastructure, open and public spaces		• Public open space is often not well included; • **Allowance for nature (in an urban area);**	• Incorporating open space;
Resilience Orientation Materials SuDs Energy production EV charging		• Lack of on plot energy options; • Lack of SuDs;	• **Using sustainable materials;** • **Incorporating on plot energy;** • **Incorporating EV charging**

Table 14: Outlining what to reinforce and what to uplift through better controls in the codes. (Code must cover in Bold is covered in Section 3)

2.8.1 What good looks like

The illustration on the following page brings together various elements of 'good design' from across the House type led area type. The images on this page have been used to inform the illustration, and highlight what certain elements of good design look like in practice.

Figure 65: A well considered suite of house types have been combined carefully to create a strong cohesive character.

Figure 67: This suburban development sucessfully takes inspiration from Consett's characteristic material palette, with stone rubble facades.

Figure 64: Plots are generally generous, with front and back gardens provided. Front of plot parking is generally well balanced with greenery.

Figure 66: Plot boundaries are well defined, often incorporating 'softer' boundary treatments which feature hedgerows or planting.

Figure 68: Strong building lines are maintained. Building have also been orientated and/or detailed to address the corner of a block.

2.8.2 Design intent

ADD ANNOTATION AND UPDATE IMAGE:

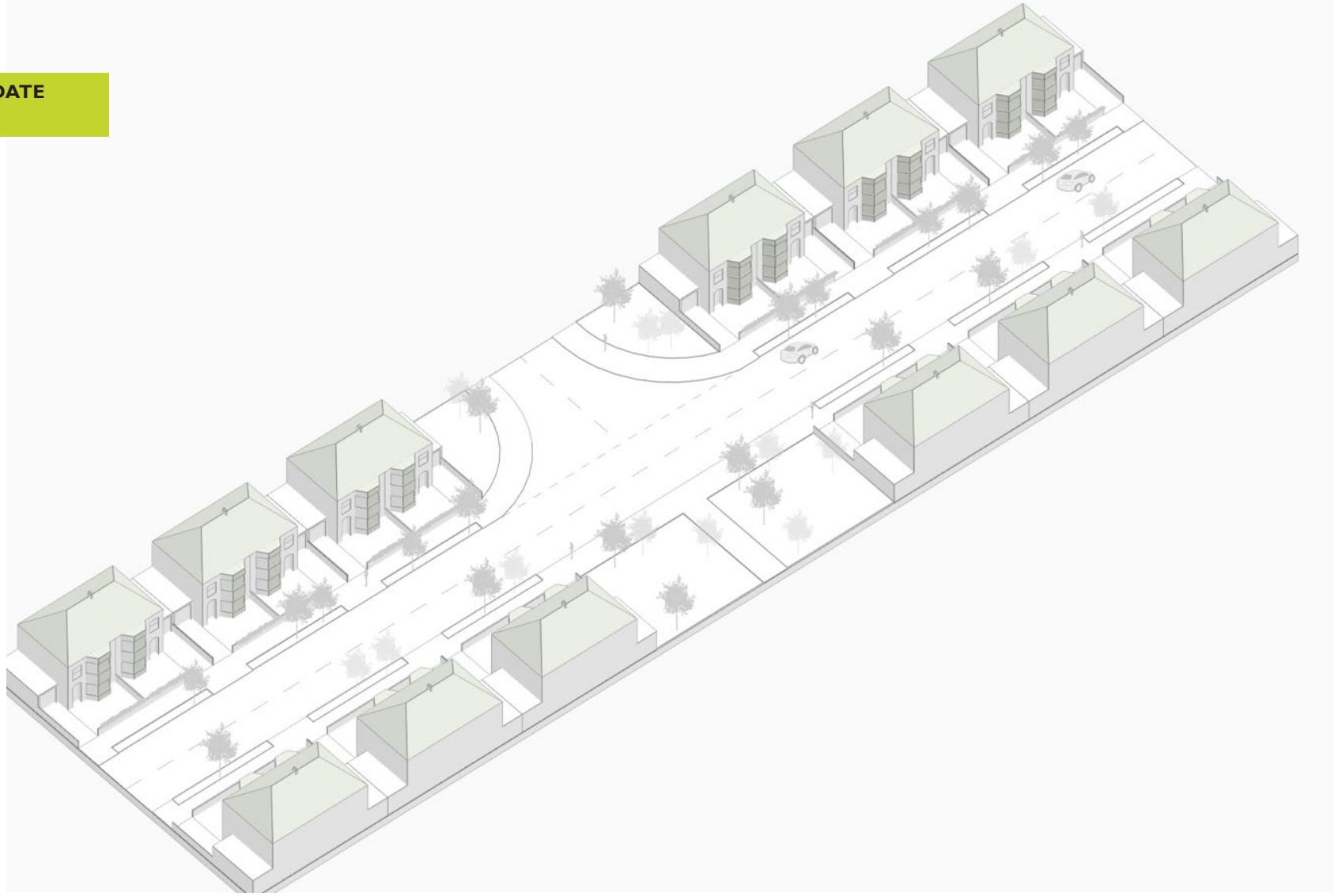


Figure 69: An annotated sketch highlighting what design aspects should be maintained or enhanced in the area. Please note: this is not an existing streetscene, it instead brings together various elements of good design.

HT1 - Designing a suite of locally appropriate house types.

This type of development relies on a small number of house types which are drawn from the same family or pattern book. For infill within existing house type led development, the design must:

- reflect the proportions of the appropraite existing house type. Acknowledging that any resizing to accommodate modern standards of insulation and parking must be within these dimensions.

HT1i New build interpretations

House type examples around the Consett area are of their time and a new family of house types should be drawn driven from modern space standards and well considered consolidation of accommodation.

The following must be considered within the design:

- minimum national space standard is just that, a minimum and not the target size.
- All house types come from a curated suite of elevations utilising a hgh degree of commonality. ie it is expected that the housetypes use only one colour of brick or stone.
- A study outlining the usability of the internal layout is clearly stated.
- A study stating how these houses can be combined in reference to the site context. i.e how do they work together on slopes, turning corners or where there are shallow or unusual shaped plots.

The **Durham Design Code SPD** states that *"19th Century Industrial: Industrial core (pg. XXX)*

Figure 70: Repeating house type used to good effect at Ashfield in Shotley Bridge

Figure 71: Repeating house type used to good effect The Briary, Shotley Bridge

HT2 - Defining gardens and boundaries appropraitely.

Defining gardens and boundaries appropraitely has a key part to play in defining private space, setting the quality of the streetscape and if handled well, addressing the impact of parked cars.

Boundary treatments should be designed in materials and details that respect the surrounding streetscape or area. Though there are many house type led development around Consett which have wooden pale fencing or no boundary, future developments must be defined with durable and clearly defined boundaries.

These could include:

- Low brick walls with hedges;
- Hedges and
- in some instances just low brick walls.

The **Durham Design Code SPD** states that *"19th Century Industrial: Industrial core (pg. XXX)*

HT2i New build interpetations

New development using this area type must mirror HT2

Figure 72: Neat brick wall and hedge Rutland Road Moorside.

Figure 73: Hedges used at The Briary, Shotley Bridge.

Figure 74: Hedges used on Woodlands close

HT3 - Incorporating open space

Providing shared public space, offers opportunities for neighbourliness, play and leisure. There has tradtionally been a preference to have this directly outside dwellings, though this is not sort today, the premise of space easily accessible from the front door and with good overlooking from many properties is still a priority. It is most common that this will occur in modern infill areas. Therefore sites of over 100 units must:

- create a clear hierarchy of public open spaces, comprising a central large space and a series of smaller spaces distributed throughout the development, connected by green routes. The location of the spaces should be determined by analysing existing site features, wider green infrastructure network, microclimate and views.Locally acceptable examples are given in Fig XX/ XX / XX / XX

HT3i New build interpetations

New development using this area type must mirror HT3

The **Durham Design Code SPD** states that *"19th Century Industrial: Industrial core (pg. XXX)*

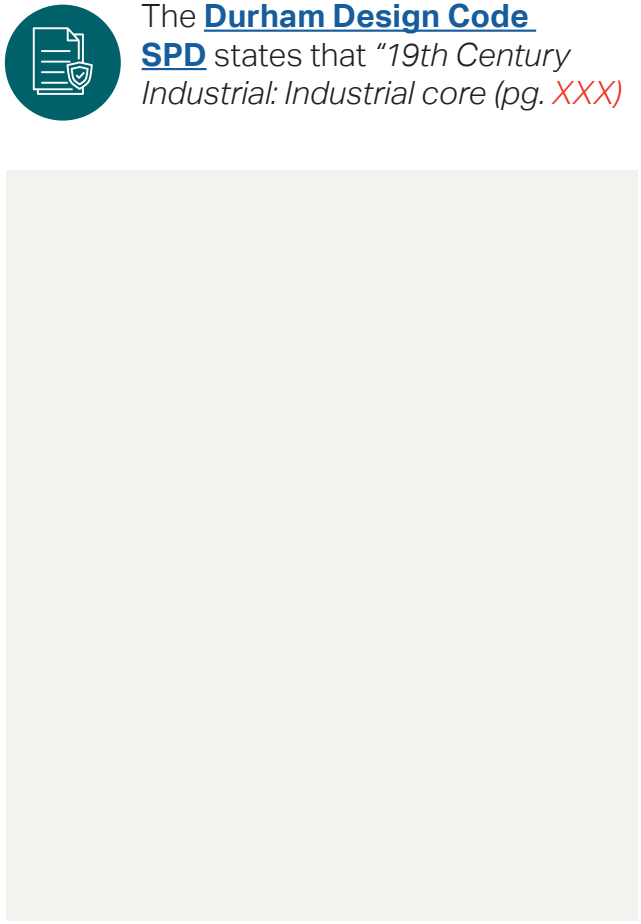


Figure 75: XXXX

Figure 76: XXXX

LOCATE EXAMPLES OF WHERE THIS IS DONE WELL AND ADD IMAGES AND TEXT

Figure 77: XXXX

2.9 Area type 5: New Town: OMITTED AT THE MOMENT: AGES WITH CLIENT GROUP IF REQUIRED

2.10 Area type 6: Retail Consett

Consett Town Center serves the local community, so there is a very practical and community based feel to the shops. Though the traditional high street along Front Street and Middle Street still retain the majority of the units. There are cafes and small shops tucked around the town. This aligns to the fact the street pattern is quite unconventional, built up over time, there's little continuity of form and fronts and backs of properties are mixed. There are opportunities to draw everything together under a cohesive set of public realm and shop front treatments which would elevate the look of the Town Centre.

NEED TO DISCUSS DIFFERENT APPROACHES TO SIGNAGE IN THE TOWN CENTRE WITH CLIENT.

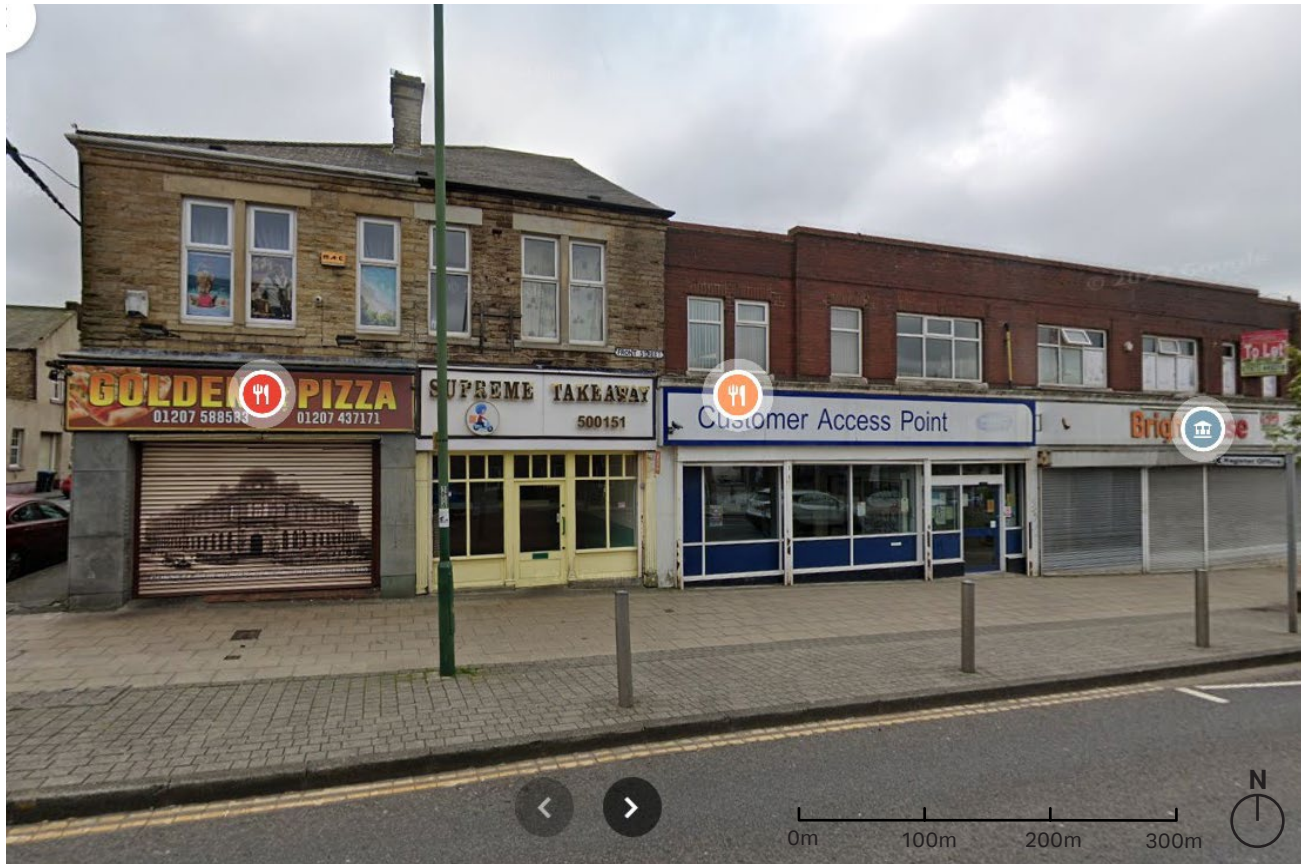


Figure 78: Example of the complex series of signboards seen along the 'high' street in Consett.

Topic	Good Design characteristics	Planning issues /opportunities	Code must cover
Context Character, Conservation, Heritage, Local features	• Some notable buildings including along Middle Street, Consett Industrial, the traditional public houses and many	• Mix of signage styles and types look untidy • Shutters on the front of properties look untidy • There are lots of occasions where the service yards and rear of properties open onto the street and look untidy.	• Approach to curating signage and security to front; • Approach to service yards seen from the street;
Connections: Context, urban form, layout, movement	• There are some elements of the old street pattern, including cross roads at Middle Street and Victoria Road with Church Street Front Street, and Middle Street itself.	• Street pattern has been decayed over time, though additional of bus station and associated development.	• Continuation and uplift of public realm treatments;
Built form: Building massing, scale and type, blocks and plots, boundary treatments, setbacks, building lines	• There are stretches of co-orientated building form.	• Largely the building form is ill defined, a mix of layers of development added but not harmonise into holistic approach	• Using signage and public realm as a unifying treatment;
Nature: Landscape, green and blue infrastructure, open and public spaces	• Some positive public realm treatments, in selected areas;	• There a small spaces created by positioning of buildings, dominated by roads or lower quality planting.	• Incorporating opportunities for nature and planting in the Town Centre;
Resilience Orientation Materials SuDs Energy production EV charging		• Lack of options for EV charging;	• **Using sustainable materials;** • **Incorporating on plot energy;** • **Incorporating EV charging**

Table 15: Outlining what to reinforce and what to uplift through better controls in the codes. (Code must cover in Bold is covered in Section 3)

2.10.1 What good looks like

The illustration on the following page brings together various elements of 'good design' from across the 'Retail Consett' area type. The images on this page have been used to inform the illustration, and highlight what certain elements of good design look like in practice.

Figure 79: One of the traditional public houses

Figure 80: Fun facade in Consett.

Figure 81: Artist impression of traditional shop front installed in Consett

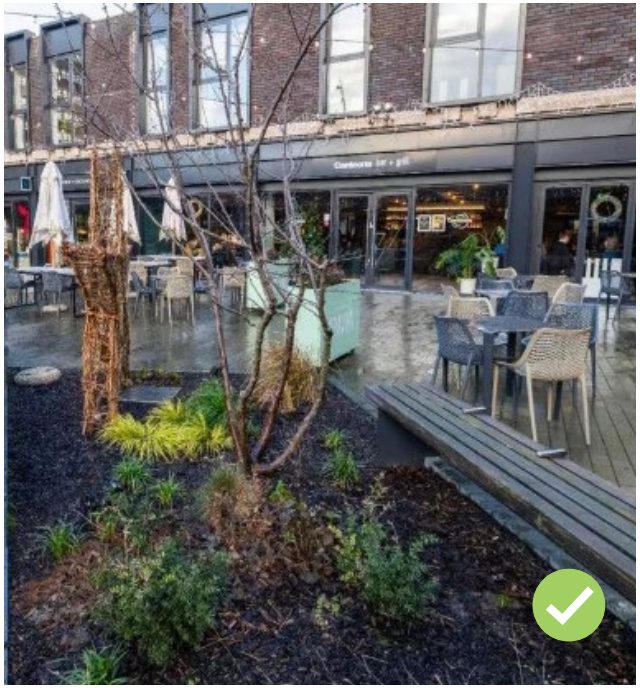


Figure 82: Simple modern fascias and pilasters in uniform colours: Sale Manchester

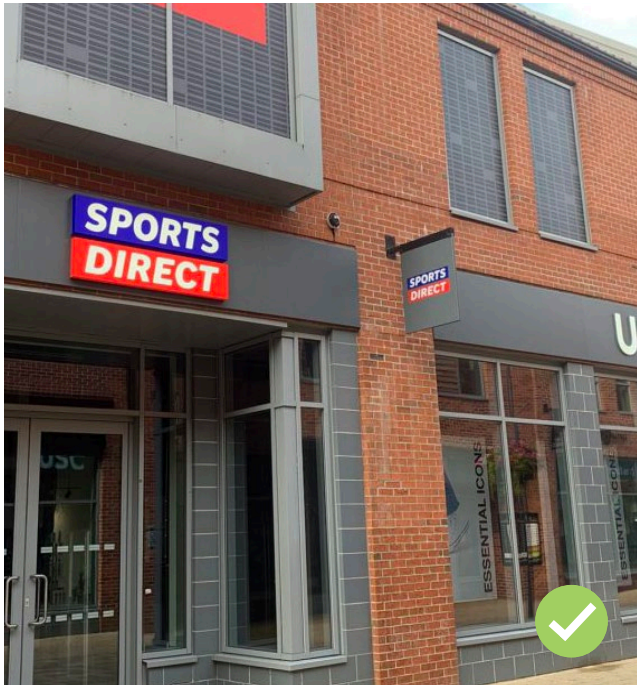


Figure 83: Simple modern fascias and swing board. Logos and signage constrained to a zone in the middle of the fascia.

2.10.2 Design vision

Brief design vision statement for the area type to be inserted here. Keep to one sentence if possible.

Plots - Variation in plot size to promote variation in built form and streetscene.

Roofscape - Responding to historic character with variation between eave and ridge lines, alongside reference to characteristic dormer windows and red brick chimney stacks.

REPLACE REPEATED IMAGE

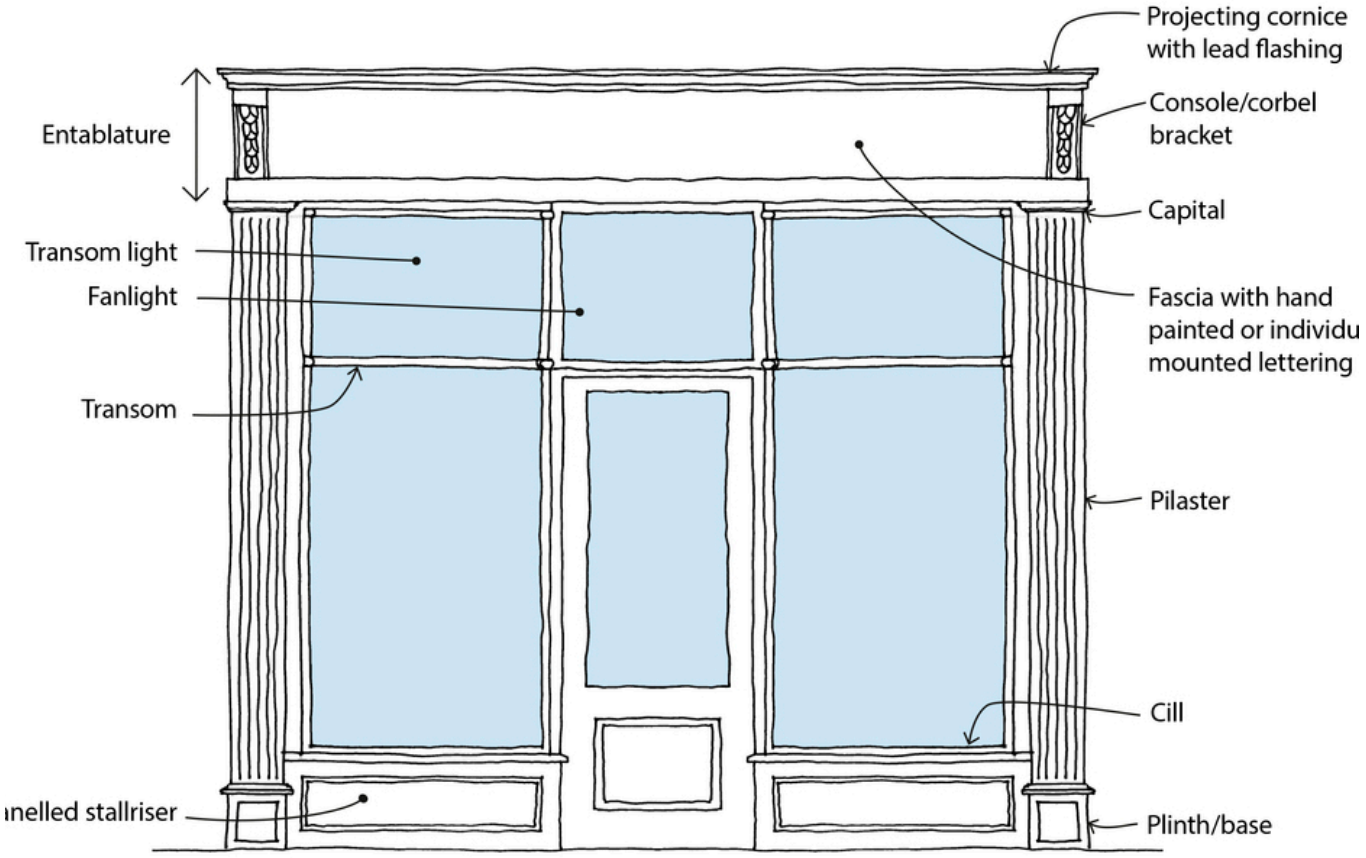


Figure 84: XXXX

Table 16: An annotated sketch highlighting what design aspects should be maintained or enhanced in the area. **Please note:** this is not an existing streetscene, it instead brings together various elements of good design.

2.10.3 What good looks like... con't

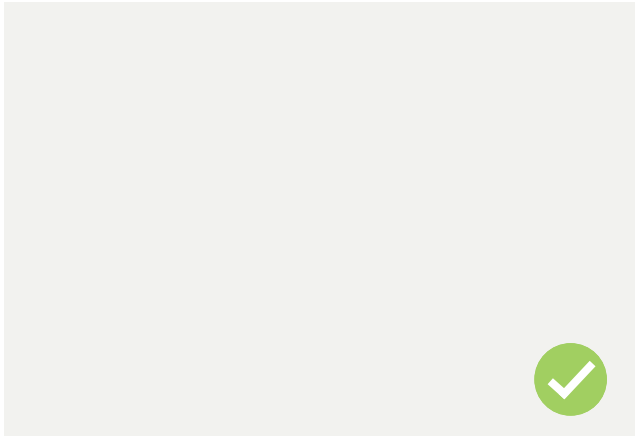


Figure 85: XXXX

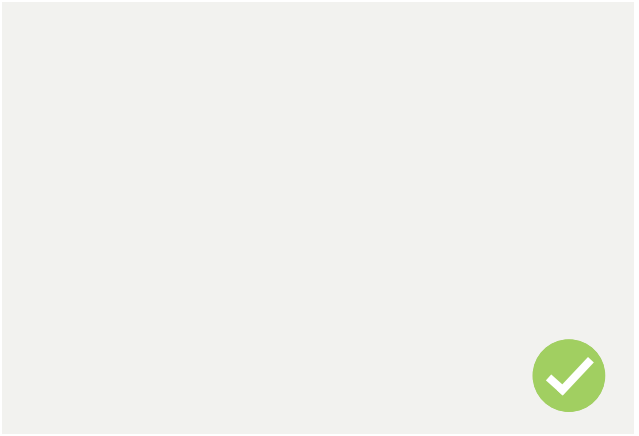


Figure 87: XXXX

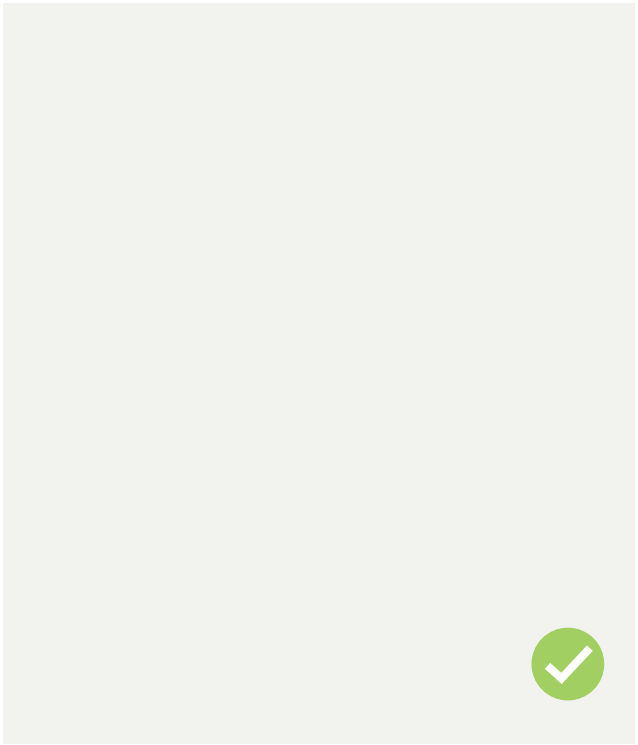


Figure 86: XXXX

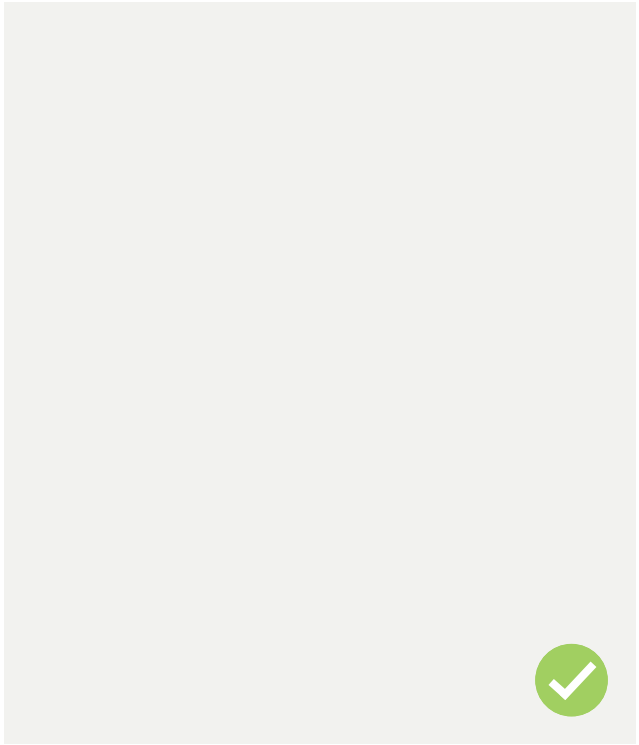


Figure 88: XXXX

TO DISCUSS WITH CLIENT IF THEY WANT TO CONSIDER MODERN SINGLE COLOUR FASCIAS ETC WITH CENTRALISED LOGOS? AND OTHER 'FUN' OPTIONS (CAMDEN?)

UPDATE TEXT IN CONJUNCTION WITH CLIENT CONSIDERATIONS

RC1 - Approach to curating signage and security to front;

The design of shop fronts has a significant impact. The preference is introduce traditional proportions and features of typical shop fronts.

For materials the design development must demonstrate:

- a presumption in favour traditional materials such as wood, stone, plasterwork and glasswork; and
- illuminated units and UPVC signs (or equivalent) are not used.

For fascias and signs the design development must demonstrate:

- the depth of all fascia's is proportionate to shop front - not more than a quarter of the total height of the shop front;
- the top line of the fascia board/sign is aligned to the underside of an upper floor sill or other prominent architectural feature OR a space between such is at least two brick courses, to allow for visual separation;
- the depth of signage must not be greater than the depth of the fascia;
- that the content of signs is kept to a minimum and any lettering and/or graphics must be:
    - justified centrally, or to one side;
    - in proportion to the dimensions of the fascia board; and
    - not reduce the appearance of the streetscape in terms of use of non-standard materials (see above for materials), harsh lighting, or the application of busy or complicated graphics.
    - only one fascia sign per shop; and
    - hanging signs are promoted and line through with the fascia of the shop-front and project no more than 0.75m forward of the shop-front.
- For windows and stalls the design development must demonstrate:
    - there are windows to all floors ie. blank facades are not permitted at upper levels;
    - a presumption in favour of paneled glazing in shop windows, including transom and fan lights to create interest on occasional buildings;
    - that the primary windows is vertically proportioned and fixed between the stall riser and the transom bar or fascia;
    - that the primary windows are sash where this is in keeping with the function of the building, i.e. none retail;
    - shops have a clear door access within the shop window, there is a preference for this to be recessed in line with traditional arrangements, at least 800mm, allowing for a door to open outwards; and
    - stall risers under shop windows are between 200-900mm in height and an obvious and integral feature of

the elevation.

- For shutters the design development must demonstrate:
    - security shutters are internal and grill/mesh to maintain an element of night-time vibrancy and an active retail frontage.

RC2 - Approach to service yards seen from the street;

As Consett town centre has evolved there are occassions where service yards and back of property face the street. This can downgrade the appearance of some streets, and is unfortunate where there is a mix with some good quality buildings fronting the street.

There may be opportunties to embed art into these area to enliven these streets, also in some locations it might be appropraite to allow some activity from these yards.

New build interpretations

Any new retail development, must not present long blank facades to the street, including service yards.

Figure 90: Mix of poor quality fronts and backs on Raglan Street.

Figure 91: Mix of poor quality fronts and backs on Nile Street

The **Durham Design Code SPD** states that *"19th Century Industrial: Industrial core (pg. XXX)*

Figure 92: The street mural trail in Stockport

RC3 - Continuation and uplift of public realm treatments;

Some environmental improvements have been delivered in the Town centre, including new paving, lighting and seating. These have been undertaken in a relatively small area today. There are opportunties to widen the application of this and further enhance the Town centre.

A continuation of the new and well maintained public realm must include:

- The same materials as chosen for the upgrade to Middle Street and the effective use of materials on Victoria Road, mixing natural stone for impact with a good quality hard wearing concrete product.
- The material selections should be from a simple pallete combining hues of stone grey as the examples given.
- planting selection, which offers plants with good shape chosen from a narrow pallet to create strong and unified form.
- in pedestrianised areas, lighting should be human in scale, simple modern in style, coated in a colour to match the muted greys already in use.

The **Durham Design Code SPD** states that *"19th Century Industrial: Industrial core (pg. XXX)*

Figure 93: Recent improvements to Middle Street Consett

Figure 94: Simple and effective improvements to Victoria Road, are well maintained.

TO BE ADDED IF REQUIRED BY CLIENT

RC4 - Using signage and public realm as a unifying treatment;

The

- Respect

RC5 - Incorporating opportunities for nature and planting in the Town Centre;

The

- Respect

Figure 95: XXXX

Figure 96: XXXX

New build interpretations

The

New build interpretations

The

The **Durham Design Code SPD** states that *"19th Century Industrial: Industrial core (pg. XXX)*

2.11 Area type 7: Industrial Consett

Consett's industrial areas, reflect modest sized business parks and industrial estates, demonstrating a blend of modest utilitarian architecture lifted with mature tree planting. Small areas of carparking, are often sited well to reducing the prominence of the car however, servicing and access roads are strongly engineered and give a less attractive welcome. The emphasis of the built form is on cost and operational efficiency. With a shift towards diverse modern enterprises, the design quality and landscape setting of such will need careful consideration to ensure the quality of the businesses moving and staying in the Consett Area.

Employment	Calculations
Building footprint range in hectares (Ha)	0.05- 1.1Ha
Typical plot size range	125m (W) x 165m (D) 45m (W) x 90m (D)
Green space % within plots	0-40%

Table 17: (adjacent) Typical sizes for this area type. **Please note:** Calculations are based on a single sample. It is recommended that applicants undertake their own testing.

Figure 97: Aerial view of industrial buildings to the north of Consett, part of the Number One industrial estate.

- - Building line/inactive frontage

Topic	Good Design characteristics	Planning issues /opportunities	Code must cover
Context Character, Conservation, Heritage, Local features	• Some +ve examples including View Point at Derwent Business Park	• Most of the employment development is lower quality sheds and older office space	• Consideration of architectural details and materials.
Connections: Context, urban form, layout, movement	• Some well laid out existing infrastructure, based on well defined grid and including mature planting.	• Employment areas often don't include provision for wheeling (including cycling)	• **Working with the site to create well grounded layouts.**
Built form: Building massing, scale and type, blocks and plots, boundary treatments, setbacks, building lines	• Some business parks incorporate mature planting to create good screening for large buildings; • Some business parks have units clustered to create small sub areas in the development;	• The transition between employment and housing needs to be managed though massing and scale; • Boundaries to employment zones and entrances to these need consideration; • Parking and serving needs consideration;	• Transition between employment and housing; • Boundarys to employment; • **Incorporating parking sensitively;**
Nature: Landscape, green and blue infrastructure, open and public spaces		• Though some business parks are well greened, more biodiversity could be considered;	• Incorporating open space; • Incorporating space for nature;
Resilience Orientation Materials SuDs Energy production EV charging		• Sustainability standards not set;	• **Using sustainable materials;** • **Incorporating on plot energy;** • **Incorporating EV charging**

Table 18: Outlining what to reinforce and what to uplift through better controls in the codes. (Code must cover in Bold is covered in Section 3)

2.11.1 What good looks like

The illustration on the following page brings together various elements of 'good design' from across the Industrial Consett area type. The images on this page have been used to inform the illustration, and highlight what certain elements of good design look like in practice.

Figure 99: Calder Park Highways England Offices

Figure 101: Calder Park is set in a parkland setting created by advanced planting.

Figure 98: Concept for 'Plastics Park' Cheshire, relies on structural landscaping

Figure 100: Gillmoss Recycling Centre, industrial can be architectural!

Figure 102: Speke Business Park Liverpool. Nature add much to industrial areas, ie. biodiversity, green infrastructure which settles the buildings and pleasant places to work.

2.11.2 Design intent

ADD ANNOTATION AND UPDATE IMAGE:

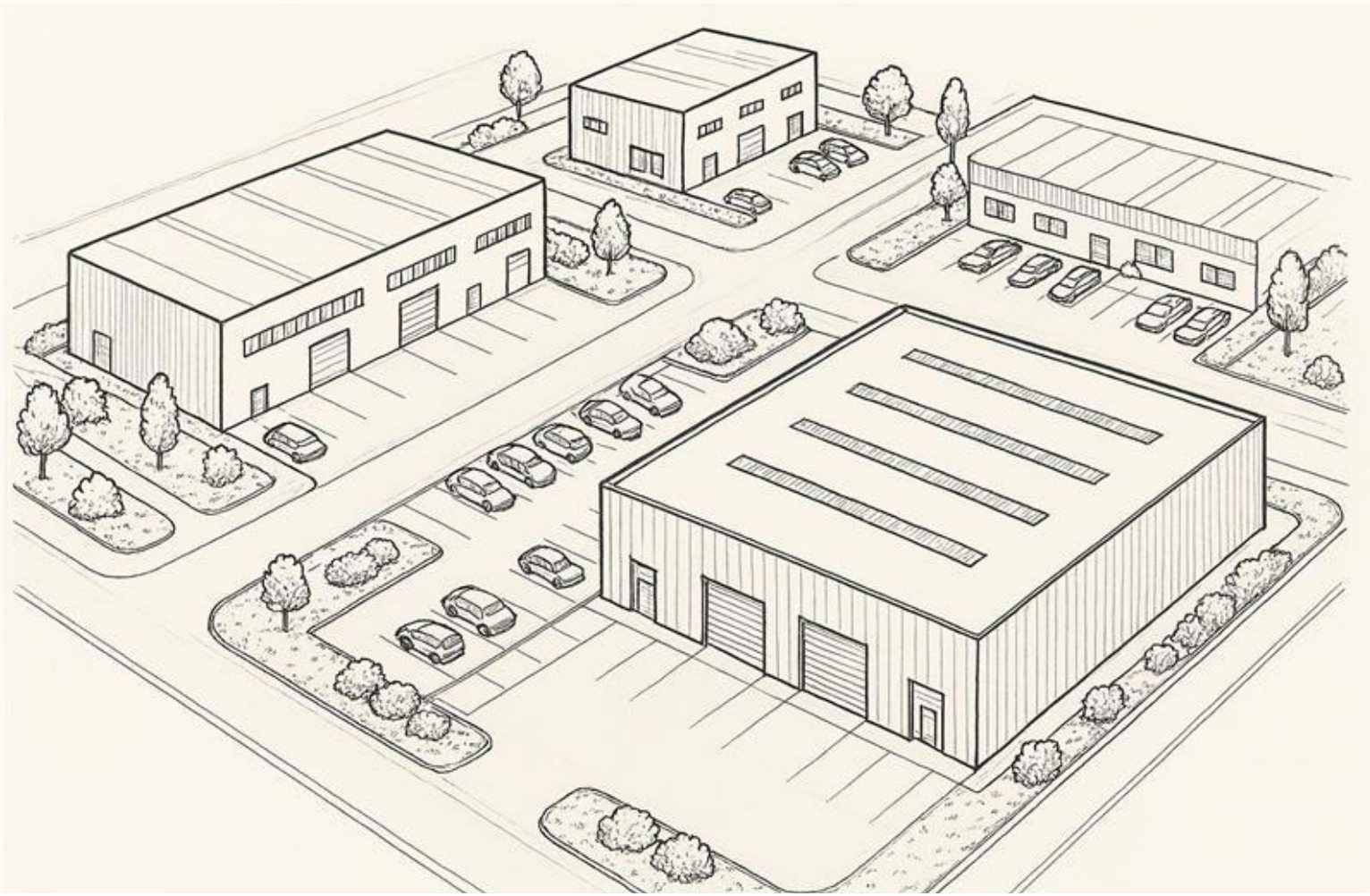


Table 19: An annotated sketch highlighting what design aspects should be maintained or enhanced in the area. **Please note:** this is not an existing scene, it instead brings together various elements of good design.

IC1 - Consideration of archtectural details and materials.

The design and materials of employment buildings shape both their appearance and how they're experienced by users and the surrounding community. By using varied materials and reflecting local character, buildings can feel more human-scaled, engaging, and rooted in place.

- Large, uninterrupted elevations made of a single material, must be avoided as they can appear monotonous and overly dominant
- To reduce building mass and add visual interest, incorporate architectural elements such as pilasters, recessed panels, varied wall planes, or different materials.
- To reduce the visual impact of large employment buildings in long-range views, especially near open landscapes or skylines, use natural, muted tones—such as greens, greys, browns, or buffs—that reflect the local environment. Where appropriate, apply tonal variation, with darker shades at the base and lighter ones above, to soften the silhouette. Avoid reflective materials, stark whites, and bold contrasts, which can increase visual prominence
- Where large, blank façades face public areas, applicants should use design features—such as architectural detailing, landscaping, or integrated public art—to add visual interest. Public art, including murals, sculptures, or lighting, should be permanent, high-quality, and well-integrated. Light installations must meet all relevant lighting regulations
- All plant equipment, including rooftop units, should be visually screened to reduce their impact on the built environment

Figure 103: Architectural features have been used in this building in Calder Park (Wakefield) to help add interest and create a primary frontage.

Figure 104: Muted tones and tonal variation (with darker shades at the base and lighter ones above), can help soften the silhouette of large buildings. Calder Park, Wakefield.

The **Durham Design Code SPD** states that *"19th Century Industrial: Industrial core (pg. XXX)*

IMAGES/PHOTOS TO BE ADDED

IC2 - Transition between employment and housing;

Some employment allocations are located notably close to residential area in and around Consett. Though it is traditional for employment and the locals employed there to be located close together, it is well understoond now that quality of life and quality of place has an overarching effect on health and the proximity to and buffer between industrial and residential needs to be carefully managed.

- Industrial uses are expected be in keeping with their proximity to residential property, and dirty, noisy or any other 'bad neighbour' must be located away on sites away from residential uses. The offset for this must be determined through indepentant technical studies verified by Council officers in agreement this the local community.
- Development proposals for larger buildings should employ gradual transitions in height and form where this supports visual integration and avoids abrupt or visually intrusive change. Where a noise barrier is required as part of acoustic mitigation measures and is visible from the street, its appearance must be softened through the inclusion of a landscaped buffer, which contributes possitively to the streetscape. This buffer must:
  - Be a minimum of 2m wide, noting that the final width should be determined based on the location of visually sensitive receptors and the height of the barrier.
  - Include layered planting with species selected for seasonal interest, visual screening and compatability with the local context.
  - Clearly define responsibility for long-term maintenance of the buffer and secure this through appropriate management arrangements.

Figure 105: XXXX

Figure 106: XXXX

The **Durham Design Code SPD** states that *"19th Century Industrial: Industrial core (pg. XXX)*

IC3 - Boundaries to employment;

Where development adjoins the street, boundary fencing must be carefully designed to balance operational and security needs with high-quality design. Fencing must:

- Be visually permeable wherever feasible, using materials such as vertical metal railings or weldmesh to maintain passive surveillance and minimise visual barriers. Solid elements—such as walls—may be incorporated up to 1m in height, with railings above.
- Be set back from the street edge to allow for a minimum 2-metre-wide landscape buffer, incorporating layered planting to soften the boundary.
- Be coordinated with other site infrastructure—including lighting, signage, and planting—to establish a coherent and integrated visual language.

IC4 - Creating a front door to the street;

Business and industrial units should not be designed to be inwards facing, they have an important part to place in placemaking and creating a positive impact on local character. Addressing the street properly with a welcoming frontage and clearly defined entrance should be a basic requirement for this type of development,

- Ancillary functions like offices and trade counters should be located along the main frontage facing the public highway, helping to create an active and welcoming street presence.
- At ground level, natural solutions like planting or living walls are preferred, with timber cladding used only when greenery isn't practical
- Parking area, servicing and plant equipment must be carefully sited and designed as part of the overall layout to ensure a cohesive and visually appropriate streetscape.

Figure 107: A landscape buffer containing trees helps to screen large industrial buildings from the road - Calder Park, Wakefield.

Figure 108: Calder Park, Wakefield - parking areas are screened by trees and planting.

The **Durham Design Code SPD** states that *"19th Century Industrial: Industrial core (pg. XXX)*

IMAGES/PHOTOS TO BE ADDED

IC5 - Wayfinding and signage;

Signage on business and industrial parks is often a dominant feature. Done well this can create a positive and cohesive impression.

- For new employment areas signage strategy should be prepared to ensure a unified and well-integrated visual identity and should cover signage types, typical locations, scale, materials, lighting, and how signage aligns with the overall site design.
- Loading bay and service yard signage should be clearly legible, using durable materials, consistent fonts, and high-contrast colours. Signs must be placed at key points—such as junctions and entryways—to guide movement efficiently, reduce pedestrian disruption, and limit unnecessary vehicle circulation

Figure 109: XXXX

Figure 110: XXXX

Figure 111: XXXX

Figure 112: XXXX

IC6 - Incorporating open space;

The wellbeing of those working in our industrial and business parks is an important factor in building a health and reiliance for our community. Including access to open space and nature during the working day is proved to positively impact mental and physical health.

- New developments must provide dedicated outdoor amenity space to enhance employee well-being, encourage social interaction, relaxation, and physical activity.
- This space must be accessible to all users, provide seating and incorporate planting.
- Outdoor amenity spaces must be located within easy walking or wheeling distance of building entrances (within 100m) and connected by accessible, dedicated routes.
- These spaces should be designed to provide an attractive and welcoming environment for employees to enjoy. Where possible, outdoor amenity areas should be positioned away from vehicular routes and parking areas to enhance their appeal and tranquillity.
- New development should make provision for informal exercise and physical activity in outdoor spaces, such as outdoor gyms, trim trails, or even table tennis.

The **Durham Design Code SPD** states that *"19th Century Industrial: Industrial core (pg. XXX)*

Figure 113: Dedicated outdoor amenity space can help to enhance employee well-being, encourage social interaction, relaxation, and physical activity.

Figure 114: New development should make provision for informal exercise and physical activity in outdoor spaces, such as outdoor gyms, trim trails, or even table tennis.

IC7 - Incorporating space for nature;

- Designs should promote access to green spaces by incorporating active travel routes and clear signage to improve visibility and ease of use. Where feasible, walking and wheeling paths should follow green infrastructure corridors—provided this doesn't conflict with biodiversity net gain (BNG) requirements;
- New development proposals must be informed by a clear understanding of existing woodland, trees and hedgerows within the site to ensure that opportunities for their retention and integration into the layout are optimised.
- Opportunities to enhance retained features should be considered and could include provision of complimentary planting alongside or contiguous with retained features.

Figure 115: The incorporation of waterways and ponds at Calder Park in Wakefield creates space for wildlife.

Figure 117: Where feasible, walking and wheeling paths should follow green infrastructure corridors.

Figure 116: SuDS and planting create a pleasant green route in Calder Park, Wakefield.

Area-wide design codes and guidance

03

3. Area-wide design codes and guidance

This chapter presents a series of area-wide design codes, applicable to future development within the Consett Area Neighbourhood Area (NA). These design codes should be considered in conjunction with the area type specific design guidelines in Section 2.

3.1 Introduction

This section supports developers and other applicants when producing or reviewing planning applications within the Consett Area NA. The featured guidelines and codes apply to the whole NA, including any future allocated sites, infill development, and windfall development.

The guidance in this section is focused on topics that help designers and decision makers respond appropriately to context. To enable a clear design process, new development proposals must use the guidance to ensure that development proposals enhance the setting and sustainability of the Neighbourhood Area, while not detracting from its context, local character, and sense of place.

The goal is to promote the delivery of the best possible range of residential development, which will support sustainable and contextually appropriate development.

Reference to existing policy:

Where there is already reference to a theme within existing local policy or guidance, this has been highlighted alongside the below icon.

Example of a existing policy

HYPERLINKS TO BE UPDATED THROUGHOUT

Please note:

Both design codes and guidelines are contained within this document, highlighted within dark blue boxes as shown here. The difference between codes and guidelines is summarised below:

Design codes: Design codes are mandatory requirements for design issues and are expressed with the word **MUST.**

Guidelines: Guidelines set out aspirations for design that is expected to be delivered and are expressed with one of two words:

- **SHOULD** reflects design principles that are strongly encouraged.
- **COULD** reflects design principles that are suggestions.

TABLE TO BE UPDATED IN LINE WITH FINAL COPY

- A Context
- B Connections
- C Built Form
- D Nature
- E Resilience

Design codes and guidance		Page number
A: Context	A1 - Managing traditional enclosure ratio with modern standards.	XX
	A2 - Density	XX
B: Connections	B1 - Working with the site to create well-grounded layouts.	XX
C: Built form	C1 - Balancing a traditional house type with future needs;	XX
	C2 - Incorporating parking sensitively	XX
	C3 - Space standard for gardens.	XX
D: Nature	D1 - Allowance for nature (in an urban area).	XX
E: Resilience	E1 - Using sustainable materials;	XX
	E2 - Optimising solar gain	
	E3 - Intergrating photovoltics (PV)	XX
	E4 - Incorporating air source heat pumps (ASHP)	XX

Table 20: Individual design codes and guidance are grouped by topic, and can be found using the above page numbers.

A Context

3.2 Context

To preserve Consett's character and heritage, new development should take a coordinated, sensitive approach that reflects the town's industrial legacy through appropriate materials and forms. Community involvement is vital to ensure designs feel authentic and locally rooted. Historic buildings and traditional layouts should be retained where possible, with shared spaces that foster social connection and embed heritage into daily life. Enhancing green infrastructure and designing in harmony with the landscape will help new buildings integrate with their surroundings, supporting growth that respects and strengthens Consett's identity

A1 - Managing traditional enclosure ratio with modern standards.

The strong linear urban form seen in this area type makes the way in which buildings respond to the road a key

- Respect and respond to positive elements of the existing layout and built form as detailed on page 50.
- Plot and building depths and widths should be in keeping with the typical sizes within the surroundings. Character area specific typical plot and block size ranges must be agreed with the local community through officers and referred to and inform proposed plot and block arrangements, based on the surrounding context.

A2 - Density

The existing density samples shown in section 2 suggests that new development within the Consett Area can be relatively high the village and town centres and traditional terraced block.

- A blanked density isn't promoted however densities are raised using these traditional forms it must be done respecting appropraite layout reflecting the traditional use of these. I.e. terraced block, rather than pepper potted terracing, and the use of more highly urban solutions only in the centres or gateways to development again to avoid pepperpotting this form across a layout.

Reference to existing policy

IMAGES/ILLUSTRATIONS TO BE ADDED

B Connections

3.3 Connections

A well-connected street network promotes walkability, legibility, and social interaction by treating streets as multifunctional public spaces. Preserving historic street patterns and integrating pedestrian and cycle routes enhances connectivity, supports sustainable travel, and ensures permeability. Green infrastructure—like parks, tree-lined streets, and greenways—strengthens movement networks while boosting biodiversity, climate resilience, and placemaking

B1 - Working with the site to create well-grounded layouts.

Applicants must undertake a site appraisal identifying and analysing the physical and environmental features of the site. This information must be unbiased, balanced and factual. This is to be used to ensure new layouts work with the existing site features and opportunties to retain those positive spatial factors which ground the development as being of Consett. These will include:

- Visual connnections to the wider area, and should focus on those positive medium and long views to the countryside.
- Opportunties to enhance existing green and blue infrastrucutre corridors and to align [where appropraite] movement corridors to benefit from these existig conduits.
- Where located in existing urban areas applicants must demonstrate how a positive existing urban grain has been extrapolated to shape the proposed. Where the existing layout reflects poorer connnectivity ie cul-de-sacs, proposals should seek to mend the urban grain and could take reference from local historic street patterns.

Figure 118: XXXX

Reference to existing policy

C Built form

3.4 Built form

New development should reflect Consett's human-scale character, shaped by traditional housing and modest commercial buildings. Larger structures should be broken into smaller volumes to maintain visual continuity. Boundary treatments—like low brick walls and iron railings—should echo local styles, using materials and detailing consistent with the town's vernacular.

C1 - Balancing a traditional house type with future needs.

There are many traditional workers terraces and cottages in the Consett area. By today's space standards some of these would not be acceptable for the size and make up of modern families. Though the building envelop should reflect the propotions the the traditional, in particular as they present to the street, there should be scope to accomodate the following internally:

- a dedicated work area that comfortably fits a desk and chair, receives natural light, and has access to a double power socket. While the UK's Nationally Described Space Standard (NDSS) and the Wakefield Local Plan do not specify a formal minimum size for home offices, a practical guideline is that this space should be at least 5m²
- Ground floor dwellings and single-aspect north-facing homes should have higher ceiling heights of at least 2.5 meters.
- Higher ceilings to improve natural light distribution, enhance spaciousness, and support better air circulation—helping to create more comfortable and inviting living spaces despite limited sunlight or exposure.
- Roofs designed with future adaptability in mind, allowing for potential conversion into habitable spaces. This involves constructing roofs and ceilings at a suitable pitch, typically a minimum of 30 degrees, to facilitate future loft conversions.

Reference to existing policy

C Built form

C2 - Incorporating parking sensitively.

Car parking should be considered as an integral part of the overall design of a scheme, and not considered as an "add-on" or a detailed issue to be left to the end of the design process. Designated parking locations should be convenient for residents, and visible from their homes.

- There must be a mix of parking options used across development. This can include on street parallel bays, tandem parking bays between homes, detached garages , and in addition the occasional use of integral garages and on plot in front of property bays.
- Bays must be readily accessible from the front or back door of a property.

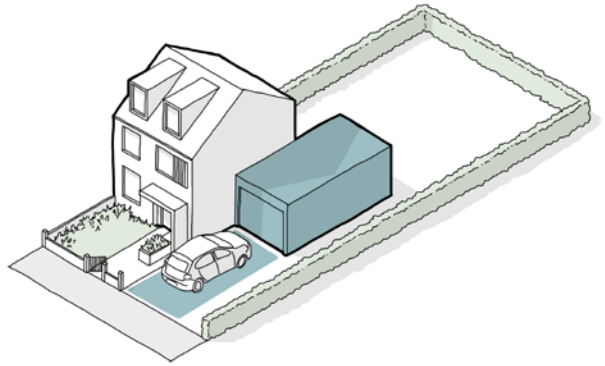


Figure 119: Example of on-plot parking, combined with a garage.

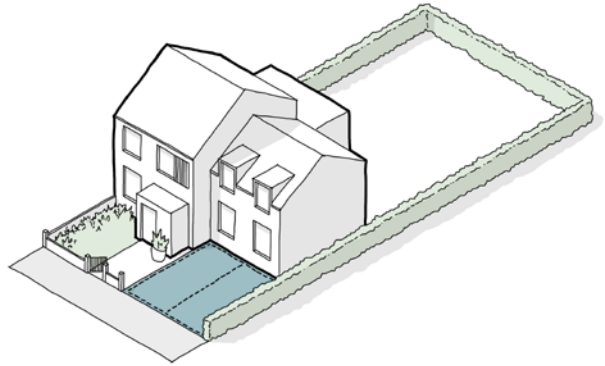


Figure 120: Example of on-plot parking space for two cars. This should be balanced with greenery, so hardstanding does not dominate the frontage.

Figure 121: Example of on-street parking bays in Medomsley. A short run of 2 spaces, demarcated by a change in surface material, and screened by greenery.

Reference to existing policy

IMAGES/ILLUSTRATIONS TO BE ADDED

C Built form

C3 - Space standards for gardens.

Providing good outdoor space for residents is vital. Every home must have USABLE and appropriate space to the type of house.

- Family homes, must include an appropriate garden space, it should be well defined, offer privacy and provide space for permenant play equipment, e.g trampolines, slides swing sets etc to be kept outside with out disrupting neighbours views.
- Private gardens for new houses should have a minimum length of 10m to ensure sufficient functional outdoor space for play, planting, and relaxation.
- For north-facing gardens, a greater minimum length (typically 12 m) is recommended. This compensates for reduced sunlight, particularly in winter months to ensure that the garden remains usable and pleasant.
- Exception: In higher-density contexts or where site constraints limit available space, a reduced garden length may be acceptable with appropriate justification.

Figure 122: XXXX

Reference to existing policy

IMAGES/ILLUSTRATIONS TO BE ADDED

D Nature

3.5 Nature

Consett's dramatic upland landscape is central to its identity and should shape new development. Proposals must work with the natural topography—preserving key views, integrating existing features, and softening edges with native planting. Public spaces should connect to green assets and be designed for long-term care, ensuring they remain safe, welcoming, and well-used.

D1 - Allowance for nature (in an urban area).

The strong linear urban form seen in this area type makes the way in which buildings respond to the road a key

- For major new developments or any proposed development located near an ecologically sensitive site, a perimeter exercise loop should be provided. This route will offer residents opportunities for walking and cycling, promoting health and well-being while helping to divert recreational pressure away from protected areas. The loop should connect seamlessly with existing public rights of way and nearby active travel networks. Wherever feasible, it should be designed as an off-road or segregated route, avoiding areas shared with motor vehicles to enhance safety and usability.

Figure 124: XXXX

Figure 126: XXXX

Reference to existing policy

E Resilience

3.6 Resilience

To future-proof Consett, new development must embed sustainability in building orientation, drainage, energy, and transport. Designs should maximise natural light and solar gain while minimising overheating, with south-facing façades ideal for solar panels. Sustainable Drainage Systems (SuDS) like swales and rain gardens should manage water and boost biodiversity. Renewable energy and community schemes should be integrated, alongside energy-efficient buildings. EV charging infrastructure must be widely accessible to support clean transport and long-term mobility needs.

E1 - Using sustainable materials;

Development proposals should look to incorporate nature based solutions into the fabric of buildings. Applicants should include measures which contribute to the optimisation of the relevant local Urban Greening Factor. Relevant information on the use of the Urban Greening Factor to evaluate the quality and quantity of urban greening is included in Natural England's Green Infrastructure Framework - Principles and Standards for England.

Carbon emissions from the construction of new buildings should be minimised using standard Whole Life Carbon Assessment (WLCA) methods, such as those set out in the RICS Whole Life Carbon Assessment for the Built Environment (2nd Edition) or BS EN 15978:2011.

Upfront carbon (modules A1–A5) should be assessed against recognised benchmarks, such as the Net Zero Carbon Buildings Standard (2025) or LETI targets for 2025 and 2030.

E2 - Optimising solar gain

Layouts must optimise passive solar gain to reduce energy use for heating,. This should look to maximise the number of buildings on site that are orientated to within +/- 30° of south. In addition, south-facing facades for living spaces should be prioritised (where possible) to maximise passive solar heating in winter.

However, when applying these measures, the risk of overheating must also be considered, in alignment with Buildings Regulations Approved Document Part O. According to this document, measures must be taken to limit excess solar gains in the summer and remove heat from within the building where neccessary. Compliance with overheating limits can be demonstrated by using approved calculation methods such as the Simplified Methodology or CIBSE's TM59 Dynamic Thermal Modelling methodology Passive measures to limit overheating should be prioritised, and may include fixed shading, glazing design (such as the window g-value), and building design (such as shading from balconies and landscaping of the surroundings.

IMAGES/ILLUSTRATIONS TO BE ADDED

Resilience

E3 - Intergrating photovoltics (PV)

- Photovoltaic panels (PV) should be used where possible. PV arrays should be orientated to maximise solar exposure - typically south-facing or east/west facing where appropriate, ensuring minimal shading from nearby trees or buildings.
- A battery could be installed alongside the PV to optimise the use of the array's power output, however the cost of this is recognised.
- When using PV's aesthetics as well as function should be reviewed. It is preferable to locate PVs on roof pitches outside the publically visible areas and to use PV's which are either integrated as part of the tile bond or embedded into the roof plane such that they don't project or stand proud the of the main roof,

Figure 127: XXXX

Figure 128: XXXX

Reference to existing policy

IMAGES/ILLUSTRATIONS TO BE ADDED

E Resilience

E4 - Incorporating air source heat pumps (ASHP)

ASHP's can be a good way of renerating on plot energy and should be one of the mechanisms used on developments to provide residents with this. They are often large and unsightly, therefore the following should be considered.

- ASHP's should be located so as to minimise their visual prominance. Position units on side or rear elevations, avoiding principal facades or elevations that face a public street or highway. Rear gardens, enclosed service yards, or inner courtyards are preferred locations.
- Where an ASHP is located on an elevation which fronts the street, appropriate screening should be provided (timber, low wall, evergreen planting) to minimise visibility (ensuring that such measures do not impede airflow or maintenance access).

Figure 129: XXXX

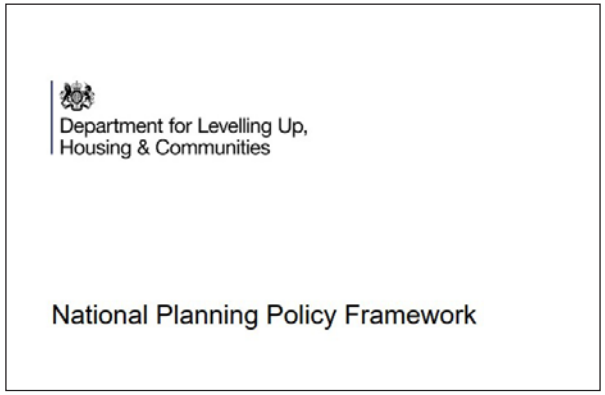
Figure 130: XXXX

Appendix

Appendix A: Policy context

Appendix B outlines the national and local planning policy and guidance documents that have influenced the development of this document.

It is recommended that future development refers to the following policy and guidance, and subsequent updates, to supplement and support guidance described in this design codes and guidance document. The following text identifies relevant planning policies and guidance at both the national and local level.



National Planning Policy Framework (revised December 2023)

Ministry for Housing, Communities and Local Government (MHCLG)

The National Planning Policy Framework (NPPF) outlines the Government's overarching economic, environmental, and social planning policies for England. The policies within the NPPF apply to the preparation of Local and Neighbourhood Areas, and act as a framework against which decisions are made on planning applications. The NPPF notes that, 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes'.

The sections of the NPPF that are of particular relevance to this Design Code are:

Part 2: Achieving sustainable development;

Part 5: Delivering a sufficient supply of homes;

Part 8: Promoting healthy and safe communities;

Part 12: Achieving well-designed places, emphasises the need to create high-quality buildings and places as fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality;

Part 15: Conserving and enhancing the natural environment; and

Part 16: Conserving and enhancing the historic environment.

National Planning Policy Framework (revised December 2023)

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Part 15: Conserving and enhancing the natural environment; and

Part 16: Conserving and enhancing the historic environment.

National Model Design Code (2021)

MHCLG

The National Model Design Code (NMDC) sets a baseline standard of quality and practice. The NMDC provides detailed guidance on the production of design codes and the outlining of character areas. It expands on 10 characteristics of good design set out in the NDG.

The NMDC and NDG are companion documents setting out characteristics of well-designed places. The guides are expected to be used by local authorities, applicants and local communities to establish further design codes and guidance (such as this document) that


Closed consultation

The Future Homes and Buildings Standards: 2023 consultation

Updated 4 March 2024

Applies to England

Contents

1. Scope of consultation
2. Acronyms
3. Introduction
4. Performance requirements for new buildings
5. Metrics
6. Updated guidance and

The Future Homes and Buildings Standards: 2023 consultation on changes to Part 6, Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for dwellings and non-domestic buildings and seeking evidence on previous changes to Part O (overheating)

can deliver in line with local objectives.

National Design Guide (updated January 2021)

MHCLG

The National Design Guide (NDG) sets the 10 characteristics of a well-designed place and demonstrates what good design is in practice. It supports the ambitions of the NPPF to utilise the planning and development process in the creation of high-quality places.

The NDG should be used as an overarching reference for new development where topics are not covered in local guidance. The NDG characteristics were used in the initial analysis to understand local demands and challenges. The NDG notes that a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings.

Building for a Healthy Life (2020)

Homes England

Building for a Healthy Life (BHL) is the Government-endorsed industry standard for well-designed homes and neighbourhoods. The name reflects the key role that the built environment has in promoting wellbeing.

The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments. It also provides useful prompts and questions for planning

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Local planning policy and design guidance		Notes	Adoption date
County Council	County Durham Plan : Key policy noted in table in appendices		2020
	County Durham Plan Policies Map		2020
	Building for Life (useful checklist)	Currently adopted SPDs	2019
	Residential Amenity Standards (min. standards)		2023
	Settlement Study (available services)		2018
	Parking and Accessibility		2023
	County Durham Design Code (including settlement study for Consett/ Leadgate/Hamsterley Mill/ Castleside (including Moorside and The Grove/Shotley Bridge)		2024 (settlement studys under review likely Jan 2026)
	Conservation area appraisal: Shotley Bridge		2009
	Conservation area appraisal: Ebchester		2009
	Conservation area appraisal: Blackhill		2009
Neighbourhood Forum	Consett Area Neighbourhood Plan (CANP)	Currently under review	XXXX
	Consett Housing needs assessment (CANP evidence)	Currently under review	XXXX

Table 21: Summary of local planning policy and design guidance.

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Appendix C: Checklist

Appendix C sets out a general list of design considerations by topic for use as a quick reference guide in design workshops and discussions.

Because the design guidance and codes in this document cannot cover all design eventualities, this section provides a number of questions based on established good practice against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has considered the context and provided an adequate design solution.

1

General design considerations for new development:

- Does new development integrate with existing paths, streets, circulation networks and patterns of activity to allow accessibility and connectivity?
- Is there an opportunity to reinforce or enhance the established settlement character of streets and other spaces?
- Does the proposal harmonise with and enhance the existing settlement in terms of physical form, architecture and land use?
- Does the proposal relate well to local topography and landscape features, including prominent ridge lines and long-distance views?
- How can the local architecture and historic distinctiveness be reflected, respected, and reinforced?
- Have important existing features been retained and incorporated into the development?
- Does the proposal adopt contextually appropriate materials and details?
- Have surrounding buildings been respected in terms of scale, height, form and massing?
- Are all components e.g. buildings, landscapes, access routes, parking and open space well related to each other?
- Has adequate open space been provided for the development in terms of both quantity and quality?
- Does the proposal incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features?
- Has management, maintenance and the upkeep of utilities been considered by the proposal?

1 (continued)

General design considerations for new development:

- Are energy efficient technologies (for example ground or air source heat pumps, rainwater harvesting, biomass and solar energy) positively integrated where appropriate?
- Does the proposal make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation) without adverse impact on the street scene, the local landscape, or the amenities of neighbours?
- Is there an opportunity to implement passive environmental design principles (for example, site layout being optimised for beneficial solar gain, techniques to reduce energy demands and the incorporation of renewable energy sources)?

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? I.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?

3 (continued)

Local green spaces, views & character:

- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how will this be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

5

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

6

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the villagescape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

7

Building heights and roof-line:

- What are the characteristics of the roof-line?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in-situ to reduce waste and embodied carbon?

9

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a bio-diverse roof in its design?

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