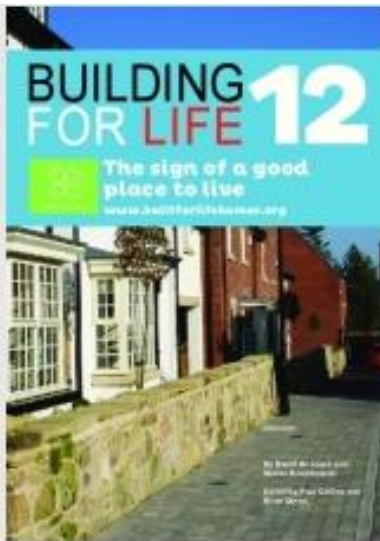


# High Weald AONB Design Guide



# AONB Design Guide

Draft High Weald AONB Design Guide to be produced Spring 2019



## Building for the High Weald

Design Guidance for new Housing Development in the High Weald Area of Outstanding Natural Beauty



# Responding to Site and Context

Has the design:

- Analysed not just the site, but its wider landscape and topographical setting, and its relationship to existing woods, fields, built settlement and routeways, to ensure robust understanding of the essential character of the area?



# Responding to Site and Context

Has the design:

- Identified existing views into and through the site that need to be maintained and incorporated into the layout?

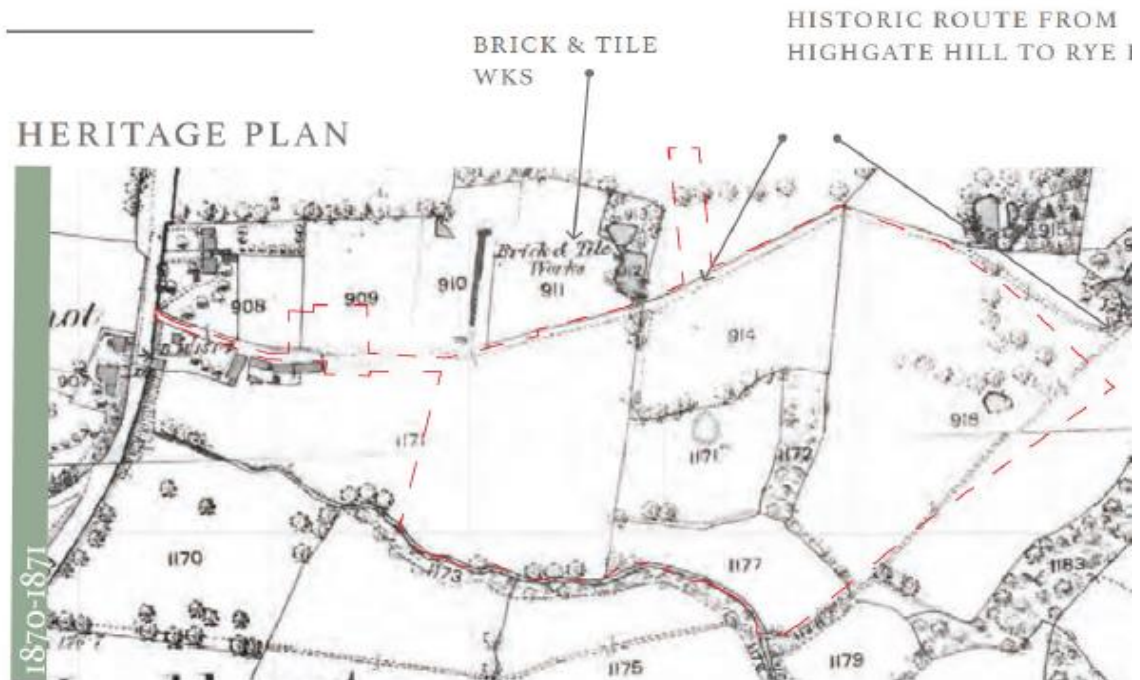
## 4.11 SITE APPRAISAL



# Responding to Site and Context

Has the design:

Studied historic maps to understand the evolution of the site/area and identify key historic features and considered if opportunities to reinstate historic features, hedges and routeways to reinforce 'sense of place'?



# Responding to Site and Context

Has the design:

Identified existing site features, such as water features or field boundaries, and taken the opportunity to retain, proactively incorporate and enhance these in the scheme?



# Connecting beyond the site

Has the design:

- Identified existing routes in the area, and maximised opportunities to connect to these, and explored opportunities to reinstate lost routes and add new routes across the site to improve accessibility in the wider area?
- Created a permeable and interconnected layout and avoided dead-end or cul-de-sac street patterns?



# Connecting beyond the site

Has the design:

- Addressed the site edges appropriately, either through creating soft transitions or through presenting active edges to public spaces?
- Created a positive relationship with the site surroundings and wider landscape, avoiding the need for screening?





# Layout & Structuring the Site

Has the design:

- Used local topography to influence the street alignment so that streets relate to existing landforms?



# Layout & Structuring the Site

Has the design:

- Used a range of street types arranged into a logical hierarchy that reflects their roles and that supports local character and reinforces wayfinding?



# Layout & Structuring the Site

Has the design:

- Designed junctions to be pedestrian friendly and in accordance with Manual for Streets, and to respond to local character and context, and the scale of development?



# Layout & Structuring the Site

Has the design:

- Arranged public spaces of good size and shape so that they are easy to access and form part of the structure of the site?



# Using Buildings to Define Streets & Spaces

Has the design:

- Placed buildings so that they have a clear and purposeful relationship with the street, including providing front doors to create an active and attractive edge?
- Formed a consistent building line so that the street scene is cohesive?



# Using Buildings to Define Streets & Spaces

Has the design:

- Used plot disposition and building placement to support the street hierarchy at all scales, and to minimise left over space?
- Clearly delineated the boundary between public and private space, including front garden enclosure?
- Made sure that publically accessible open space is lined with active edges and well overlooked?



# The Right Built Form

Has the design:

- Analysed the local grain and pattern of development and used this to help set out the site?
- Used the arrangement of buildings to support the street pattern and character?



# The Right Built Form

Has the design:

- Used a mix of building sizes, arranged into distinct hierarchical groups of built scale, with common elements such as build lines, ridge heights or roof treatments?
- Demonstrated in long street scene elevations how buildings are massed and spaced to reflect and reinforce High Weald character?
- Avoided homogeneity of building spacing and form across the site?



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# Parking Strategies

Has the design:

- Ensured that parking is adequate and close to the homes it serves, so that it is convenient and likely to be used?
- Placed parking in a way that maintains the character of the street scene, so that cars and hard-standings do not dominate?
- Designed parking courts to be easy and attractive to use, defined by active edges of buildings and car barns?





# Ancillary & Storage

Has the design:

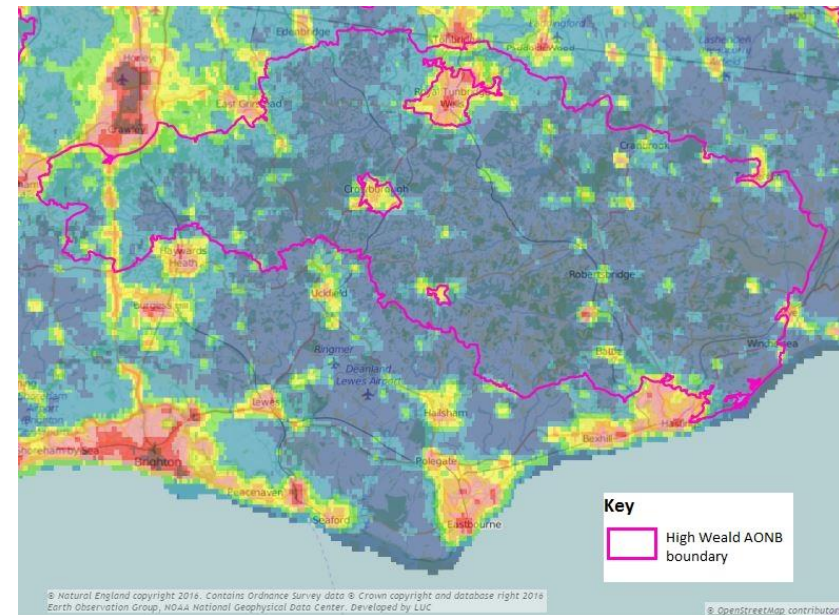
- Understood the storage requirements of each home?
- Created space to store waste and recycling containers in a way that does not detract from the street scene?



# Street Character & Details

Has the design:

- Referenced local street types rather than used standard approaches to street design in the scheme?
- Used a simple palette of materials and designed the street to be free of clutter?
- Avoided unnecessary light pollution?



# Reinforcing Local Planting Character & Habitats

Has the design:

- Incorporated attractive, locally-appropriate native planting schemes in the public realm and as boundaries to dwellings?
- Developed management plans for public green spaces that use traditional land-management skills and support local industry?
- Maximised opportunities to support characteristic wildlife and retain/provide habitats?

