



Department for
Communities and
Local Government

Estate Regeneration National Strategy

Good Practice Guide - Part 3: Design and Quality Checklist

Good Practice Guide - Part 3: Design and Quality Checklist

The purpose of the design and quality checklist is to provide a checklist of additional considerations for the design and masterplanning of estate regeneration projects. It is to be read in conjunction with the estate regeneration good practice guide. It is for the use of all stakeholders; landowners, residents, local authority officers and members, consultants and developers involved in or affected by the project.

The design and quality checklist sets out additional themes, considerations and source material for typical regeneration projects. As all projects differ, not all the considerations may apply to all projects.

This guidance does not intend to set out a list of mandatory requirements for estate regeneration schemes. It is intended as a general good practice guide for all stakeholders to consider in relation to the characteristics and challenges of each individual scheme.



© Crown copyright, 2016

Copyright in the typographical arrangement rests with the Crown.

You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence.

To view this licence visit:

www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

or write to the Information Policy Team, The National Archives, Kew, London TW9 4DU, or email:

psi@nationalarchives.gsi.gov.uk

This document/publication is also available on our website at: www.gov.uk/dclg

If you have any enquiries regarding this document/publication, complete the form at: <http://forms.communities.gov.uk/>

or write to us at:

Department for Communities and Local Government
Fry Building
2 Marsham Street
London
SW1P 4DF
Telephone: 030 3444 0000

For all our latest news and updates follow us on Twitter: www.twitter.com/CommunitiesUK

December 2016

ISBN: 978-1-4098-4948-3

Contents

GOOD PRACTICE GUIDE - PART 3: DESIGN AND QUALITY CHECKLIST

1. Streets and movement	4
Does the masterplan adhere to good urban design principles?	
2. A safe and secure environment	5
Is the masterplan designed with safety and security in mind?	
3. A green infrastructure	6
Is a high quality landscaping strategy in place?	
4. Character	7
Is it necessary to change the identity and character of the estate?	
5. Quality internal environments	8
Are the new homes designed to meet the needs of local residents while complying with technical standards set out in local and national planning policies?	
6. Environmental sustainability	9
Does the masterplan take account of local environmental policy requirements?	

1. Streets and movement

Does the masterplan adhere to good urban design principles?

Adopting good urban design principles can ensure that places are socially, economically and environmentally sustainable, and integrate well into their surroundings.

Key Issues	Key Considerations	Sources
<ul style="list-style-type: none"> • Connectivity & legibility • Public transport • Walkability, cycling • Hierarchy of streets and spaces • Active frontages • Car parking and cycle storage • Refuse storage and collection 	<ul style="list-style-type: none"> • The creation of a movement pattern which is clear, connected and permeable allowing residents to connect with the wider area. • Designing the public realm and building to ensure they can be accessed and used by everyone by adopting inclusive design principles. • A network of streets and spaces appropriate for their context. • Planning and making a clear case for investment in new transport infrastructure, involving the relevant agencies and setting out how this will support regeneration. • This could include a green transport plan with improvements to public transport, such as tram, rail and bus routes where relevant, and an active travel plan for walking and cycling. • Healthy walkable neighbourhoods with easy access to local facilities and public transport. • A safe and secure car parking strategy, which typically involves being either overlooked or managed, and how to integrate this into the street so that it does not dominate. • Establishing a strategy for cycle storage which is safe, secure and convenient for users. • Establishing a strategy for refuse storage, recycling and collection in accordance with local requirements. 	<p>Local planning requirements</p> <p>Manual for Streets 2</p> <p>Avoiding Rubbish Design NHBC</p> <p>Active by Design – Design Council Caba</p> <p>Heart in the Right Street – Create Streets</p>

2. A safe and secure environment

Is the masterplan designed with safety and security in mind?

Creating safe and secure environments is often a priority for estate regeneration projects.

Key Issues	Key Considerations	Sources
<ul style="list-style-type: none"> • Safety and security • Clear fronts and backs • Limited units of a single core • Safe play • Safe car parking/ cycle storage 	<ul style="list-style-type: none"> • New streets that are overlooked, well-lit and safe for pedestrian movement. • Developing strategies for places where children can play safely near their homes. • Consideration of the requirements of Secure by Design Part 1 and Cabe's 'Creating Safe Places'. 	<p>Secure by Design Part 1 Creating Safe Places to Live through Design – Design Council Cabe</p>

3. A green infrastructure

Is a high quality landscaping strategy in place?

High quality hard and soft landscaping, including provision of green and/or blue infrastructure, contributes to a healthy and social environment.

Key Issues	Key Considerations	Sources
<ul style="list-style-type: none"> • Topography • Ecology • Responding to microclimate • Health and wellbeing • Green and blue infrastructure • Private and public amenity • Network of private and communal gardens • Quality of public realm • Landscape and play • Inclusive design 	<ul style="list-style-type: none"> • An assessment of the existing landscape features including topography, bio-diversity, micro-climate, open space, trees and ecology. • How landscape can tie together development parcels and blocks as part of an integrated masterplan. • How to accommodate public and private amenity as an integral part of the masterplan. • How to provide low maintenance and high quality open spaces which provide amenity for a range of users, and are safe and secure. • Use of trees to define green routes and streets. 	<p>NHS Healthy New Towns</p> <p>UK Healthy Cities Network</p> <p>Inclusion by Design – Design Council Caba</p> <p>Public Health and Landscape: Creating Healthy Places (2013)</p> <p>Green infrastructure: An integrated approach to land use (2013)</p>

4. Character

Is it necessary to change the identity and character of the estate?

Where the appearance of the estate contributes to its poor image, strategies that transform perceptions will be required to create places that are attractive and popular with residents now and in the future.

Key Issues	Key Considerations	Sources
<ul style="list-style-type: none"> • Placemaking • Sense of place • Re-shaping identity • Creating value through character • Making a place popular • Variety • Delight 	<ul style="list-style-type: none"> • Whether a placemaking approach has been adopted to give neighbourhood identity, enhance popularity and to generate value. • Whether the existing identity can be enhanced by building on unique local qualities and features. • Producing designs which are sympathetic and complementary to and reference the favourable features of their surroundings in character and form. • Creating character that will be popular with and offer delight to residents, neighbours and visitors. • Creating variety and interest in appearance, particularly in large scale developments. • Careful specification of materials, detail design and construction detailing that ensures the development will age gracefully. • Local residential design guides, other approved planning policy documents and a design review process to deliver design quality. 	<p>Local Planning Policy Neighbourhood Planning Placemaking and Value – RICS Building for Life 12 Collaborative Planning - Participation not Consultation Design Review</p>

5. Quality internal environments

Are the new homes designed to meet the needs of local residents while complying with technical standards set out in local and national planning policies?

National technical standards embedded in planning policy and guidance set out a range of options for space and accessibility which can help estates do more to meet the needs of local residents and communities.

Key Issues	Key Considerations	Sources
<ul style="list-style-type: none"> • Space standards • Levels of accessibility • Storage • Communal access • Daylight/Sunlight • Sound • Private amenity • Digital connectivity 	<ul style="list-style-type: none"> • Addressing requirements for higher standards of accessibility for a proportion of development to meet Category 2 or Category 3 optional requirements. • Designing internal spaces to ensure they can be accessed and used by everyone by adopting inclusive design principles. • Whether there is a need to adopt the Nationally Described Space Standard for all or part of the development. • Local planning policies relating to private external amenity. • Requirements set out in local residential design guides and specific requirements that may be part of the offer to existing residents. • Good practice guidance for different housing tenures and typologies. • A strategy to ensure all homes have the optimum broadband connectivity. 	<p>Local Plan requirements</p> <p>Local Design Guides</p> <p>NHF Housing Standards Handbook</p> <p>HAPPI Design Principles</p>

6. Environmental sustainability

Does the masterplan take account of local environmental policy requirements?

Estate regeneration projects offer the opportunity to deliver local and national environmental objectives by, for example, mitigating carbon emissions and reducing fuel poverty. The masterplan should consider the impact of local climatic conditions including orientation and aspect to optimise environmental conditions for residents.

Key Issues	Key Considerations	Sources
<ul style="list-style-type: none"> • Orientation • Adaptable / Flexible • Resilience • Re-use • Energy standards • District energy generation • Renewables • Demographics 	<ul style="list-style-type: none"> • Local Plan policies on energy efficiency of homes. • The environmental impact of a full demolition and redevelopment compared to retention of existing building, taking account of social and economic impacts. • Addressing fuel poverty by improving the thermal performance of existing buildings. • Local Plan policies or strategies for area wide energy and low energy infrastructure. • Whole life costs and value including measures to reduce running costs and service charges. • Delivering a proportion of new or refurbished homes with a higher environmental performance to address fuel poverty such as Passivhaus or other voluntary standards. • Resilience and adaptability to climate change. • Resilience and adaptability to social, technological and economic changes over the lifetime of the project. 	<p>Environmental policies in Local Plans</p> <p>Health & Wellbeing Report in Homes – UKGBC</p>

