

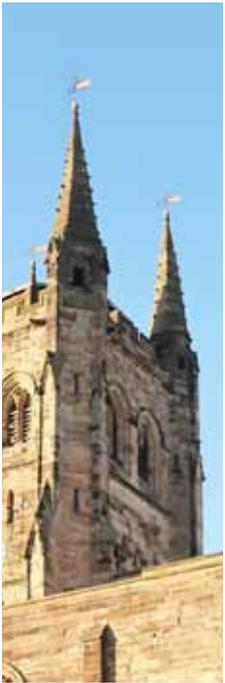
Tamworth

Design Guidance

Supplementary Planning Document

June 2019





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1.0

Introduction



1.0 Introduction

Purpose and Planning Context

1.1 The National Planning Policy Framework (NPPF) (MHCLG, 2019) recognises the value of well-designed buildings and places and encourages local authorities to adopt policies which enhance the quality of place. Successful design can help to strengthen local distinctiveness, improve the health and wellbeing of users, and should also aim to yield socio-economic benefits for both developers and the wider community. Good quality design must have sustainability at its core, creating commercial and environmentally benign developments for the long term.

1.2 Paragraph 126 of the NPPF encourages local authorities to produce Supplementary Planning Documents (SPD's) and design guides which contain visual material to help communicate their quality aspirations to applicants.

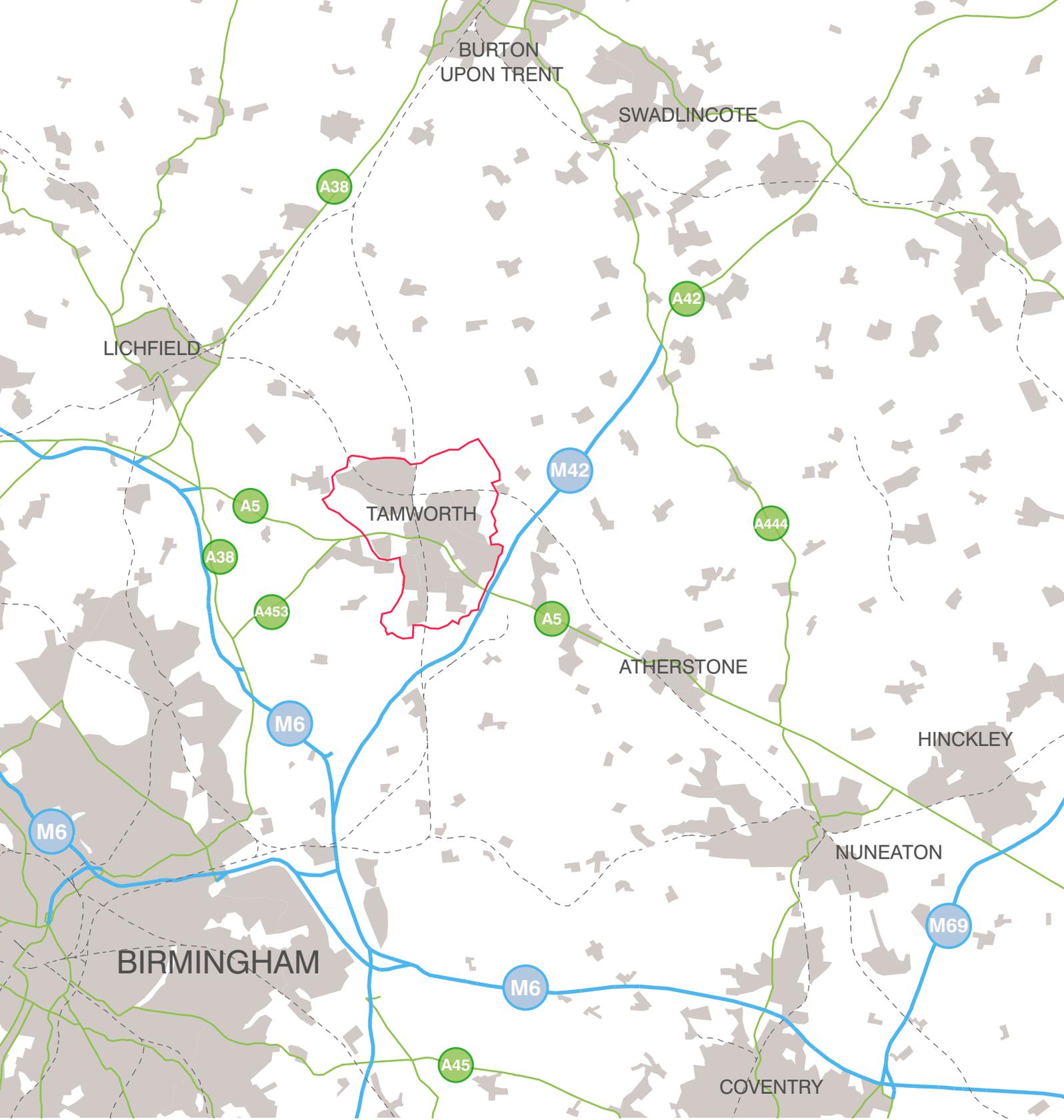
1.3 This Design SPD has been produced by Tamworth Borough Council in order to provide design guidance to those who are considering activity which will result in physical change within the built environment of Tamworth. The design guidance provided within it has been informed by national design best practice, a character survey of Tamworth, and by consultation with officers, members and the wider community.

1.4 Tamworth is a historic settlement which has managed to retain some of its distinctive character particularly within its town centre. There are a number of other historic locations within the Borough which have also retained their townscape and landscape character however, despite these survivals, much of the post war residential expansion of Tamworth has lacked the design quality of the past.

1.5 The Tamworth Design SPD encourages those seeking to bring forward development and physical change within the Borough to respect its established character but, where appropriate, the aspiration is to ensure that new buildings and spaces can result in positive enhancement to the built environment.

1.6 The Design SPD encourages the sustainable use of land and existing buildings and supports the enhancement of biodiversity and green infrastructure within the Borough.

1.7 The document has been formally adopted as a Supplementary Planning Document and is intended to build upon and provide more detailed advice and guidance on the design policies set out in the adopted Local Plan. Whilst not a Development Plan Document, the SPD forms an important part of the wider plan for the development of Tamworth and is, where relevant, a material consideration in the determination of planning applications



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Tamworth in Context

- Tamworth Borough Boundary
- Motorway
- Primary Routes
- - - Railway Network
- Urban Area

1.0 Introduction

Document Structure

1.8 This document has been prepared to ensure the necessary and proportionate design guidance can be easily found for different types of development within Tamworth. General design principals and guidance are contained with the body of the document with additional design guidance provided within the appendices. The remainder of the document is structured as follows:

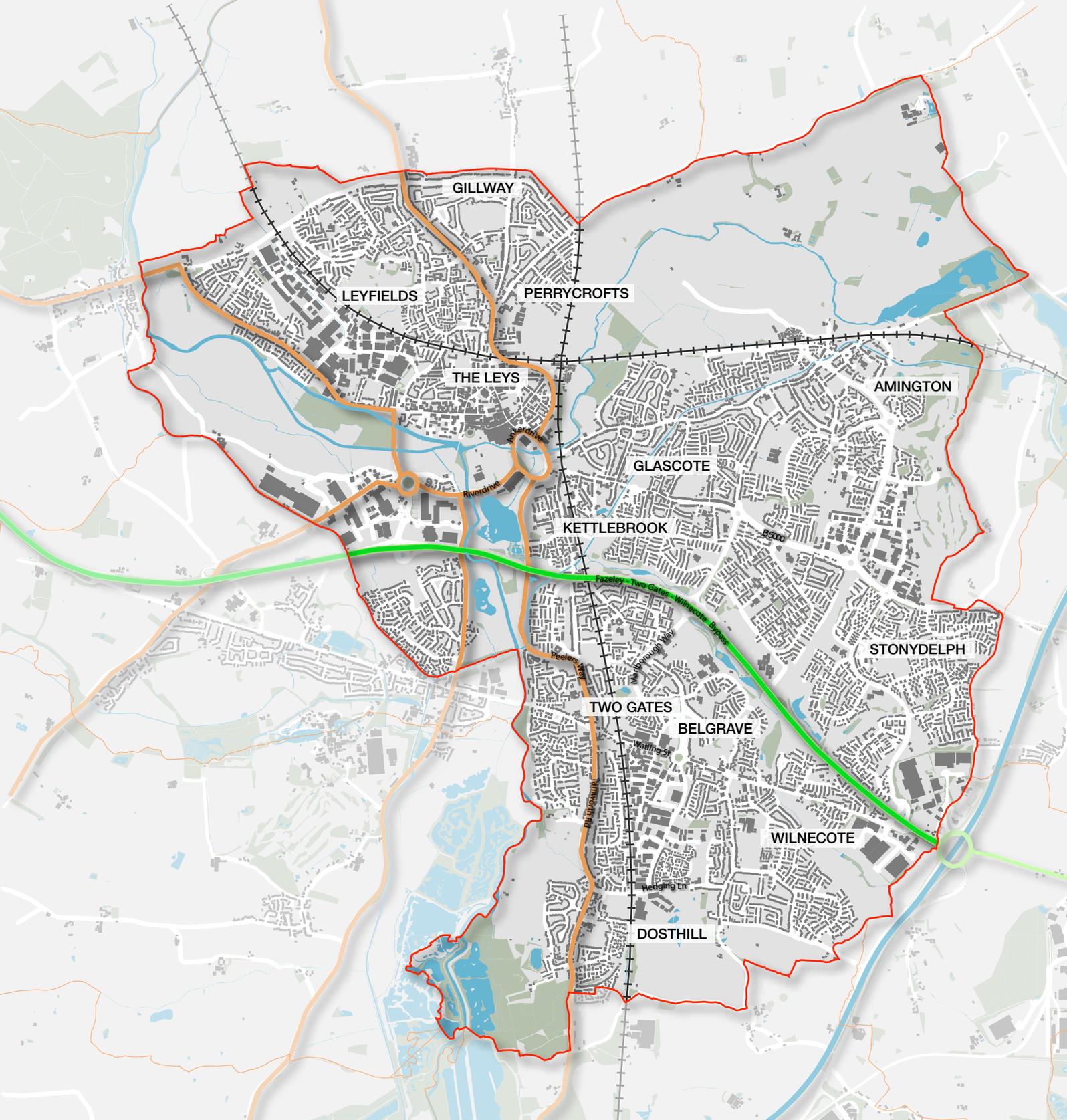
Part 2: Tamworth, an introduction to the Borough its history and the opportunity it presents for new development.

Part 3: Good Urban Design highlights overall principles of good urban design and illustrates best practice guidance.

Part 4: Development Guidance sets out the specific requirements and guidance to be considered for different types of development.

The appendices provide supplementary guidance concerning Heritage and Climate Change.

It should be noted that, whilst the guidance contained within the document has been separated into a number of different development types for ease of reference, there are elements of the design guidance that relate to more than one type of development. This is particularly relevant to new residential developments where much of the householder development guidance will also apply. It is therefore important to take account of all of the guidance contained below, where it is relevant to the development under consideration.



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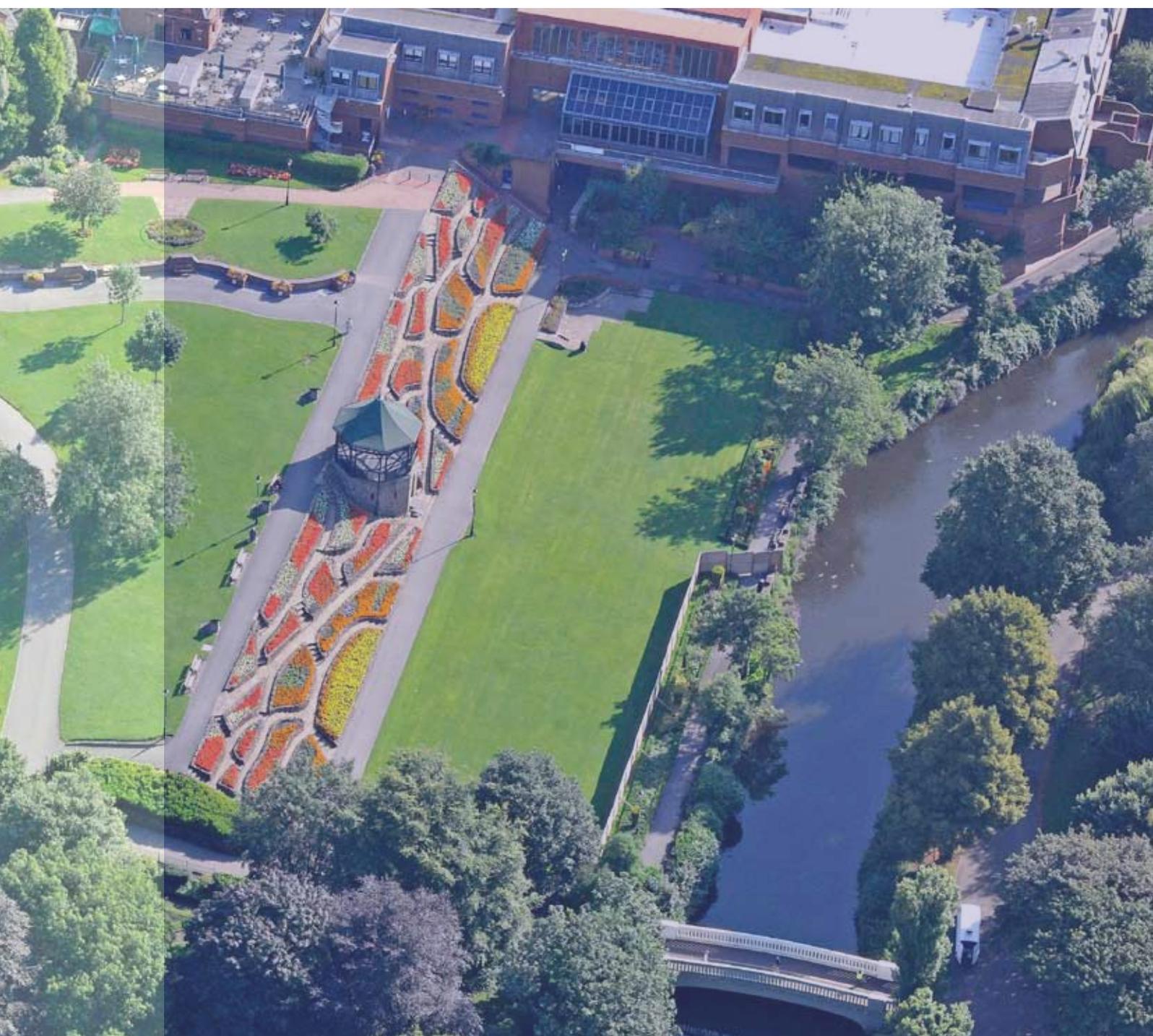
Tamworth Neighbourhoods

- Tamworth Borough Boundary
- Primary Routes (A Road)
- Other A Roads
- +—+—+ Railway Network
- ~ Water Courses/Features
- Tree Cover/Green Spaces
- Tamworth Neighbourhoods



2.0

Context



2.0 Context

Historic Development

2.1 Tamworth can trace its origins back at least as far as the Romans with fragments of building materials having been excavated from this period within the town centre. It was however during the Anglo-Saxon period that Tamworth became important nationally as the capital of Mercia. Despite attacks from marauding Danes and its repeated destruction the town remained capital of Mercia until C10th.

2.2 Tamworth Castle, which remains one of the town's dominant landmarks, was constructed shortly after the Norman Conquest probably on the site of an earlier Saxon fortification. During the Middle Ages Tamworth was a small market town and was granted a market charter in the early C12th. The town was destroyed by fire in 1345 but was rebuilt and subsequently continued to grow.

2.3 During the C16th and C17th Tamworth fell victim to the plague on various occasions and during the English Civil War the Castle was besieged but, remarkably, survived the usual destruction.

2.4 By the early C19th the population of Tamworth was still only around 3,000 but during this period of rapid industrialisation the fabric of the town, its infrastructure and institution, as well as its population were all transformed. The Midland Railway arrived in Tamworth in 1847 and this was closely followed by the London and North Western Railway.

2.5 During the late C19th and early C20th Tamworth saw gradual urban expansion and population growth. The geographic extent of the town remained remarkably compact throughout the C19th and early C20th with little development to the south of the River Tame or the north or east of the two railways. Isolated detached settlements such as Kettlebrook and Glascote begin to grow during this period but remained distinct and separate from the historic town.

2.6 During the post war period a significant volume of residential development took place. In the 1950's residential areas such as The Leys,

to the west of the town centre, Perrycrofts to the north and Bolehall to the south-east begin to emerge. By the mid 1960's these residential suburbs had consolidated and had been joined by additional new communities such as Leyfields to the northwest. In 1965 Tamworth was designated an 'Expanding Town' and its growth during this period aimed to accommodate overspill population from Birmingham.

2.7 During the 1970's and throughout the rest of the C20th residential development around the perimeter of the town continued with earlier suburbs merging and open spaces, which once separated historic settlements, being constrained or lost.

2.8 The urban area of Tamworth has today extended to the Borough boundary in most locations where there is not a physical constraint. The population of the town has grown and is estimated to be over 75,000.

Tamworth Today

2.9 Tamworth is situated approximately 21km to the north east of Birmingham city centre, 37km west of Leicester and 36km south west of Derby. Most of the major population centres of the East and West Midlands are under an hour's drive from the town centre.

2.10 Tamworth is well connected by road (M6 Toll 7km to the west and M42 just to the east of the Borough boundary) and by rail (Tamworth High Level and Wilnecote stations connect to Birmingham and Derby and Tamworth Low Level station connects to Manchester and London).

2.11 Although the town centre retains its historic street pattern and many listed buildings its retail vibrancy, which is essential to its long-term sustainability, has been challenged by the development of extensive edge of town and out of town retail development. Large multiple retailers clustered around free parking provide a convenient format which the historic core has struggled to match.

2.0 Context

2.12 Late C20th and early C21st residential development surrounds the historic town centre. These suburbs are often poorly integrated with railways, major highways, the River Tame and the canal weakening links between adjacent residential areas and creating a perception of fragmentation.

2.13 Much of the late C20th and early C21st residential development within Tamworth resulted from rapid expansion to accommodate overspill population from Birmingham and is not considered to be high quality. There is little evidence of exemplary or innovative housing. This may be partially a response to land values and the perceived market however the absence of appropriate quality benchmarks and guidance may have contributed to this situation.

Character Areas

2.14 The Tamworth Historic Character Assessment (Staffordshire County Council, April 2011) provides an extensive and detailed assessment of the character of the town, its suburbs and its remaining rural fringe. All character areas of the town have their special character, historic development and heritage significance described by the assessment.

2.15 Tamworth contains seven designated Conservation Areas and each has its own Character Appraisal and Management Plan. These describe the special character of the area concerned and provide broad guidance explaining how new development might respond to this character.

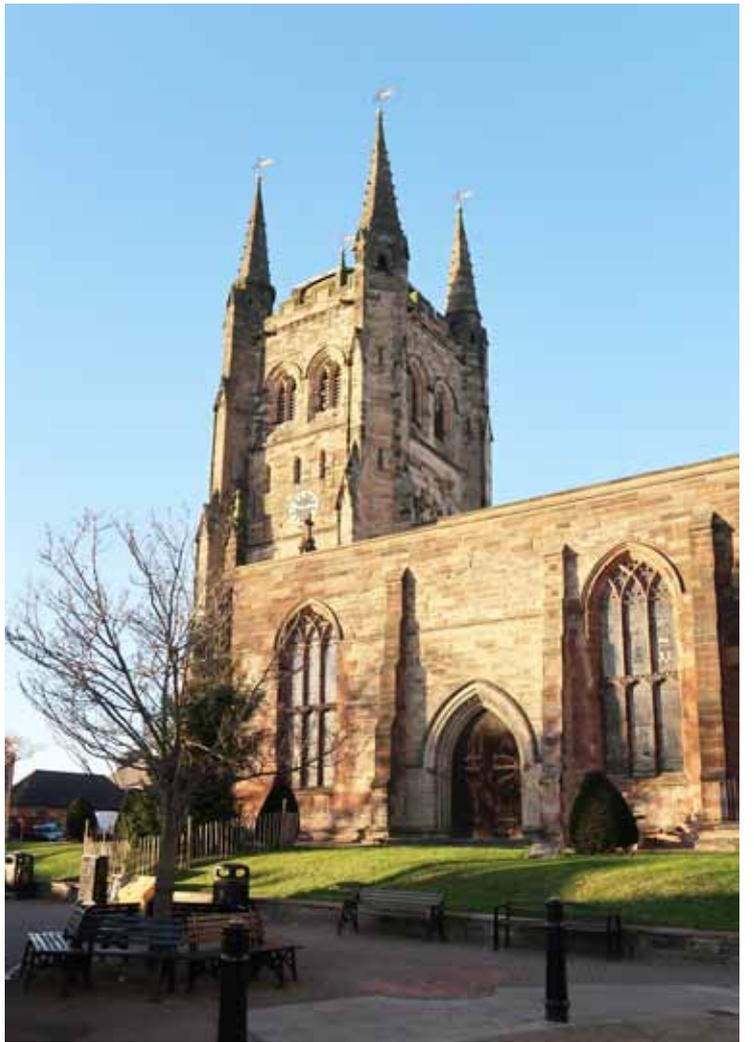
2.16 It is important that those seeking to design or develop within the Borough refer to the Tamworth Historic Character Assessment along with any relevant Conservation Area Character Appraisals and allow any understanding gained to inform their proposals.

Constraints and Opportunities

2.17 Opportunities for expansion of the town are limited by tight administrative boundaries, whilst much of the remaining undeveloped land within the Borough is restricted by environmental and policy constraints, such as flood plain and Green Belt, or by the presence of designated heritage assets.

2.18 There are also a number of constraints relating to ecology, biodiversity and geology/geomorphology including Local Geological/Geomorphological Sites (LoGS), Sites of Special Scientific Interest (SSSI) and Sites of County Biological Importance (SBI). Many of the constraints are shown on the Local Plan Policies Map; however there may be additional site specific constraints, such as buried archaeological remains, which may impact on the design of any development.

2.19 However, many of these potential constraints also provide opportunities for innovative and attractive design. For example, although the flood risk associated with the River Tame and Anker is a potential constraint, a well-designed relationship to water and views of the rivers or canal network can add value to a development. Similarly, there are opportunities within the Borough for the sensitive reuse of existing heritage assets.





3.0

Principles of Good Urban Design



3.0 Principles of Good Urban Design

Good Design and Planning

3.1 This guidance recognises the role that well-designed places and buildings have in improving the health and quality of life of individuals and communities but also notes the relationship between the environment and sustainability and socio-economic performance.

3.2 In addition to the National Planning Practice Guidance a wide range of best practice design guidance is easily available. This includes the material published by Design Council/CABE and Historic England (see Appendix D).

Urban Design in Tamworth

3.3 Tamworth is environmentally diverse and is composed of a range of distinct places each of which has a unique identity. This means that a design response which might be appropriate for a site located within the historic town centre is unlikely to be the same as that for a greenfield site on the periphery of the settlement.

3.4 Throughout this document the need for designers to understand and respond to context is repeatedly emphasised. This is critical for new development in areas of visual sensitivity, such as conservation areas or area of recognised landscape value but it is also important for all other sites.

3.5 Where context allows designers to be innovative this opportunity should be taken. New approaches to construction, delivery and layout will be encouraged where appropriate.

Best Practice Principles and Sustainable Design

3.6 Good urban and building design results in liveable environments that encourage active and healthy lifestyles. Developments within the Borough should take account of existing published guidance, such as 'Building for Life 12', 'Secured by Design' and 'Manual for Streets' as well as the guidance and principles set out within this document.

3.7 Sustainable urban design creates buildings and developments that are environmentally friendly,

socially cohesive, promote a healthy lifestyle and are economically viable. All of these aspects will need to be addressed for a development to be truly sustainable.

3.8 Much of the existing building stock of Tamworth was largely constructed during the mid to late C20th during a period where climate change and environmental concerns had not been reflected in building specification or development layout. Improving the energy efficiency of the Boroughs buildings and places will help in reducing carbon emissions and the principles of sustainable development, where appropriate, apply to changes to existing buildings as well as to the construction of new buildings.

3.9 Developments in the Borough should seek to achieve higher levels of sustainability by, where appropriate:

- Encouraging the use of public transport, creating walkable neighbourhoods and encouraging cycling;
- Having regard to site context and orientation in order to minimise energy consumption, but also minimise overheating in the summer;
- Making use of brownfield sites or using existing buildings to make use of the embedded energy;
- Making use of existing or planned infrastructure, including District Energy Networks;
- Using sustainably and locally sourced or recycled materials where possible with sustainable building methods in order to minimize their carbon footprint;
- Encouraging adaptive reuse of buildings in order to minimise resource waste;
- Using modern building materials and methods, such as triple glazing and green roofs, to maximise sustainability and minimise impact to the environment;
- Encouraging high density design in order to use land efficiently;
- Encouraging developments that are energy, water and natural resource efficient (see Appendix B);
- Encouraging the use of sustainable urban drainage systems (SUDS) in accordance with the latest available technical guidance from DEFRA;

- Being designed and built to conserve and enhance natural habitats and biodiversity, and to reduce pollution levels;
- Using appropriate biodiverse planting schemes that help alleviate the impact of human development on local wildlife.

Diversity and Urban Design

3.10 When considering urban design, it is important to establish who the end user of a building or space will be. Our towns and cities are made up of a diverse range of people with different needs and abilities as well as different patterns of behaviours. Sometimes some groups or individuals are in effect marginalised by the design process. When commencing the design of a new development it is important to consider all potential users. Important user groups with particular needs that should be considered may include the following:

Children and Young People – Development should consider how a place may be used by young people. This may need to include elements that assist children at play and assist in navigating a space when children are not fully literate.

The Elderly – Development should pay careful attention to how the elderly use a place. For instance, excessive level changes and illegible routes may prove difficult for elderly pedestrians to negotiate and a lack of convenient rest spots could make a simple walk challenging. Urban environments that feature the following characteristics are friendlier to people suffering from dementia:

- familiarity;
- legibility;
- distinctiveness;
- accessibility;
- comfortability; and
- safety.

Disabled people – Disabled people face many challenges when navigating spaces. Any development should comply with accessibility requirements for disabled people and consider any additional changes that could make places more welcoming.

As a minimum, designers of public buildings and spaces should ensure compliance with the requirements of the Equality Act 2010 and the Equality (Disability) Regulations 2010. To ensure that buildings and spaces are accessible to the visually impaired reflective and shiny surfaces should be avoided and contrasting colours should be used to help identify safety features.

Parents and carers with babies and toddlers

– Parents with infants in pushchairs face similar accessibility issues to disabled people. Designers should carefully consider the accessibility requirements of this group when considering the layout of new publicly accessible buildings and spaces.

Crime and Urban Design

3.11 Urban Design can be an important tool in creating safer places. Good urban design can minimise the opportunity for criminal activity. For instance, places that are designed with windows overlooking the public realm can provide passive surveillance. Likewise, removing blackspots by improving lighting or removing obstructions (i.e. dead ends) can eliminate settings for anti-social behaviour.

3.12 When preparing a design for development, applicants and developers should consider the following in order to eliminate or minimise the opportunity for criminal or anti-social behaviour:

- road pattern;
- layout and orientation of buildings;
- interface between public and private realm lighting; and
- security and surveillance measures.

3.13 Locally, advice can be sought from the Staffordshire Police Crime Prevention Design Advisor (CPDA).

Further information on designing out crime, along with contact details for the local CPDA, is available from the Police Secured by Design Initiative at <http://www.securedbydesign.com/>.

3.0 Principles of Good Urban Design

Health and Urban Design

3.14 Urban design can play an important role in promoting opportunities to encourage sport and physical activity through the design and layout of the built environment.

3.15 The principles of active design should be considered when preparing a plan for development:

- Activity that is accessible for all
- Walkability
- Walking and cycling routes that are connected and integrated
- Co-location of community and social facilities
- Network of multifunctional open spaces
- High quality streets, spaces and places
- Appropriate sports and recreational infrastructure
- Active buildings
- Management, maintenance, monitoring and evaluation
- Activity promotion

Further information on active design is available from Sport England.

Massing and Materials

3.16 Buildings, structures and surfaces within the urban realm should work harmoniously together and complement each other. All new elements within the urban realm should consider the scale and materiality within their immediate context, as well as the overall character of their setting.

3.17 Poor quality synthetic materials will not be acceptable for use on development within conservation areas, within the settings of listed buildings or in other visually sensitive locations. Materials employed within sensitive locations should relate to established character.

3.18 Tamworth has an established and distinct character when it comes to building heights, both in the centre of town, as well as the rest of the Borough. With the exception of the Balfour towers (located immediately to the west of the town centre) few domestic and commercial buildings within the Borough exceed three storeys in height.

3.19 Developments in Tamworth are encouraged to take into consideration the scale and massing of their context and should avoid disrupting this without clear justification. Development proposals should consider the following where applicable when design proposals are being developed:

- impacts on views and settings;
- environmental impacts such as turbulence and overshadowing/air quality/noise;
- impacts on landscape and townscape character;
- impacts on highways, access and transport
- impacts on the natural environment including trees/flood risk;
- impacts on amenity and established use.

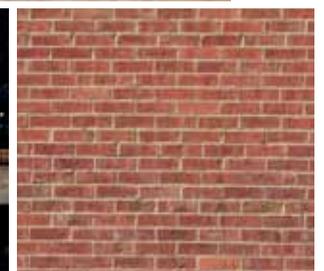
3.20 In addition to the above, developments should also consider how the space which surrounds them might be occupied/developed in the future. In some locations, taller buildings may be appropriate in order to signify a gateway or change of urban environment however consideration must always be given to possible impacts upon townscape character and the amenity of neighbours.

3.21 Tall buildings should be designed in accordance with the principles stated in this document and the relevant policies of the Tamworth Local Plan and with consideration of the existing urban character. There is no absolute definition of what constitutes a “tall building”. What might be considered a tall building will vary according to the nature of the local area, which in Tamworth is generally low rise. For further detail, tall buildings design guidance published by Historic England and archived guidance by CABE should be referred to.

3.22 Tamworth is largely a brick-built town with the majority of surviving buildings from the post-medieval period up to the early C20th being constructed from red brick. From the mid C20th onwards the material palette used within the town begins to diversify with the introduction of other forms of construction including concrete frames and panel systems. Most post-war low rise housing throughout the town has been constructed from brick although the brick type and colour varies considerably from scheme to scheme.



Well considered hard and soft landscaping employed to enhance the setting of new high-density residential development (Nine Elms, London)



An imaginative design used natural materials to successfully transform a sensitive historic environment (The Piece Hall, Halifax)



Examples of good quality natural materials

3.0 Principles of Good Urban Design

Public Realm

3.23 The public realm is the space in and amongst the built form that is open to the public. This includes streets, parks, squares, pedestrian walkways etc.

3.24 A good public realm should be human in its scale and respond to users' needs, while stimulating the senses. It should encourage a variety of activities and uses, whilst providing through routes and clear connections for pedestrians and cyclists alike.

3.25 A successful public space can encourage people, both from Tamworth and from outside the town, to visit the space and should be designed and built to last. Temporary interventions such as pop up shops, temporary exhibits or changing activities can be used to activate the public realm.

3.26 Developments directly adjacent to the public realm (whether the street, formal or informal public space, including parks) must provide a positive interface to the public realm. A positive relationship to the public realm can include active frontages, a mix of uses or other innovative interventions that are visually and/or functionally interesting and serve to strengthen the role of the adjacent public realm. In doing so, the positive relationship between a development and its adjacent public realm will better integrate the development into the urban fabric, will promote activity, interest and a sense of safety to its setting.



On-street parking provision (Eddington, Cambridge)

Street Design

3.27 Streets take up a large amount of the public realm and play a critical role in facilitating movement through urban areas. Therefore, the layout and design of streets is integral for the success of the urban environment. Effective street layout and design should:

- Improve the legibility of a place;
- Reduce crime;
- Promote sustainable travel through improved connectivity to existing networks, including canal towpaths where appropriate;
- Encourage walking and cycling and recognise that pedestrians should be prioritised;
- Improve sustainability through the use of appropriate materials;
- Improve sustainability through encouraging lower speeds and, consequently, reducing vehicle emissions;
- Improve safety through encouraging reduced speeds along residential streets;
- Be flexible in use;
- Be inclusive in its design.
- Be permeable, that is, provide alternative ways to get from point A to point B.

3.28 Streets should function as a place, as well as provide access, ease of movement, parking and utilities. A well-designed street should help in forming a cohesive public realm with a good relationship between buildings and the wider public space. The surface materials, trees, street furniture and layout can help create a sense of place. The indiscriminate use of street furniture and signage should be avoided, as this can harm the quality of the street and public realm.

3.29 An important function of streets is to accommodate movement. This should be done in an inclusive way and should not focus predominantly on motorised vehicles. Streets should provide a space for vehicles, cyclists and pedestrians to all move comfortably and should consider those with mobility difficulties.

3.30 Streets should be designed with all users in mind, including vulnerable pedestrians. Care should be taken when making improvements to streets and the public realm that elements such as ‘shared space’ will not have a negative impact on vulnerable users. ‘Shared surface’, where kerbs are removed from the street completely, can prove problematic for visually impaired individuals navigating the street.

3.31 Streets should provide safe and legible access to buildings for pedestrians. Active frontages along building fronts are encouraged, as these can help provide the safety, legibility and interest which contribute to a successful street.

3.32 The design and location of drainage, lighting and other utilities should be co-ordinated and positioned to minimise future impacts on users.

3.33 Trees and grass verges will be encouraged as an aspect of street design in order to help provide character and identity. Trees have many other functions, including contributing to wellbeing (aesthetic), health (particulate and other pollutant absorption) and climate change (cooling effect and carbon storage).

3.34 Street guard railing in the town centre and neighbourhood centres should be kept to a minimum, unless there is a clear and justified need



Street lighting (Warrior Square Gardens, Southend)

for it. Equipment owned by utilities companies and third parties should also be minimised within the public realm.

3.35 As with most aspects of design in the built environment, streets should be designed with a collaborative and cohesive approach. The surrounding area and site characteristics should be considered carefully and, most importantly, the end result should serve the local community in a positive way.

3.36 In order to encourage activities within the public realm and in order to provide clear connections, street furniture, public art, signage and lighting should be co-ordinated.

Street Furniture

3.37 Street furniture should respond to the established character of the town but can also be innovative. It should be placed carefully according to the users’ needs.

3.38 Less and carefully co-ordinated and positioned street furniture will reduce visual clutter and improve the perceived coherence and quality of the space in which it is to be located.



Street furniture (Television Centre, London)

3.0 Principles of Good Urban Design

Street Signage

3.39 Street signage should be used to help with the legibility of a place and with way-finding. Innovative signage solutions can be used to avoid cluttering and to simultaneously provide public art – for example legibility maps within bus shelters, the use of paving and floorscape art as signage etc.

3.40 Much of the signage within the streetscape is for the benefit of motorised users. An effort should be made to move this type of signage away from the footway and safely into the roadway. Alternatively, some signage can be consolidated onto a smaller number of signage poles to free up more space for pedestrian movement.

Lighting

3.41 Lighting is an important element of the public realm and should be integrated within the design of a place. It can be used creatively in order to enhance and transform spaces as well as helping to reduce night time crime and vandalism, reduce accidents and help make users feel secure.

3.42 Lighting does not have to be limited to conventional columns and bollards and can include schemes which can sensitively reveal the architectural quality of landmark and historic buildings. The positioning of any lighting fixtures should consider users' needs, in particular, users with disabilities or people with pushchairs. Additionally, when looking at lighting options, the canopy of trees and projected tree growth should be taken into account.

3.43 Site context is also an important aspect of lighting design – for example, over lighting in residential areas should be avoided, as it can lead to light pollution and high energy consumption. Consideration should be given to the potential impact of any lighting scheme, including the positioning of fixtures and the quality of light, on the amenity of any neighbouring uses, as well as the sensitivity of the historic and natural environment including any potential impact on bats.

Public Art

3.44 Public Art can make a substantial contribution to the appearance of urban areas and the public realm. It can contribute to the creation of a sense of place and transform a previously anonymous space into a unique and memorable one. It has a major part to play in making public areas more attractive, legible and interesting and can take many forms. Public Art can be integrated into a new development or into existing built fabric.

3.45 Public art can be incorporated into lighting, street furniture, signage, public realm surfaces, new media as well as being provided as conventional free-standing sculptures.



Wayfinding signage (Bath, UK)



Public Art (Piccadilly Place, Manchester)





4.0

Development Guidance



4.0 Development Guidance

4.1 The guidance provided within this section of the SPD relates to all built development within Tamworth. The guidance is focused on householder and new build residential development but also considers the design of non-residential development.

Householder Development

4.2 Homeowners may wish to extend or alter their property in order to meet their changing day-to-day needs. However, small alterations to the exterior of a building can result in a significant impact on neighbours' amenity and on the character of the adjacent street and the wider context (where visible).

4.3 Important design considerations for extensions and new build alike include: scale, materials and potential impacts (including on privacy and daylight) on neighbouring dwellings, the wider community and the public realm generally. Works to a dwelling should be done in accordance with the adopted Local Plan, as well as the guidance below. It is strongly recommended that design advice is sought from an appropriately qualified professional before undertaking any building work.

4.4 For information on specific considerations for development in a conservation area or affecting the settings of a listed buildings, please refer to the Heritage Appendix of this document.

4.5 It is also important to consider the potential impact of any development on birds or bats, as this may require the retention of features or provision of bird/bat bricks or boxes.

4.6 It is important to note when considering any extension to a residential property that existing nearby extensions do not set a precedent. Proposals for extensions will be considered on their own design merits and their compliance with policy.

4.7 The guidance below considers the impacts of extension on unaltered aspects of neighbouring properties. This approach has been taken to avoid unfair advantage being gained by those extending first. Impacts on neighbours and their development

rights will be considered as part of the evaluation of planning applications.

4.8 Where permitted development rights are in place, some alterations or additions to a residential dwelling do not require an application for planning permission. However, such developments should always be well designed and should consider the possible impacts on the environment and on neighbours' amenity.

4.9 If you believe that your proposal does not require an application for planning permission, you should still contact the planning team at the Council for advice before proceeding with any work.

4.10 For information on permitted development including the maximum dimensions permissible for domestic extensions, please refer to the Planning Portal Website (www.planningportal.co.uk).

Extensions

4.11 The principles of good design should be applied to all domestic extensions, whether planning permission is required or not. It is important to consider the impact that the development may have on the amenity of neighbours and the wider area.

4.12 A well-designed extension will be informed by the original dwelling's character and style, dimensions, materials and finishes and the character of the neighbourhood. A well-designed extension should seek to enhance the appearance of the property as a whole.

4.13 Generally extensions should be subordinate in size, scale and mass from the original property. They should usually adhere to the following principles:

- a lower ridge level than the original dwelling (to reduce the terracing effect)
- massing should not exceed 75% of original footprint.
- set back on side extensions.

Front extensions and porches

4.14 A porch or front extension should generally be avoided if this projects beyond an established building line within a street. If a front extension can be justified this must respond carefully to character of the street and must avoid harming the amenity of adjacent properties.

4.15 Front extensions and porches, where justifiable, must be subservient to the rest of the house and should not extend across the whole width of the property. They should project no more than 1.5m from the original front wall of the dwelling.

Side Extensions

4.16 As with a front extension, an extension on the side of a property will often be visually prominent. Therefore, it is important that it should carefully consider its impact upon the original building and neighbouring properties. The filling up of the gaps between houses can result in a crude terrace effect that can negatively impact upon the original character of the street.

4.17 Setting side elevations back from the building line can also lessen the visual impact of an extension on the character of the street and limit the perception of terracing. Set backs must be no less than 1m at first floor level.

4.18 When a side extension includes a blank side gable, this can have an overbearing impact on adjacent properties. Accordingly, a minimum distance of 10.5 metres should usually be provided between any single-storey extension and any windows serving habitable rooms on adjacent properties. For two-storey extensions, this should be extended to 12.5 metres and for three-storey extensions, 14.5 metres.

4.19 Where there is a levels difference between the property being extended and any adjacent properties, a greater distance may be required.



Side extension set back from established building line and using contrasting materials (Fraher Architects, London)



Image of set back side extension

4.0 Development Guidance

4.20 Side extensions must always be subservient to the original building. Designs should incorporate the following features:

- The frontage to the extension should be set back from the building line of the original.
- The ridge line should always be below that of the original building.
- Width of extension should be no greater than 50% of that of the original building.

Rear extensions

4.21 Well-designed rear and side extensions, which respect the character of the original building and respond creatively to the potential of the site, can result in an enhancement to residential properties.

4.22 Rear or side extensions to properties located on corner plots are particularly sensitive as a result of increased visibility and potential impact upon the street scene. Extensions to properties on corner plots must be informed by both the character of the original building and that of the wider streetscene.

4.23 Rear extensions should generally be confined to the width of the rear façade of the property.

4.24 Rear extensions can affect the amenity of neighbouring dwellings as a result of overshadowing, reducing sunlight/daylight or being visually overbearing. They can also have a similar impact upon habitable rooms within the original building and can in addition result in amenity being harmed through loss of garden space.

Habitable Rooms

A habitable room is defined as a room used, or intended to be used, for dwellinghouse purposes. This could include (but is not limited to) a bedroom, kitchen, dining room, or lounge. Utility spaces, halls/landings, and bathrooms are not considered to be habitable rooms.

Front, rear and side facing windows to habitable rooms will be protected from significant overlooking and overshadowing where such windows are the primary source

of light and are the original openings in the house. Where a room has (or originally had) two windows or more, the primary source of light will usually be the window(s) (if of reasonable size) that overlooks the garden this is usually to the rear.

4.25 Multi-storey rear and side extensions should be avoided unless the separation distances set out below can be protected.

Avoiding Overshadowing and Dominance

4.26 Overshadowing or dominating neighbours' houses and gardens must be avoided by carefully considering the height, mass and location of extensions. Where impacts upon a neighbour's amenity are possible the Council may require sunlight and daylight analysis to be provided to support the design.

4.27 Careful design will be necessary in order to ensure that neighbouring properties are not overlooked and that appropriate levels of privacy are maintained.

4.28 Maintaining an acceptable distance between the rear of dwellings can minimise the impact on the amenity of habitable rooms.

4.29 One or two storey rear extensions will need to maintain a minimum distance of 21 metres between the rear windows of habitable rooms within opposing dwellings in order to avoid any potential overlooking and privacy issues.

4.30 For dwellings of three (or more) storeys, a minimum distance of 30 metres between the rear windows of habitable rooms within opposing dwellings and the rear extremities of any extension will need to be maintained.

4.31 The good practice dimensions provided above ensure privacy and adequate amenity for family homes. Where it can be demonstrated that privacy and amenity can be ensured by the application of technical and design alternatives, these will be evaluated by the planning team.

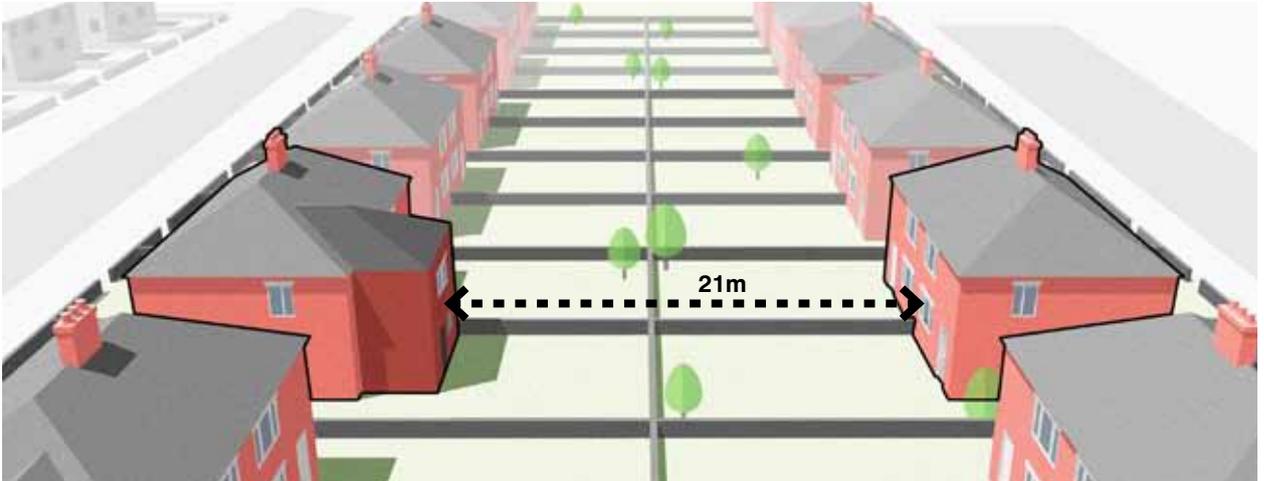


Image showing minimum distance 21m between rear extensions of up to two storeys

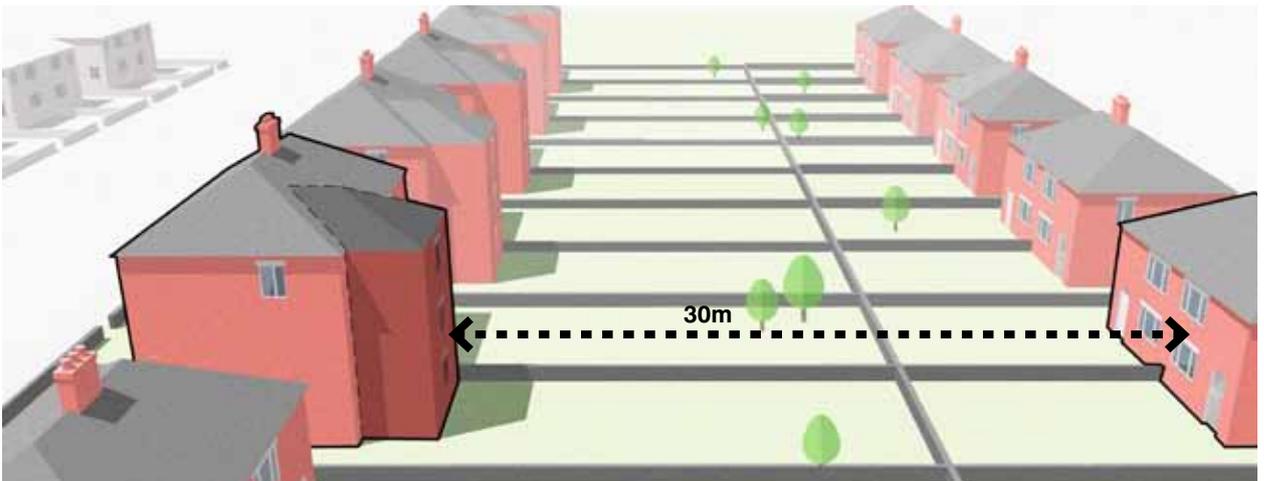


Image showing minimum distance 30m between rear extensions of three or more storeys

4.32 Where evidence can be provided that technical (such as topography) or character issues (such as established morphology within a conservation area) justify reduced separation distances this will be evaluated by the planning team.

Maintaining Garden Depth / Area

4.33 It is important to consider how a rear extension will impact your rear garden configuration post development, in particular how it will affect the size of the remaining garden space.

4.34 A rear extension should not consume the entirety of a dwelling's private amenity space. No more than 50% of the original rear garden area of a dwelling should be developed by any form of extension or outbuilding.

4.35 A garden should usually be retained with a minimum depth of 10.5m, measured from the extension's rear external wall to the property's rear boundary, in order to ensure adequate private outdoor space. In some circumstances, in particular for extensions over two storeys or larger dwellings, more garden depth may be required.

4.0 Development Guidance

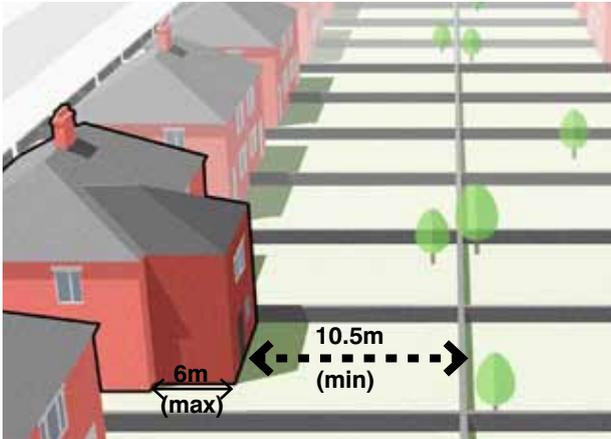


Diagram showing minimum garden depth of 10.5m to ensure adequate private outdoor space

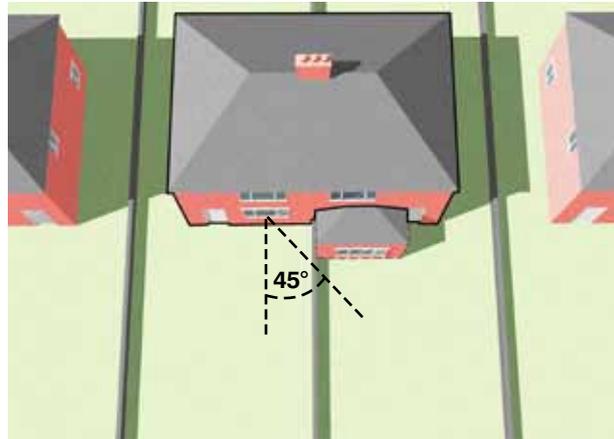


Diagram showing single-storey extension avoiding encroachment.

Light Angles

4.36 Side and rear extensions for dwellings, when they include more than one storey can cause overshadowing and overlooking into a neighbour's property. Often, a 45 degree guide test can be applied so as to avoid overshadowing on a neighbouring property. However, sometimes, contextual matters, such as orientation or site levels may be of relevance.

4.37 The 45 degree guide test can be applied to detached, semi-detached and terraced houses. A single storey extension should not encroach into an area measured by drawing a 45 degree angle from the mid-point of a neighbour's window or door aperture which provides light to a habitable room.

4.38 Two storey (or higher) extensions should not encroach into an area measured by drawing a 60 degree angle from the mid-point of a neighbour's window or door opening.

4.39 When calculating the above only the principal glazed (and original) openings to a habitable room should be considered and not smaller or secondary openings and not windows that have been moved.

4.40 Where proposed extensions fail to meet with the requirements of the above they would be unlikely to be granted planning permission.

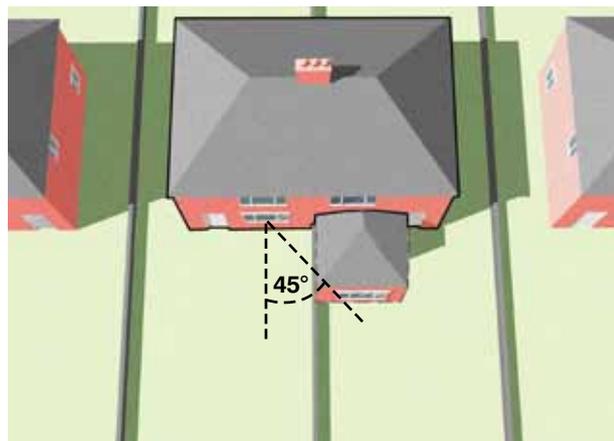


Diagram showing unacceptable single storey extension which encroaches into the 45 degree zone

4.41 Shaving off the corner of an extension or stepping-in so as to follow the required angle (either 60 or 45 degrees) is not normally acceptable because such measures do not usually significantly reduce the impact of the extension on adjoining habitable rooms or gardens.

Roofs

4.42 The roof form above an extension will contribute to the appearance of the extension and the dwelling as a whole. A roof design that sits in harmony with the existing roof will usually be more acceptable. Roof extensions should not dominate by being too large and flat roofs are generally discouraged unless they can be demonstrated to complement the existing dwelling.

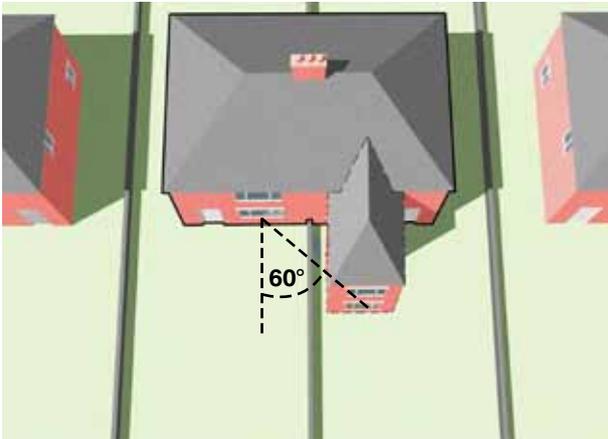


Diagram showing unacceptable two-storey extension which encroaches into the 60 degree zone

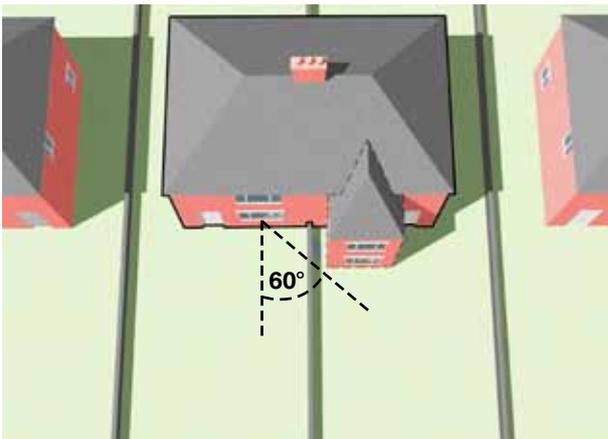


Diagram showing two-storey or higher extension avoiding encroachment into an area measured by drawing a 60 angle from the centre of neighbour's window

4.43 Vertical extensions which result in additional floors or ridge lines being raised to facilitate additional accommodation (ie lifting overall building height) will not usually be supported as these can be harmful to the character of residential areas.

4.44 Roof pitches should be consistent and extensions should follow the guidance provided by the original building.

Dormer Windows and Roof Lights

4.45 Dormer windows will only be permitted where they can be inserted without damaging the character and appearance of the dwelling and the wider area. Dormers are best located to the rear of the property and are not normally acceptable to the front unless part of the established character of the area.

4.46 A dormer window should be kept below the ridge line, smaller than the overall width of the roof and at least 50 cm away from the ridge, verge and eaves. It is recommended that a dormer window be centred on the window lines below and that the dormer takes up no more than half the overall width of the dwelling.

4.47 Materials and detailing of dormers should be carefully designed to consider the established and traditional pattern of materials and scales of the original dwelling and surrounding buildings. Dormers with flat roofs can fit in well if they are appropriately finished with high quality materials, such as lead, and are carefully designed and detailed.

4.48 Where rooflights are introduced to an existing building these should preferably be limited in number and positioned to the rear of the building.

4.49 Rooflights on historic buildings or in areas of visual sensitivity should be 'conservation' quality design and be flush to the roof finish.



Diagram showing sensitively sized and aligned dormer



Diagram showing poorly designed oversized and unsympathetic dormer

4.0 Development Guidance

External remodelling

4.50 The external remodelling of residential properties, including instances where there is no increase in internal floor space may require planning permission. This will be the case in an area such as a conservation area where permitted development rights may have been withdrawn. It is recommended that the planning team is consulted prior to undertaking any design work for remodelling.

4.51 The external remodelling to an existing property should always consider, and respond positively to, the character of the original building and the established character of the surrounding area.

Materials, Finishes and Detailing

4.52 Development should incorporate materials, detailing, fenestration patterns and colours that match the existing dwelling or, where appropriate, contrast with it. If planning permission is granted for a development, the conditions laid out in the permission often detail any necessary steps required regarding materials and finishes.

4.53 Some extensions, may propose the use of contrasting materials and colours. These will be considered in terms of the context of the development and the appropriateness and quality of the design. However, this may require a set back from the front elevation to help its assimilation to the original property.

4.54 The materials and finishes allowed for extensions or alterations to listed buildings or buildings found in conservation areas tend to be limited so as to not diminish the historic integrity of the structure.

4.55 Brick detailing and fenestration patterns contribute to the appearance of a dwelling. Any development should reflect the patterns established within the original building unless there is clear justification for a contrasting design approach. Stripped down and blank elevations not matching the original property will not usually be supported.

Boundary fences and walls

4.56 The nature or type of boundary treatments, especially at the front, can significantly contribute to the character and identity of a property and the street as a whole:

- The use of boundary demarcations are fundamental to good Urban Design where public and private spaces are clearly delineated from one another. It is imperative that the boundary treatment is appropriate to its context and should where possible be informed by evidence of any original treatment
- Sometimes it may be suitable to mark the change between public and private property through the use of vegetation and hedges or a change in surface materials. In other circumstances it may be suitable to use fences, walls and gates.

4.57 Boundary treatments should be designed to respect the surroundings and the amenity of neighbouring area and properties. Whilst higher boundary treatments are generally appropriate for side and rear boundaries, low walls and fences (up to 1 metre in height) are more appropriate for front boundaries. Higher fences and walls along a front boundary are not generally supported, however they may be acceptable where it can be demonstrated that they fit within the local context and will not be a detriment to the amenity of neighbours.

4.58 Whilst some boundary treatments are permitted development, in some residential areas of Tamworth open plan front and side gardens are protected by the removal of permitted development rights. Where this is the case, planning permission may be necessary for any proposed boundary treatment. Care must be taken to ensure that any boundary treatment does not impinge on this openness. The use of walls are usually more appropriate than close boarded fencing on front and corner flanks. If there is uncertainty as to whether planning permission is required, always contact the Council's planning team to discuss the proposed boundary treatment.

Garages and Vehicle access

4.59 The conversion of a garage into a habitable room may result in the loss of onsite parking, which in turn could create pressure for on street parking around a dwelling.

4.60 Where it is intend to convert a garage into a room, consideration should be given to how displaced cars will be accommodated on site.

4.61 Garages will not be permitted where internal dimensions are less than 3m x 6m.

4.62 New garages and parking bays should be provided with charging points for electric vehicles .

4.63 Consideration should be given to the following advice:

- Permission from the Staffordshire County Council Highways Team may be required for a garage conversion (including the introduction of drop kerbs). You can contact them by email.
- Paved hardstanding may pose a flood risk during heavy rains. Paved surfaces tend to collect pollutants which will run off into the drains and eventually into our watercourses and simultaneously prevent rainwater from seeping back into the underground aquifers.
- The materials selected for a hardstanding should be robust enough to support a vehicle but also facilitate natural water drainage into the ground through SUDS.
- Permeable or porous materials will allow rainwater to seep back into the ground. Planning Permission will be required for new vehicle access to a house from a classified road or if it involves significant building work.
- Permission will not be granted if vehicle access is proposed over open space or will lead to a loss of trees.
- Permission will not be granted if the proposal would lead to the unacceptable loss of public on-street parking spaces.
- New vehicle access will not be permitted if insufficient space is available for a parked vehicle. The minimum dimensions set out in 'Manual for Streets' for car parking are: 2.4 metres in width, 4.8 metres in length.

- Parking spaces located between the front of a property and the street will generally be resisted due to negative visual impacts on the street scene.

Permitted Development within Gardens

4.64 Structures which do not generally require planning permission such as refuse stores, bicycle stores and other temporary garden structures should not be located within front gardens and should avoid harming the amenity of residential neighbours.

Landscaping

4.65 The landscaping of a site can have a significant impact on the level of sustainability of the development. There are a number of general design principles to be considered whilst taking account of the individual factors relevant for any scheme. These include:

- Evaluation of existing features, based on accurate site surveys (physical and ecological) and their retention, protection and enhancement as appropriate for trees, hedges, habitats, walls, fences, etc.
- Respecting local landscape character, taking account of any landscape character statements
- Designations: Respecting landscape designations (for example, public rights of way, Sites of Biological Importance, Conservation areas, Tree Preservation Orders).
- Siting: Appropriate siting of the development to integrate with its surroundings.
- Density: Balance of provision for open space and vegetation in relation to density of built development and infrastructure.
- Impact: Consideration of the landscape and visual impact of proposals.
- Mitigation: Providing landscape mitigation proposals where appropriate, (for example replacement habitats, ponds, new structure planting, screening, boundary planting, acoustic barriers.)

4.0 Development Guidance

- **Proposals:** Providing new landscape proposals appropriate to the scheme (for example pedestrian access routes, paving, boundary treatments, street furniture, lighting, replacement tree planting, structure planting, hedges, ornamental planting).
- **Quality:** Quality of proposals in relation to their appropriateness to design intent and setting.
- **Access:** Adequate provision for pedestrian and cycle access, including disabled access.
- **Security:** “Secured by Design” principles for crime prevention.
- **Feasibility:** Technical feasibility of a scheme design.
- **Materials:** Appropriate choice of hard (ie built elements such as paving, fencing) and soft materials (ie plant material and earthworks) throughout.
- **Management:** Adequate provision for maintenance and management of the scheme following completion.

4.66 Front gardens should where possible retain soft landscaping and should avoid being paved or otherwise adapted to create car parking.

Trees

4.67 Some trees, especially mature specimens, may be protected by Tree Preservation Orders. Consent is required before carrying out work to these trees. It is advised to check with the Council’s planning team before carrying out work to any tree, if you are unsure whether it is protected or not. All works to trees located within conservation areas will require consent.

4.68 Trees are a good source of shade from the sun and screening for privacy but too much shade can prevent access to natural light inside a dwelling. When preparing designs for new development careful consideration should be given to how trees and shrubbery will impact on a development and the amenity of neighbours:

- Where appropriate, access to natural sunlight in a development should be maximised, whilst not compromising privacy.
- Sufficient space should be left between a building and a tree to allow for its growth.
- Further advice can be sought from the council’s Arboriculturalist at; streetscene@tamworth.gov.uk, tel: 01827 709361.

4.69 Extensions and new development should take into account the root protection area of existing trees. Development which is likely to harm the root systems of protected trees which have landscape/townscape value or are located within a conservation area will be refused.

Residential Development

4.70 Many of the design principles which are applicable to householder developments will apply to new residential developments. When considering new residential developments, the principles set out within ‘Building for Life 12’ should be applied as well as the more detailed design requirements highlighted above. In addition the design of the following will need to be carefully considered as part of an integrated proposal:

- Front façade design
- Side flank design
- Rear façade design, overshadowing and garden depths
- Light angles
- Roofs and dormer windows
- Boundary treatments
- Garages and vehicular access
- Landscaping and trees

Residential Space Standards

4.71 The Council would encourage applicants to aspire to the space standards set out within ‘Technical Housing Standards – Nationally Described Space Standard, (DCLG 2015).

4.72 Similarly, the Council would encourage applicants to seek to achieve minimum external amenity space standards for new dwellings as follows:

- 2 person dwelling 45sq m
- 3 person dwelling 60 sq m
- 4 person dwelling 75 sq m
- 5-6 person dwelling 90 sq m

4.73 Where the external space to be provided is lower than that set out above, it is important that the space provided is designed to meet basic privacy, amenity and usability requirements appropriate to the anticipated level of occupancy.

4.74 External space standards are, of particular importance to affordable housing, since affordable housing tends to be fully occupied.

4.75 For apartments and flats, a useable private space should also be provided for residents. While balconies provide a possible solution, they may not be appropriate in all contexts and a semi-private outdoor, communal space may be preferable.

4.76 It is recommended that a minimum of 5sqm of private outdoor space, where the smallest dimension is not less than 1.5m, is provided for 1 or 2 person flats, plus an extra 1sqm for each additional occupant.

Shape and position of provision

4.77 The shape and position of all private and semi-private outdoor space, whether individual or communal areas must not be such that it could give rise to problems of lack of privacy or other forms of annoyance to residents of adjoining property or where it is a communal area, to residents of the development itself.

4.78 The shape and position of all private outdoor space, whether individual or communal areas, should have regard to daylight, sunlight and the overall usability due to overshadowing from trees. Problems of fumes and noise from roads or other adjacent development should also be considered.

4.79 The shape and position of all private outdoor space, whether individual or communal areas, should not have its access or use seriously prejudiced by parking areas, access roads, waste bins and fuel stores or any other facility.

Multi-dwelling Residential Development (flats)

4.80 Flatted developments should be designed in accordance with the recommendations made in this document and with the relevant policies of the Tamworth Borough Local Plan, particularly, in relation to urban design. When proposing a residential development, it should be designed with both the environmental and the community context in mind. Multi-dwelling residential developments should promote the integration of new residents into any existing community. Elements of the design, such as entrances, public and private spaces and routes through should be clear and easy to navigate.

4.81 Flatted developments, in particular those with multiple buildings, should endeavour to provide visual interest through a variation in the elevational treatment.

4.82 Parking provisions should meet the recommendations of the Tamworth Local Plan. The entrance to a flatted development should not be solely accessed through a car park.

4.83 Management plans should be provided for any flatted development proposals, both for the building itself and for any amenity space and public space provided within the development. This will ensure the long-term sustainability of the development.

Open Space

4.84 Where a development will accommodate 42 or more people, high quality open space should usually be provided on site to a standard of 2.43 hectares per 1,000 persons. The expected population should be calculated using the following assumptions based on the number of bedrooms in each dwelling:

Size of dwelling	Estimated occupancy
1 bedroom dwelling	1.5 people
2 bedroom dwelling	3 people
3 bedroom dwelling	4 people
4+ bedroom dwelling	5 people

4.85 To ensure that open space is useable and can be easily and economically maintained, it would not normally be expected to be provided on-site unless it is at least 0.1 hectares. This equates to 42 or more residents.

Non-Residential Development

4.86 The layout of non-residential developments is particularly important to their success and will ultimately be influenced by their intended use. They should where possible address the street and the public realm in a considerate manner but it is recognised that in certain cases privacy and security will be the prime design drivers. Active frontages are particularly important to the vitality of the streetscape and should be incorporated within the design from the start when the use type allows.

4.87 The design of commercial and retail development should consider and respond to the context of the site.

4.88 When the development is in a plot larger than 0.5 hectares, consideration should be made for providing some form of useable public open space for general use and to encourage the public to engage with the development in future. The public space could take the form of a small park, a small square or even some well-designed green space with landscaping and planting.

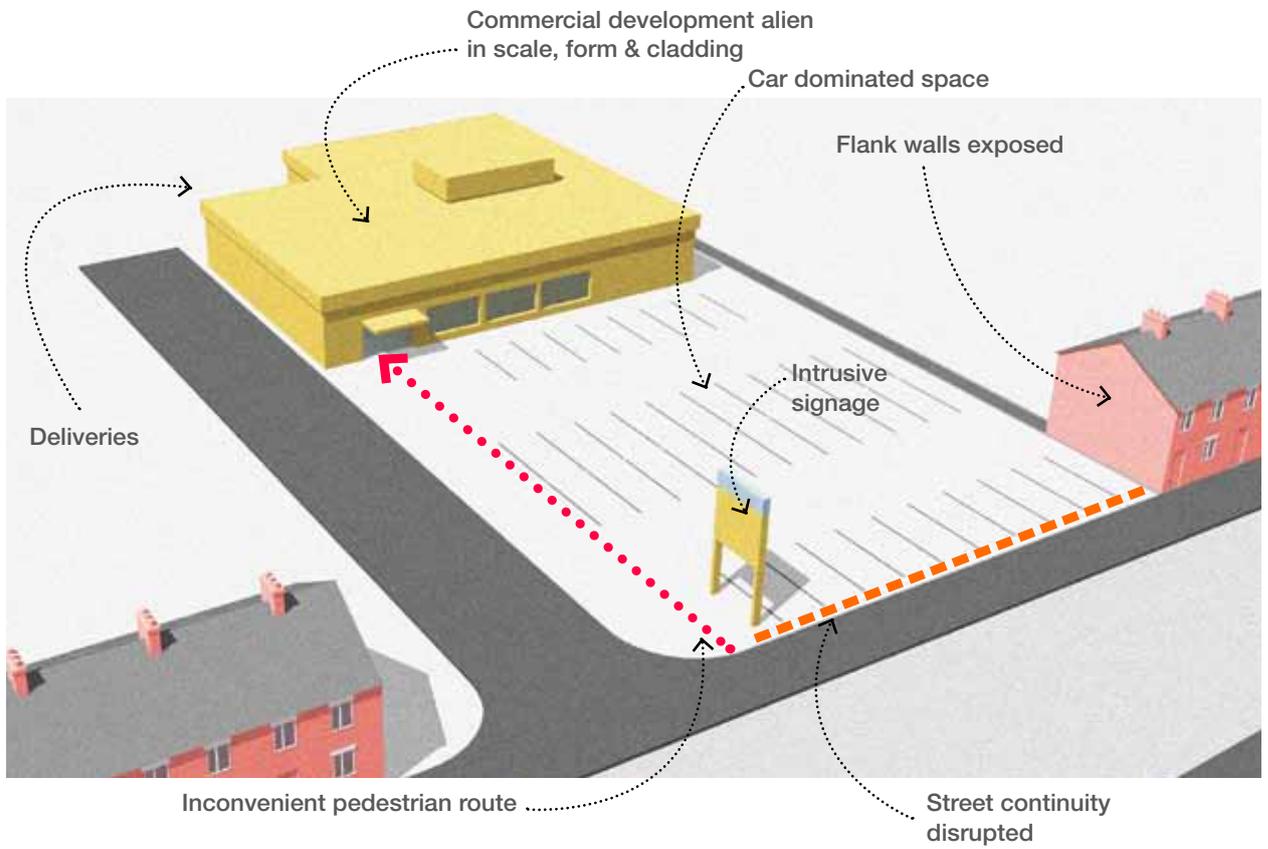
Industrial/Commercial development

4.89 Large commercial and industrial developments are often designed in a pragmatic and functional manner however these often visually impactful buildings can be enhanced by consideration of massing, materials, colour and landscape treatment.

4.90 Commercial and industrial buildings often require secure sites and the treatment of perimeter protection can have a detrimental impact upon the street scene. Landscape should be integrated into the boundary treatment in order to mitigate visual impacts.

4.91 Yard space and parking areas should where possible be located to the rear of commercial and industrial sites screened by buildings.

4.92 Where industrial sites may result in environmental impacts such as noise, light, vibration or dust these must be fully assessed and impacts on any adjacent occupiers or residents appropriately mitigated through the design process.



Images showing good & bad commercial development & relationship with the street

4.0 Development Guidance



Good commercial development (Old Market, Hereford)

Retail Development and Shopfronts

4.93 Retail development should be inclusive and should be designed to best accommodate its customers' needs. Retail development in the town centre and neighbourhood centres will have to create easily accessible entrances for pedestrians and the mobility impaired.

4.94 Good shopfront design contributes significantly to the streetscape and positive streetscapes encourage people to linger longer, improve footfall and trade.



Image showing good shopfront design



Image showing bad shopfront design



Image of well-designed shop fascia

Fascias

4.95 Fascias should be designed in order to enhance the streetscape and building, rather than to just advertise premises. The proportions of fasciae should be based on the character of the surrounding area and streetscape and the proportions of the building they sit within.

4.96 Often, the most suitable height for fascia boards is a fifth of the overall height of the shopfront from the cornice to the pavement.

4.97 Fascia boards should not be too deep and they should not project beyond the first floor.

4.98 Account should be taken of the depth of fascias on adjoining and nearby properties.

Stallrisers

4.99 The part of a shopfront below the display window is known as a stallriser. Stallrisers can be important both visually and as a means of protection for the shop window. While stallrisers are important components of older and more historical shopfronts, they are less common in newer shopfronts where the window often reaches down to pavement level. This can sometimes pose problems for maintenance and can result in corrosion at the junction of the pavement and the frame.

4.100 Stallrisers should be included as part of shopfront design within all conservation areas and should be at least 300mm high. However, height may vary depending on the style of the shopfront and the character and appearance of adjoining or nearby shopfronts. Contemporary shopfront designs, including shopfronts without stallrisers may be allowed where context is appropriate.

Sunblinds & Canopies

4.101 In certain circumstances, canopies and sunblinds are necessary to protect a shop from damage and glare. As with all elements of the shopfront, thought must be given as to how the blind box can be integrated within the overall design. The edge of the canopy when extended, should not be so low as to be a hazard to pedestrians and must not extend to the trafficked highway.

4.102 A minimum height of 2.4m should be retained for canopies and sunblinds. Canopies and blinds should normally be retractable rather than fixed and only used when necessary to avoid clutter in the shopping area.

4.103 A separate licence from the Highways Authority will be necessary if the canopy extends over the public highway.

4.104 In the town centre, canopies are traditionally built in within the retail unit and this is a feature that is characteristic of some commercial properties within Tamworth town centre. Any property within the town centre where a built-in canopy already exists should be retained.

4.0 Development Guidance

Security Shutters

4.105 Security shutters which obscure the shopfront behind them have a deadening effect on the shopping area and are generally harmful to the character and attractiveness of the retail environment.

4.106 If security shutters are essential then they should be internally located, open 'brick bond' or lattice pattern. Externally mounted shutters will be resisted, as will solid and/or perforated grills regardless of location. Small panelled windows are less prone to wilful damage than large sheets of plate glass.



Image of bad grill shutter installations



Image of good grill shutter installations

Development Guidance: Special Guidance for Shop Fronts in Historic Areas

4.107 The following guidance applies to shopfronts in Conservation Areas and in particular the Tamworth Town Centre Conservation Area:

- The provision of a shop front will be a requirement for all new development which fronts onto retail streets with the Town Centre.
- Active frontages, including doors and windows, should be provided where possible in developments within the Conservation Area(s). This is a necessary requirement because it ensures the protection of the historic townscape and retains the potential for future retailing in the area.
- New or altered shop fronts should be designed so that they integrate with the surrounding buildings and historic character of the area generally. The Council encourages the use of traditional materials and designs in shopfronts and where possible, historic features should be retained or restored.
- Non – traditional extruded materials will not be permitted for shop fronts within conservation areas without appropriate justification.
- A shop front must reflect the geometry and character of the original frontage.
- Shopfronts and fascia boards should not dominate the shopfront facade or conceal historic building features.
- Facia signage to historic shopfronts should be complementary and should reflect the age and character of the original building.
- The design of shop fronts for buildings in historic areas should avoid large plate glass and shallow stall risers.
- Replacement shopfronts within historic buildings should be appropriate to the age of the original building.
- It is important that shopfront and fascia design in general and in conservation areas in particular can justify how they will result in the enhancement of the conservation area.

- Hanging, bracket mounted signs with a historic character will be acceptable subject to position and design quality. Only one sign will be permitted per shopfront, it must be placed above fascia level and should not obscure architectural or historic features or neighbouring fascia's.

Internally illuminated signs will not normally be acceptable on historic shopfronts.

Advertisements and Signs

4.108 Signs and advertisements are a long established feature of the urban environment. All advertisements are intended to catch the eye of passers-by, if only fleetingly. Outdoor advertising should make a positive contribution to the visual environment and, through good quality design, help create a lively atmosphere of colour, variety and interest which is essential to the prosperity of an area.

4.109 Poorly-designed and badly located adverts and signs have a negative impact on the built environment. Therefore, it is important that advertisements and signs are a conscious consideration and are integrated into the overall design of a development to ensure they do not negatively impact the visual amenity of the surrounding area or pose any danger to highway safety.

4.110 The material, lighting, colour and scale of the advertisements should relate to the building and development they are attached to. Applicants are advised to think about advertisements and signs at an early stage of the design process in order to ensure integration. The following guidance should be applied:

- Main advertisements and signs should normally be located on the most visible frontage of the premises (subject to an assessment of impacts).
- Multiple adverts on the same building should be avoided where this would lead to visual clutter that would negatively impact on the appearance of the building or its surroundings.

- Signs should be of an appropriate size for the building on which they are displayed and should not seek to dominate or visually detract from those buildings.
- The visual clutter of a mixture of sizes and styles of signs and advertisement boards must be avoided.

High Level Signs

4.111 Non-illuminated high-level signs will generally be acceptable in the industrial or commercial areas of the town, providing that they are designed to complement the building on which they are displayed and do not dominate the building or surroundings. Such signs should be restricted to the name or logo of the company occupying the building.

4.112 Signs which would face directly onto residential areas will be resisted where they detract significantly from the character of, or outlook from, those areas. Within shopping areas, signs will not normally be approved above ground floor level, particularly if illuminated.

Hoardings

4.113 Advertisement hoardings will not normally be acceptable in residential areas or where they would be readily visible from nearby residential properties. Elsewhere, advertisement hoardings will only be acceptable where they would not adversely affect the appearance of the area and will not be acceptable within conservation areas or within the settings of other designated heritage assets:

- Hoardings around vacant or derelict sites without the benefit of detailed planning permission for development will require advertisement consent.
- Hoardings should not be sited where they will interfere with the interpretation of traffic lights or road signs, or otherwise be distracting to road users.

4.0 Development Guidance

Flag Signs

4.114 An application for flag signs will be considered with respect to the amount of other advertising on (or proposed for) the primary building and its forecourt:

- Flag signs will be kept to a minimum and flagpoles positioned in such a way to complement a building development, rather than dominate and create visual clutter.
- The maintenance of flags is especially important as they tend to be displayed on a permanent basis in all weathers and can become torn and unsightly.

Projecting Signs

4.115 Only one projecting sign for each retail unit in shopping areas will normally be permitted, in order to avoid visual advertisement clutter:

- Such signs should not project more than 0.8m from the face of the building and should be at least 2.4m above ground level to prevent danger to pedestrians.
- These will normally be permitted at the same level as the main fascia.
- Projecting signs should reflect the established rhythm of the street.
- In commercial or industrial areas, projecting signs should complement the existing signage on the building and not dominate the façade or the street scene.

Freestanding Signs

4.116 “A” Boards and other displays on pavements outside shops are not only illegal under the Highways Act 1980 (as they are obstructing a public highway) but are a dangerous and unwanted obstruction to disabled people, pushchair and pram users and the elderly. These types of sign are unacceptable.

Illuminated Signs

4.117 Proposals for illuminated signs will not be acceptable where the illumination is harmful to the amenity of the area, or intrusive to any adjoining residential areas or properties:

- Intermittent (flashing) signs will not be acceptable.
- Illuminated signs will normally be restricted to fascia’s and projecting signs and should not conflict with the operation of the highway.
- Within industrial areas, illuminated signs may be allowed, providing that they do not have any adverse impact on adjoining residential areas or are likely to interfere with the interpretation of any traffic signal or sign.
- In predominantly retail areas (outside conservation areas), such as Ventura Park, illuminated signs can add colour and interest at night if carefully sited and designed. Illumination is also important in terms of security and safety and can make an area less intimidating after dark.
- In some retail areas, illumination can be intrusive to nearby residential properties, particularly outside normal working hours. In these circumstances, the Council will consider whether consent should be refused or whether a restriction on the hours of illumination would be appropriate.
- Laser adverts will not be acceptable.
- In conservation areas fascia lighting should be located within concealed recesses and should reflect the age and character of the original building.

External lighting

4.118 External lighting schemes should be avoided where these result in the following:

- Sky glow – the orange glow seen around urban areas caused by a scattering of artificial lighting by dust particles and water droplets in the sky;
- Glare – the uncomfortable brightness of a light source when viewed against a darker background; and

- Light Nuisance – light spilling beyond the boundary of the property on which a light is located.

4.119 Planning permission will be required where external lighting schemes, including floodlighting, require an engineered design and installation and where the scheme impacts upon the character of a conservation area and/or the setting of a listed building.

4.120 External lighting schemes should avoid light pollution and avoid impacting upon the amenity of residential neighbours.

4.123 Before displaying any advertisement, consent should be obtained from the property owner.

Maintenance

4.121 All outdoor advertisements are required to comply with the standard conditions imposed by the Control of Advertisements Regulations:

- Any advertisement must be maintained in a clean and tidy condition.
- For advertisements on shops, it will be in the retailers' interests to keep the premises clean and tidy.
- However, some advertisements are displayed on isolated sites which can attract litter or rubbish, or the advertisement itself may become covered by graffiti.
- It is important that owners of such sites regularly maintain both the sites and the advertisements.

Advertisement Consent

4.122 When applying for advertisement consent:

- Elevational drawings of the proposed advertisement(s) will be required and drawn to scale, showing a site location plan as well as its size and position on the land and/or building in question.
- Signs on buildings should be shown in the context of the complete building elevation and its relationship with adjoining properties, photographs and photomontages will assist.
- Full details of materials and colours to be used will also be required, together with means of illumination, where relevant.



Appendix A

Heritage Guidance



A Heritage Guidance

Conservation Areas

Conservation areas are areas of special architectural or historic interest. They do not just focus on the buildings, but also on the overall setting and character of the area, including trees, street furniture, street layout etc. They are a national designation, meaning that they are of national importance and not of just local importance.

Development in Conservation Areas

When proposing development in a conservation area the following steps can be taken to assist the preparation of a positive application and minimise the likelihood it will be refused and/or face objections:

1. Read the relevant conservation area Statement and incorporate the recommendations it provides.
2. Read any relevant management plans and consider how to incorporate management strategies in your proposal.
3. Review the guidance from Historic England.
4. Consult the Tamworth Historic Character Assessment and seek pre-application advice from Staffordshire County Council's historic environment team before preparing and application.
5. Prepare a plan and contact the Council's planning team for a pre-application meeting.

Generally, development (including demolition) within a conservation area requires full planning permission. The planning team may in exceptional cases consider an outline application. Where development is likely to affect the special character of the conservation area, the Planning Team may require a Townscape (or Landscape) and Visual Impact Assessment which explains the nature and severity of any visual change.

Tamworth's Conservation Areas

There are currently seven conservation areas in Tamworth of these four are covered by Article 4 Directions which restrict Permitted Development Rights.

The seven conservation areas are as follows:

- Dosthill
- Hospital Street
- Town Centre
- Victoria Road & Albert Road (Article 4 Direction)
- Wilnecote (Article 4 Direction)
- Amington Green (Article 4 Direction)
- Amington Hall Estate (Article 4 Direction)

Conservation area appraisals and management plans for all Tamworth's conservation areas can be found at:

<https://www.tamworth.gov.uk/conservation-areas>

Listed Buildings & Structures

Listed Buildings are nationally designated buildings that are recognised for their architectural or historic importance. Listed Buildings have to be approved by Historic England and recommended to the Secretary of State to make a decision on designating them. There are three categories on the statutory list.

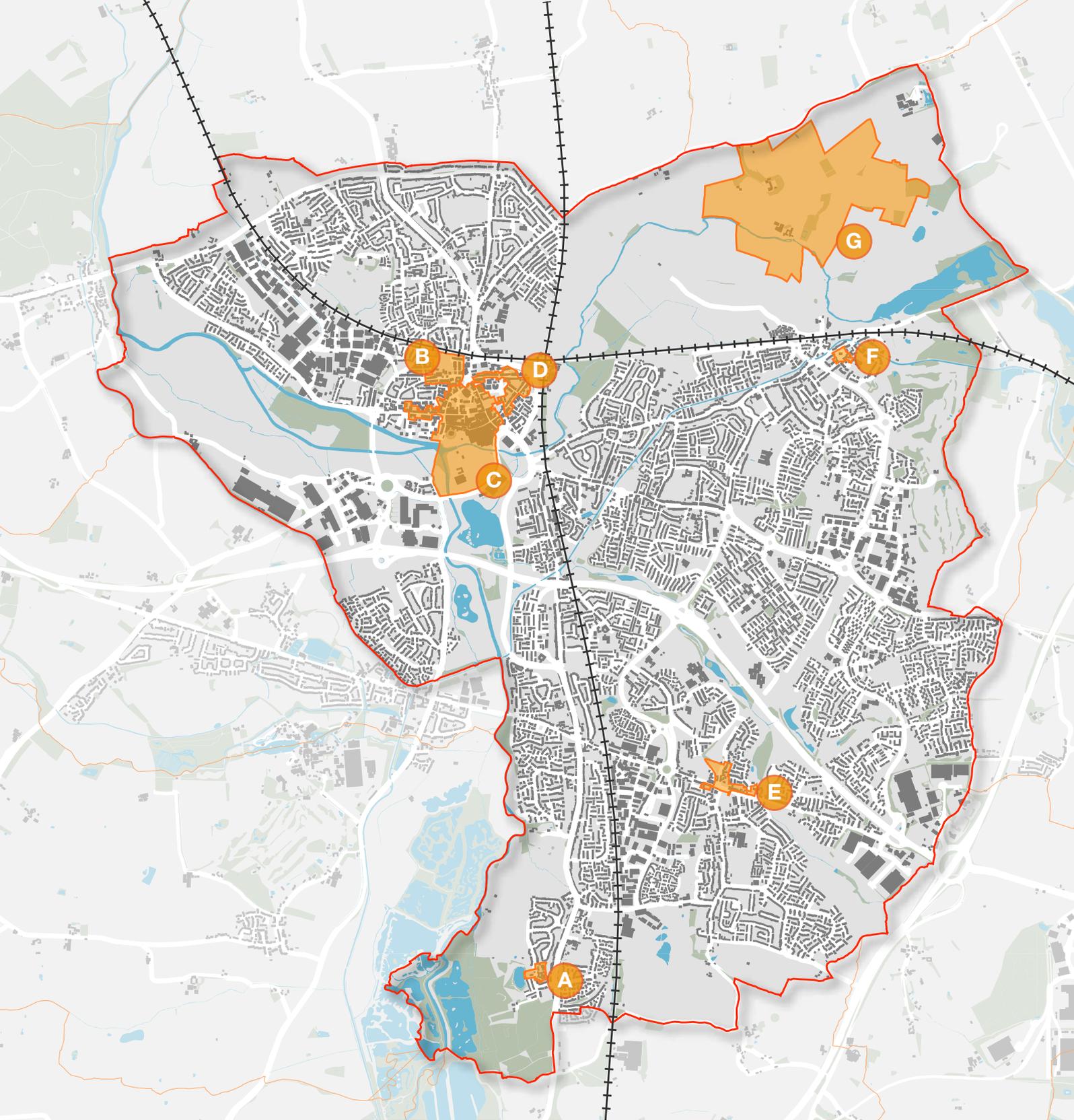
These are as follows:

- Grade I - Buildings of exceptional interest,
- Grade II* - Particularly important buildings of more than special interest
- Grade II - Buildings that are of special interest and the most likely grade of listing for a home owner.

Consent and validation requirements

Listed Building Consent

The listing of a historic building or structure confers on it a recognition of its national heritage value. Any works that might lead to harm or loss to the heritage significance of a listed building should be avoided (and in the case of Grade I and II* wholly exceptional). Where change is necessary in order to provide the heritage asset with sustainable future care must be taken to minimise any harm and any intervention must be fully justified. Where loss or harm cannot be justified (such as in the case of facadism, unsympathetic extensions etc) it is unlikely that planning permission will be granted.



Tamworth Conservation Areas



-  Tamworth Borough Boundary
-  Dosthill Conservation Area
-  Hospital Street Conservation Area
-  Town Centre Conservation Area
-  Victoria Rd & Albert Rd Conservation Area
-  Wilnecote Conservation Area
-  Amington Green Conservation Area
-  Amington Hall Conservation Area

A Heritage Guidance

Any works to a Listed Building or any structure that constitutes part of the curtilage of a Listed Building (including later extensions, outbuildings and walls) will require Listed Building Consent and may in addition require Full Planning Permission.

Demolition is considered development in the context of Listed Buildings and will require the appropriate permission before approved works can be undertaken.

It is recommended that when considering development proposals that might impact upon the fabric and/or setting of a listed building that design support is sought from an appropriately qualified and experienced architect.

Heritage Impact Assessments

Heritage Impacts Assessments will usually be required to explain the nature of any proposed change to the fabric and/or setting of a listed building which might result from development.

The Heritage Impact Assessment must establish where heritage significance is located and how this is derived in a Statement of Significance. Understanding significance will allow the applicant to respond appropriately and to mitigate any possible harm through the design process. The Heritage Impact Assessment must seek to justify any residual harm to heritage significance.

It is recommended that a Heritage Impact Assessment is undertaken by someone suitably qualified and experienced for the task.

Scheduled Ancient Monuments and Archaeology

There are a number of Scheduled Ancient Monuments located within the Borough.

You can find out more about these online at the Historic England website.

Works that affect a Scheduled Ancient Monument will require Scheduled Ancient Monument Consent prior to any works being carried out. The Scheduled Ancient Monument Consent process is administered by Historic England and

further information explaining how to apply can be found on their website. Any works may also require Listed Building Consent and/or planning permission dependent upon the nature of the proposal.

Tamworth Borough Council does not have an archaeologist on its staff. Any enquiries regarding archaeology are handled by Staffordshire County Council who can be contacted at: her@staffordshire.gov.uk

It is recommended that Historic Environment Record search is commissioned from Staffordshire County Council and used as part of the evidence base to support any Heritage Impact Assessment.

Locally Listed Buildings

The Council maintains a list of locally important heritage assets, which in its current form has been adopted and therefore form part of the Local Development Framework for the Borough. When a building or site is added to the Local List, it becomes a 'non-designated heritage asset,' however it does not give any additional planning controls (unless an Article 4 Direction has been added) or need for further applications, such as with nationally Listed Buildings which require Listed Building Consent. However the designation of a building on the Local List requires consideration to be given within the planning determination process as to the need to consider its conservation, and look to preserve and enhance its significance.

Details of Tamworth's Locally Listed Buildings can be found on the council's website.



Sympathetic contemporary extensions to the Tamworth Assembly Rooms (Grade II) (BHB Architects)



Appendix B

Climate Change Considerations



B Climate Change Considerations

Climate Change considerations

Developments must be sustainable and strive to reduce environmental impact to counteract the negative effects of climate change.

New development should be well connected and provide a permeable layout with a mix of uses within easy walking distance that will reduce the need to travel by car, that will in turn reduce fuel consumption, improve air quality and enhance the health and well-being of residents.

Whole life cycle costs should be considered in the design and construction processes. This should include implications during the extraction, manufacturing, transportation and installation of materials as well as demolition processes. These impacts should be balanced by the carbon savings experienced from the performance of the materials used in the construction and operation of the new home.

Considerations:

- Re-using and refurbishing existing buildings rather than demolition and new build
- Use of locally sourced materials to reduce transportation as well as support local businesses
- Alternatives to cement based products as well as concrete products in the manufacture of construction materials
- Prioritise use of recycled and re-used locally sourced materials and waste products from on-site demolition
- Modern Methods of Construction where elements of the building fabric are manufactured elsewhere within a controlled factory environment.

Benefits of these systems include enhanced building performance and efficiency through higher levels of quality control, reductions in waste and time savings achieved through automated and concurrent processes leading to a quicker turnaround of completed properties.

Sustainable design and construction methods present opportunities to reduce energy use. The spacing of buildings and the orientation of streets

and public spaces must be carefully considered in the context of wind generation. Buildings that are spaced far apart or buildings that are taller than the surrounding buildings will increase gusts, funnelling and potentially create eddies and vortexes. This will create uncomfortable public spaces and will exacerbate heat loss from buildings. Where there is potential to create such impacts, it will be important to create shelter through planting and provision of other screening structures.

Apartments and terraced properties retain a higher thermal mass than detached buildings. Lesser amounts of external wall areas and floor areas help to moderate temperatures and minimise heat loss. Homes should allow natural cross ventilation and cooling in summer.

The arrangement of rooms and windows should consider sun path and prevailing winds and thereby reduce the need for artificial lighting, heating and cooling by locating living rooms and large windows on the warmer aspects and minimising windows on the cooler aspects. Windows should be double or triple glazed and include shutter or louvres to provide additional insulation and reduce solar gain. Mains water use should be reduced through measures that control flows or encourage recycling through apparatus such as water butts for collecting and using rainwater as well as grey water recycling.

Sustainable urban drainage systems that are integrated into the design of a place and provide diversity in the public realm, such as rain gardens, are encouraged. These public spaces should enhance the natural environment through tree planting, habitat creation and permeable paving that reduces surface water run-off.

Buildings should be capable of evolving to meet the changing needs of occupiers. Such measures could allow repositioning of features such as walls or doorways to allow disabled access or the installation of through floor lifts or stairlifts. The additional flexibility would help to provide lifetime homes standards with added consideration of entrances and entrance level facilities, parking facilities, provision for hoists, circulation space and fitting of handles, electrical points and controls etc.

Decentralised energy systems through District Heating Systems or Combined Heat and Power systems in suitable locations would assist in improving the efficiency of energy distribution. The opportunity to generate heat in a central location and distribute it to different buildings in the locality providing efficient space and water heating should be exploited where opportunities exist. Where the heat generator is a renewable source this would deliver enhanced benefits. There are potential opportunities within Tamworth to make use of the rivers and canal network for heating/cooling which could be explored where appropriate.

Combined heat and power systems extract waste heat from the process of burning fuel to create electricity to transfer the energy to heat homes and water. CHP systems are most efficient at a district or community scale and in dense mixed use developments. Micro-CHP systems are also evolving to a domestic scale that could provide an alternative to traditional heating systems but also provide electricity.

Orientation of dwellings to stay within 15 to 20 degrees of due south presents a potential to maximise light and solar gain in addition to allowing for efficient installation of solar photovoltaic and solar water heating systems. It is particularly important that roof space is not shaded by parapet walls, flues and chimneys or street trees and lighting columns that will affect the efficiency of a system or considerably reduce the amount of useable space. The installation of photovoltaic panels is strongly encouraged and in-roof mounted panels are preferred in sensitive locations as they are less intrusive. On roof photovoltaic panel systems are strongly encouraged and preference should be given to black panels with black frames and the use of black mounting systems. The authority would discourage the installation of small systems (less than 2kilowatt hours peak) that deliver little real benefit to the occupier. Due to these systems being of a bespoke design and specification installers should aim to maximise the size of a photovoltaic array as a retrofit expansion would require an almost complete system replacement.

Developers should offer the option of a bespoke system to potential buyers and include the option of water and space heating from residual output

from the array as well as hybrid systems that allow on-site storage of surplus electricity for re-use in the property. Intelligent heating controls should be incorporated that allow occupiers to control space and water heating remotely. Intelligent monitoring of on-site generation to prioritise the distribution of electricity to appliances to eliminate export to the grid would be encouraged. The selection of appliances that integrate and work alongside these monitoring systems that cycle programmes according to electricity production and availability (where available) should be prioritised or at least offered as an option to potential buyers.

Ground source and air source heat pumps extract heat from below ground or from latent air to interact with a refrigerant liquid to heat air or water for central heating or hot water supply. Ground source heat pumps are in overall terms more efficient and provide outputs suitable for underfloor heating systems. Air source heat pumps efficiencies are influenced by outside air temperature but are however cheaper and easier to install and efficiencies are improving.

The various processes within ground source and air source heat pumps produce a higher amount of heat than the initial input which can then be transferred into space and water heating for use in the home. Heat pumps work on a continuous cycle and although require electricity their output is two to three times the initial input. Heat pumps should be installed in well insulated homes that are also air tight to ensure that efficiency is maintained and heat loss is avoided given that the temperatures achieved for heating are lower in comparison to traditional systems. On cold winter days, supplementary heat may be required from another source. The savings achieved from these systems, particularly if installed alongside a photovoltaic array will be attractive to potential buyers. These systems also have less moving parts that should make them more reliable and also they do not require an external vent and therefore do not pollute. There will need to be consideration given to the location of heat pumps as they generate noise in operation. Ideally, they should be located away from bedrooms and other areas sensitive to noise and maintain separation from neighbouring properties.



Appendix C

Glossary



C Glossary

Accessibility

The ease with which a building, place or facility can be reached by people and/or goods and services.

Adaptability

The capacity of a building or space to respond to changing social, technological, economic and market conditions.

Biodiversity

The variety of life in all its forms.

Block

The area bounded by a set of streets and undivided by any other significant streets.

Brief

Site-specific briefs are also called a variety of other names, including design briefs, planning briefs and development frame-works.

Brownfield Sites

Previously developed land as set out in Annex 2 of the National Planning Policy Framework.

Building Line

The line formed by the frontages of buildings along a street.

Built Environment

The entire ensemble of buildings, neighbourhoods and cities with their infrastructure.

Built Form

Buildings and structures.

Bulk

The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called massing.

Conservation Area

One designated by a local authority under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as possessing special architectural or historical interest. The Council will seek to preserve or enhance the character and appearance of such areas.

Context

The setting of a site or area.

Defensible Space

Public and semi-public space that is 'defensible' in the sense that it is surveyed, demarcated or maintained by somebody.

Density

The mass or floorspace of a building or buildings in relation to an area of land.

Design Champion

A person responsible for ensuring that a particular organisation - a local authority, regional development agency, health authority or government department, for example - promotes high standards of design throughout its work.

Design Guidance

Documents providing guidance on how development can be carried out in accordance with the planning and design policies of a local authority or other organisation.

Design Guide

Design guidance on a specific topic such as shopfronts or house extensions, or relating to all kinds of development in a specific area.

Design Policy

Relates to the form and appearance of development, rather than the land use.

Design Principle

An expression of one of the basic design ideas at the heart of an urban design framework, design guide, development brief or design code. Each such planning tool should have its own set of design principles.

Design Statement

An applicant for planning permission can submit a planning application design statement with the application (or prior to making the application), setting out the design principles adopted in relation to the site and its wider context. Government advice encourages an applicant for planning permission to submit such a written statement to the local authority.

Design-led Development

(Also known as regeneration) Development whose form is largely shaped by strong design ideas.

Desire Line

An imaginary line linking facilities or places, which people would find it convenient to travel between easily.

Development Brief

A document providing guidance on how a specific site of significant size or sensitivity should be developed in line with the relevant planning and design policies. It will usually contain some indicative, but flexible, vision of future development form.

Development Control

The process through which a local authority determines whether (and with what conditions) a proposal for development should be granted planning permission.

Development Plan

The development plan sets out the policies and proposals against which planning applications will be assessed. Its context is set by national and regional planning policy guidance.

Development

Statutorily defined under the Town and Country Planning Act 1990 as 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land'. Most forms of development require planning permission.

Elevation

An external face of a building.

Embedded Energy

Energy that was used in the work of making a product.

Enclosure

The use of buildings to create a sense of defined space.

Energy Efficiency

The result of minimising the use of energy through the way in which buildings are constructed and arranged.

Facade

The principal face of a building.

Fenestration

The arrangement of windows on a facade.

Fine Grain

The quality of an area's layout of building blocks and plots having small and frequent subdivisions.

Form

The layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) and landscape of development.

Grain

See urban grain.

Greenfield Site

Previously undeveloped land.

Green Infrastructure

The network of open spaces, waterways, woodlands, green corridors, street trees, open countryside and coastal areas within and between our urban areas.

In-curtilage Parking

Parking within a building's site boundary, rather than on a public street or space.

Indicative Sketch

A drawing of building forms and spaces which is intended to guide whomever will later prepare the actual design.

Landmark

A building or structure that stands out from the back-ground buildings.

Landscape

The appearance of land, including its shape, form, colours and elements, the way these (including those of streets) components combine in a way that is distinctive to particular localities, the way they are perceived, and an area's cultural and historical associations.

Layout

The way buildings, routes and open spaces are placed in relation to each other.

Legibility

The degree to which a place can be easily understood by its users and the clarity of the image it presents to the wider world.

Local Distinctiveness

The positive features of a place and its communities, contributing to its special character and sense of place.

Massing

The combined effect of the arrangement, volume and shape of a building or group of buildings. This is also called bulk.

Microclimate

The variations of climate within a given area, usually influenced by hills, hollows, structures or proximity to bodies of water. Can differ significantly from the general climate of a region.

Mixed Uses

A mix of complementary uses within a building, on a site or within a particular area.

Movement

People and vehicles going to and passing through buildings, places and spaces.

Natural Surveillance

(Also known as super-vision) The discouragement to wrong-doing by the presence of passers-by or the ability of people to see out of windows. Also known as passive surveillance (or supervision).

Node

A place where activity and routes are concentrated.

Permeability

The degree to which a place has a variety of pleasant, convenient and safe routes through it.

Perspective

A drawing showing the view from a particular point, as the human eye would see it.

Public Realm

The parts of a village, town or city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares and parks. Also called public domain.

Scale

The size of a building in relation to its surroundings, or the size of parts of a building or its details, particularly in relation to the size of a person.

Section

A drawing showing a slice through a building or site.

Settlement Pattern

The distinctive way that the roads, paths and buildings are laid out in a particular place.

Sight Line

The direct line from a viewer to an object.

Strategic View

The line of sight from a particular point to an important landmark or skyline.

Street Furniture

Structures in and adjacent to the highway which contribute to the street scene, such as bus shelters, litter bins, seating, lighting and signs.

Sustainable Urban Drainage System (SUDS)

SUDS are an approach to managing surface water (rainfall runoff) which mimic the natural processes of attenuation, infiltration and evapotranspiration. SUDS comprise a sequence of management practices, control structures and strategies which are designed to drain surface water efficiently and sustainably, whilst also minimising pollution and managing the impact on the water quality of local water bodies.

Topography

A description or representation of artificial or natural features on or of the ground.

Urban Design

The art of making places. Urban design involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frame-works and processes that facilitate successful development.

Urban Grain

The pattern of the arrangement and size of buildings and their plots in a settlement; and the degree to which an area's pattern of street-blocks and street junctions is respectively small and frequent, or large and infrequent.

Vernacular

The way in which ordinary buildings were built in a particular place before local styles, techniques and materials were superseded by imports.



Appendix D

Additional Useful Guidance



D Addition Useful Guidance

Tamworth Borough Council

Tamworth Local Plan

<http://www.tamworth.gov.uk/local-plan>

Tamworth Conservation Areas

<https://www.tamworth.gov.uk/conservation-areas>

National Planning Guidance

National Planning Policy Framework

<https://www.gov.uk/government/collections/revised-national-planning-policy-framework>
Ministry of Housing, Communities and Local Government, July 2019

Planning Practice Guidance

<https://www.gov.uk/government/collections/planning-practice-guidance>

Planning Portal

<https://www.planningportal.co.uk/>

Housing Design

Technical housing standards – nationally described space standards

<https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

Department for Communities and Local Government, March 2015.

Building for Life 12

<https://www.designcouncil.org.uk>

Building for Life 12, Design Council, January 2015

Built for Life

<http://www.builtforlifelifehomes.org/>

Lifetime Homes

<http://www.lifetimehomes.org.uk>

Design for Homes

<http://www.designforhomes.org/>

Collective Custom Build

<http://www.collectivecustombuild.org/>

Designing Buildings Wiki

<https://www.designingbuildings.co.uk>

Building Regulations

https://www.planningportal.co.uk/info/200135/approved_documents

Home Quality Mark

<https://www.homequalitymark.com/>

Historic Environment

Historic England

<https://historicengland.org.uk/images-books/publications/>

Historic England interactive map:

<https://historicengland.org.uk/listing/the-list/>

Good Practice Advice in Planning 3- The Setting of Heritage Assets

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

Building in Context

<http://www.building-in-context.org/>

Staffordshire County Council

<https://www.staffordshire.gov.uk/environment/eLand/planners-developers/HistoricEnvironment/Projects/Historic-Environment-Assessments.aspx>

Tamworth Historic Character Assessment, April 2011.

Security and Crime Prevention

Secured by Design

<http://www.securedbydesign.com/>

Highways

Manual for Streets

<https://www.gov.uk/government/publications/manual-for-streets>

Department for Transport, 2007

Historic England

Streets for All

<https://historicengland.org.uk/advice/caring-for-heritage/streets-for-all/>

Streets for All West Midlands

<https://historicengland.org.uk/images-books/publications/streets-for-all-west-midlands/>

Sustainable Design

BREEAM

<https://www.breeam.com/discover/technicalstandards/homes/>

Sunlight, Daylight and Layout

Building Research Establishment

<https://bregroup.com/services/testing/indoorenvironment-testing/natural-light/>

Flood Risk and Pollution

Environment Agency

<https://www.gov.uk/government/organisations/environment-agency>

Interactive map flood map:

<https://flood-map-for-planning.service.gov.uk/>

Flood risk assessment standing advice

<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>

Staffordshire County Council SUDS handbook

<https://www.staffordshire.gov.uk/environment/Flood-Risk-Management/SuDS-Handbook.pdf>

Natural Environment

Natural England

<https://www.gov.uk/government/organisations/natural-england>

Interactive map natural environment map:

<https://magic.defra.gov.uk/>

Landscape

Staffordshire County Council

<https://www.staffordshire.gov.uk/environment/eLand/planners-developers/landscape/NaturalEnvironmentLandscapeCharacterTypes.aspx>

Planning for Landscape Change, Supplementary Planning Guidance, 2000

Active Design

Sport England Active Design guidance

<https://www.sportengland.org/facilities-planning/active-design/>

Sport England Active Design checklist

<https://www.sportengland.org/media/11631/active-design-checklist-oct-2015.pdf>

Ecology

Bat Conservation Trust

<https://www.bats.org.uk/>

Waterways

Canal & River Trust

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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