

# PLACEMAKING & DESIGN

SUPPLEMENTARY PLANNING GUIDANCE  
**JANUARY 2010**

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The quality of what we build in our towns and villages impacts on everyone and everything. Successful, well-designed places are better for residents to live in and are more appealing to visitors. It is also an undoubted fact that pleasing and well designed places attract economic development which makes our communities more sustainable.

In the Scottish Borders we have distinctive communities and a tremendous surrounding landscape. Where we have new buildings we want to see that those buildings add to, rather than detract from, the attractiveness of our towns and villages. We want new buildings to enhance our unrivalled landscapes.

The primary aim of this Supplementary Planning Guidance (SPG) is to ensure that the Scottish Borders will be a quality place in which to live, providing attractive, sustainable towns and villages that are distinct and diverse.

**COUNCILLOR CAROLYN RIDDELL-CARRE,**

Scottish Borders Council Executive Member for Planning and Environment.



**COUNCILLOR  
CAROLYN RIDDELL-CARRE**

In 2006 the Council commenced a range of new initiatives to further improve the design quality of new developments in the Scottish Borders.

New Local Plan policies, Landscape and Urban Capacity assessments all direct development to more appropriate sites; site-specific Planning Briefs have been published for all key development sites; pioneering Supplementary Policy has been approved on 'Timber in Sustainable Construction;' together with new policy for 'Designing out Crime;' 'Landscape and Development;' 'Trees and Development;' 'Renewable Energy' and 'Replacement Windows.' Additional design training has been run for both Council Officers and Councillors. Design Awards raise awareness of, encourage and celebrate good design practice in the Borders, whilst a multi-skilled Design Forum helps to drive up the quality of developments.

This Urban Design Guidance is a further and critical element of this work and marks a new era that will help all parties to prepare for and to deliver quality developments which are fit for our wonderful Scottish Borders towns and countryside, both today and in the future.

**IAN LINDLEY**

Director of Planning & Economic Development  
Scottish Borders Council



**IAN LINDLEY**

# Contents & How to use this guide

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This guidance is structured round the process of placemaking and design. It is intended for use by all who are involved in new development in the Borders as a point of reference and as a basis for the planning, design and communication of new development proposals, no matter how large or small, and will be used as a material consideration in assessing planning applications.

This is an interactive document designed to be used online or on CD. The document does not require to be read from front to back—each section provides guidance on specific topics that can be accessed as needed, and tailored to fit a specific development type.

# How to achieve good design

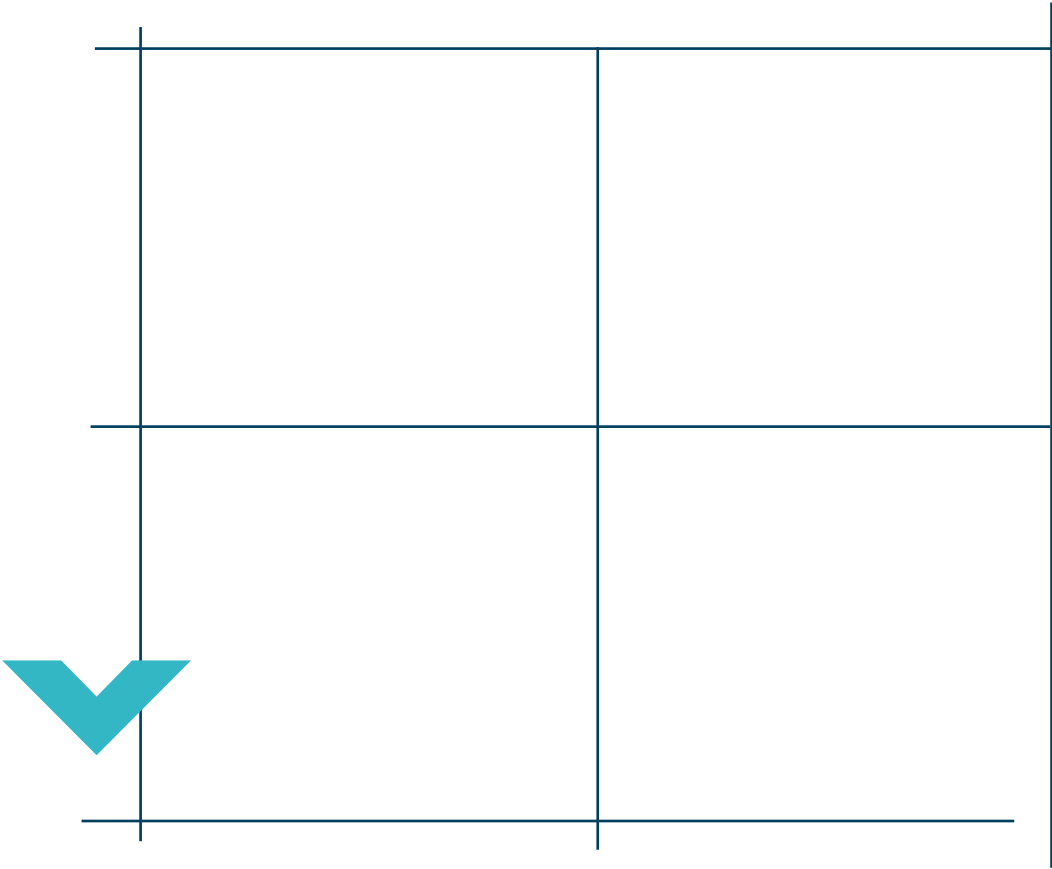
## The design process

This document seeks to provide helpful guidance and promote the creation of high quality buildings and places.



In summary, the key considerations in the process can be outlined in 9 steps:

**Wider Area**                      **Local Area**                      **Buildings**



# Introduction

# 1.1 Introduction

## Sustainable Places

'We cannot afford not to invest in good design. Good design is not just about the aesthetic improvement of our environment, it is as much about improved quality of life, equality of opportunity and economic growth. If we want to be a successful and sustainable society we have to overcome our ignorance about the importance of design and depart from our culturally-ingrained notion that a poor quality environment is the norm and all we can expect from British builders, developers, planners and politicians.'

**The Value of Good Design, CENTRE FOR ARCHITECTURE AND THE BUILT ENVIRONMENT**

**Good design is at the heart of sustainable communities. They are places that acknowledge:**

- the social function of the built environment
- the cultural context of our communities
- the need to be long-lasting and adaptable in our ever changing environment
- the importance of local distinctiveness to creating places that will be valued and cared for
- the most efficient way to use our resources

### **THE VALUE OF PLACEMAKING AND DESIGN TO SUSTAINABLE COMMUNITIES**

"Nearly 9 out of 10 people say that better quality buildings and public spaces improve their quality of life" (CABE, 2009) - therefore we cannot afford to ignore the importance of well-designed places to live to the social, economic and environmental wellbeing of our communities.

### **THE VALUE OF PLACEMAKING AND DESIGN TO THE HOUSEBUILDER/DEVELOPER**

In addition, good design adds value. As stated by CABE, 'it is possible for developers to add value to their operations by adopting new and distinctive design practices. If design.... can create, or help to create, a desirable environment and one in which people will want to live, then developers have the power to increase the value not only in their own interests but possibly those of surrounding landowners too.'

The added value of considering design from the outset is therefore many-fold. The positive impacts of this are increasingly being recognised by national policy and guidance.

In considering new development in the Scottish Borders it is essential to face the challenge of creating sustainable, well designed places that are produced from a deep understanding of the social, physical and historic context of the Borders. This guide forms a starting point in that process.

# 1.2 Introduction

## The purpose of this guide

### DESIGN IN THE DEVELOPMENT PROCESS

Design in new development is a [material consideration](#) within the planning process. At the national level, there is increasing awareness of the importance of successful [placemaking](#) and design to the social and economic wellbeing of our communities and the environment at large.

### DESIGN AT THE NATIONAL LEVEL

In 2001, the Scottish Government published Designing Places, an overarching policy document to raise the standards of design in our built environment. This recognised the over-riding importance that good place-making has in providing the “conservation areas of tomorrow”.

### THE ROLE OF THIS GUIDE

This Supplementary Planning Guidance highlights the strategic importance of well-designed places in the Scottish Borders, reflecting national policy and the policies within the Development Plan. It should be used as a tool to aid the design and development management process, to produce the highest quality of new development. It sets out the key sustainable [placemaking](#) objectives that any new development in the Scottish Borders should strive to achieve, as an aid to all stages in the complex process of new housing development.

This guide seeks to assist the delivery of places that fit within the Borders of the future, while respecting the Borders of the past.

### WHO THIS GUIDE IS FOR

From identifying appropriate sites for development to writing a brief or design statement and delivering new housing, design decisions are integral to all stages of the development process; therefore this guidance is relevant to all involved. This includes:

**Developers/Householders** and their agents wishing to build in the Borders

**Officers/Planners** working within the Scottish Borders

**Designers/Consultants** working on new development in the Borders

**Community members** interested in the quality of places where they live

**Elected members** representing their communities within the planning process



# Design Policy



# 2.1 Design Policy

## Policy Statement

**The Council requires that development proposals demonstrate how the following criteria have been addressed:**

**Impact of the development on the wider area context in terms of:**

Landscape Character  
Views  
Settlement pattern  
Infrastructure

**Impact of the development on the local area context in terms of:**

Built character  
Siting of development  
Sustainable development  
Density & use  
Open space  
Layout & legibility

**Building design:**

Energy efficient design  
Relating to the site  
Relating to the townscape  
Scale, massing & form  
Proportion  
Materials & colour  
Details

**Proposals will only be approved if the above criteria have been successfully addressed.**

**Justification**

The SPG is a material consideration in assessing planning applications. Policy G1 in the Local Plan lays out the quality standards for new development. This SPG therefore reinforces and further develops the criteria put forward by Policy G1 which are key policy requirements against which development proposals will be assessed and can be used by the Planning Authority to refuse applications where the requirements set out in this SPG are not met —the Policy G1 requirements are set out in detail at the end of this guide.

**Further detailed explanation on how the design principles can be met is set out within the Placemaking toolkit and supporting guidance.**



New development in Skirling



Yetholm set within the Cheviot Hills

# Achieving Good Design

3.1 | ACHIEVING GOOD DESIGN: THE PROCESS

3.2 | SCOTTISH BORDERS COUNCIL'S COMMITMENT TO BETTER PLACES

# 3.1 Achieving good design

## The process

### INTRODUCTION

The successful creation of good quality and well designed places is dependent on commitment to quality at every stage in the planning, design and development process. The delivery of quality places is dependent on three key requirements:

**Aspiration:** shared vision of clients, developers and planners alike

**Skills:** appropriately skilled professionals involved in the design process (architects/engineers/landscape architects/urban designers)

**Working together:** clear communication and collaboration between developers/agents and the Local Planning Authority

The delivery of quality places is not dependent on additional cost or expensive design solutions – by ensuring these three elements are in place, the process of delivery can be both effective and efficient. At every stage in the process, it is vital that those involved seek to understand the challenge and engage in early dialogue with the relevant parties.

### THE PROCESS

There are many stages in considering new development, whether as a commercial housebuilder or an individual wishing to build in the Scottish Borders. The following sets out some of the key steps in this process:

### 01 Identifying/appraising a site for development

Is the site appropriate for the scale and nature of development envisaged? Consult the development plan and familiarise yourself with local/national planning policy and best practice (the Sourcebook provides a starting point)

### 02 Appoint the appropriate skills

Ensuring that a development proposal meets the requirements set out in this SPG will often require professional advice.

Significant developments should seek to involve a range of skills and expertise within a design team. Early advice on key issues should be sought on issues such as architecture, landscaping and road layout.

Development of a small building group or single house may require an architect preferably with a proven track record in delivering similar projects in the Borders.

Appointing design professionals: this can be done through referrals, looking at portfolios etc. By appointing appropriately skilled and able professional(s), the likelihood of getting proposals that meet policy requirements and can be given consent is increased, thus representing long term efficiency savings by reducing the risk of lengthy negotiations and/or refusal.

### 03 Discuss early with planners/ local community

Applicants/developers should seek to engage with the Council at an early stage in the process. This will provide them with guidance on all the key planning opportunities and constraints and prevent any abortive work being undertaken.

Arrange an early meeting to get advice how to engage with the key stakeholders and produce a proposal that will be supported through the application process. This is even more important if development proposals are in an area of particular sensitivity such as biodiversity value or historic character. The Council will be able to provide advice on other requirements like a Transport or Environmental Impact Assessment (EIA).

Check the status of the site in the Development Plan and whether there is a planning brief.

Establish whether the site is classed as 'national', 'major' or 'local' development.

# 3.1 Achieving good design

## The Process

### 04 The design process

Ensure your design team have a clear brief based on appropriate scale and nature of development for the site.

Seek to record the process of design as it evolves in a Design Statement.

a	<b>Site and area appraisal</b> Carry out initial appraisal of site and context
b	<b>Identify the design principles</b> Establish/refine the development vision based on the appraisal of site and surrounding context. Make clear aspirations about how the proposed development can contribute to the local character and form a sustainable place to live
c	<b>Site analysis</b> Carry out detailed analysis of site conditions covering aspects such as: <u>microclimate</u> , views, drainage, <u>topography</u> , <u>landcover</u> , access, historic land use, archaeology and contamination. Commission surveys as appropriate. Check for any statutory designations relating to built or natural heritage
d	<b>Design concept(s)</b> Establish design concept for the site: create a <u>concept plan</u> that sets out clear vision, based on site and context appraisal. Consider pre-application dialogue with planning officer at this stage to enhance awareness of early design decisions
e	<b>Design development</b> Refine design and detailed resolution of issues: translating the <u>concept plan</u> to a design layout, including options where appropriate
f	<b>Design Solution</b> Production of sufficient information to communicate design process, key decisions made and final product including: <ul style="list-style-type: none"><li>• Plans/visualisations</li><li>• Site photos: showing visual impact</li><li>• Design Statement</li></ul>

### 05 Drawings & illustrations

Clear and accurate drawings and illustrations must be submitted as part of any proposal. These should be unambiguous, easy to read and demonstrate all aspects relating to the development including the immediate surroundings. Appropriate judgements can then be made as to how the development fits into its locale.

### 06 Design Statements

Design statements (incorporating energy statements) are a key tool in ensuring clarity in communicating the design process and promoting design awareness. The Scottish Government Policy Statement, *Designing Places*, and the subsequent PAN 68: Design Statements encourage the use of Design Statements as an integral part of the development process. The recent change in planning legislation now requires major development proposals to produce a design statement as part of the planning application process. A Design Statement provides a mechanism for demonstrating the quality of a design response and how it relates to its context and the principles of sustainable placemaking. Applicants can demonstrate a thorough approach to design by providing a comprehensive and well-structured design statement.

## 3.2 Achieving good design

### SBC's commitment to better places

The following sets out the tools that Scottish Borders Council will seek to use to achieve well-designed places.

#### DEVELOPMENT BRIEFS

Development briefs will often be Council-led. Applicants/developers will therefore be required to respond to the brief. A development brief will provide information regarding:

- The vision and aspiration for the development area.
- Initial urban design analysis, including descriptions of the site, its surroundings and any constraints or sensitivities within the area
- Key objectives of the design – these should be aimed at achieving the highest possible design quality and provide clarity on what the aspiration is for the site
- Concept proposals – indicative demonstration of how the objectives could successfully be achieved

This can be through diagrams, photographs of sketch illustrations. Development briefs can form an invaluable tool in establishing best-practice principles at the outset and can help inform a better quality, more efficient design and planning application process.

#### MONITORING

To ensure the effectiveness of this SPG, it will be monitored in terms of its success. This will be undertaken by the Council every year and the SPG will be reviewed and updated accordingly.

#### ACTION PLAN

In order to promote the value of good design for the wellbeing of the social, economic and environmental future of the Borders, the Design Action Plan represents a proactive approach to engaging everyone in the placemaking process. It represents Scottish Borders Council's commitment to achieving well-designed places that enhance the Borders region. As a vehicle for promoting higher quality design standards throughout the Borders, it unites a number of initiatives under one collective aim: **to make the Borders Region of tomorrow a better place to live.**

**Continued and up-to-date guidance:** the production a regular update of Supplementary Planning Guidance on Placemaking & Design incorporating a Design Quality Checklist. This would be an incremental process, and would be adaptable to include additional guidance or reflect design quality monitoring as appropriate.

**Design Quality Workshops:** a series of working sessions with councillors/area officers promoting the value of good design.

**Set up a Design Forum:** an internal working group incorporating key professionals (Urban Design/Planning/Architecture/Landscape Architecture/Roads) as a forum for key projects to be discussed to enhance the profile of the sustainable placemaking agenda in the planning system and to engender a collective vision.

**Design Quality Monitoring:** introduce an ongoing audit of development throughout the Borders, assessing best/worst practice and the successful application of the SPG.

**Effective enforcement:** where design has been an issue early on in the process, ensure that design quality is followed through and where necessary utilise all enforcement powers.

**Design Events/Promotion:** host design quality forums for key stakeholders, and incorporate design awareness into current programmes of town walks, etc.

**Use Design Competitions** as a means to achieving innovative designs for key developments thus opening up the design debate.

Continued promotion of the existing **Design Awards**

# 4.0 Placemaking & Design Principles

# 4.1 Placemaking & design principles

## Introduction

### PLACEMAKING OBJECTIVES

The process of placemaking is complex, combining a range of social, economic and environmental factors that are present in well-functioning communities. In order for new development to make places that work, the built, environmental, microclimatic, historic and socio-economic context of a place must all be analysed and understood as part of the planning and design process. This requires thinking outside the 'red line' boundary of a proposed development and a proper assessment of how development will relate and respond to its surroundings.

The following sections provide guidance on 1) understanding the context of development in the Borders and 2) responding to it appropriately, based on a series of placemaking and design principles structured round the role of new housing development at the wider, local and detailed level. The character and quality of the Borders environment at these three scales are inter-related, therefore it is essential to consider:



### WIDER AREA

how a place fits into the wider area in terms of the functional, environmental and visual context



### LOCAL AREA

how a place relates to the local community and forms an integral component of the local area, socially and physically



### PROPOSED BUILDING

how an individual building creates a positive and lasting addition to the Scottish Borders

# 4.2 Placemaking & design principles

## The wider area

How development fits into the wider area in terms of functional, environmental, and visual context

### LANDSCAPE CHARACTER

Objective: creating development that acknowledges the local variation throughout the Scottish Borders Region

#### Landscape type

The Scottish Borders has a rich and varied landscape that has shaped where settlements have established, and the types of buildings and materials used, over centuries. This relationship is integral to how we see our towns, villages and countryside today and is vital in understanding how new development can respond appropriately to the wider landscape character; it has played an important role in the development of its towns and villages and has determined the type of industry that has taken place, the access that can be gained and the kind of buildings it can sustain.

Landscape character is informed by various factors including Geology, Topography, Hydrology, Vegetation and Land Use. When considering any new development, it is therefore vital to understand how the development can respond to:

- The existing vegetation patterns (e.g. field boundaries, woodlands, etc)
- The wider landscape character and established settlement pattern

There are four broad areas within the Borders: the uplands, the river valleys, the merse land and the coast region.



The **upland** landscape varies from large-scale rolling hills to upland plateaus, with heather, grassland and forest cover and limited/dispersed human settlement.



The **river valleys** along the waters of the River Tweed and its tributaries have seen human settlement since pre-Roman times, exploiting the pasture lands and power of the rivers to support agricultural and industrial activity.



The **merse land** is a gentle landscape through which the Tweed meanders towards the coast, an area with fertile soil which has been heavily cultivated to grow arable crops. Market towns and large steadings are a key feature of the area.



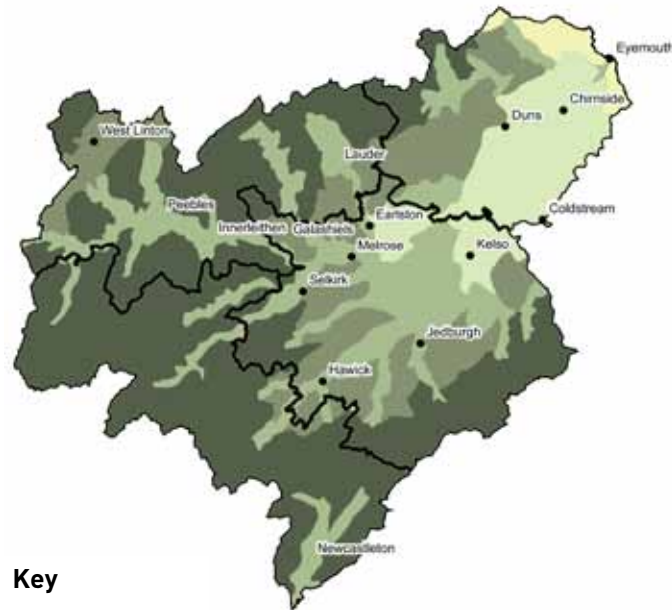
The rugged **coastline** is diverse with rocky sea cliffs and undulating farmland. Settlements are generally located in sheltered locations to protect buildings from the coastal weather.



# 4.2 Placemaking & design principles

## The wider area

Landscape character map



- Key
- Key settlements
  - ▭ HMA
  - Valleys
  - Lowlands
  - Grasslands
  - Uplands
  - Coastal

### Landform

Integral to landscape character is the landform of an area. Landform has shaped patterns of landcover, microclimate, land use and the nature of human settlement and is inter-related with hydrology; both regional (river catchments) and local (tributaries and drainage flows). From the rolling uplands and steep sided river valleys in the south and west, to the flat plains of the east, the wider landform shapes the visual character of an area and how development can be absorbed into the landscape.

An understanding of the topography and landform of an area is essential to understand how development can fit into the wider context. Initial site appraisal must therefore consider:

- the landform in which the site is situated
- the relationship of the site to the wider landform such as impacts on skyline
- Landform as a backdrop to development and wider hydrology patterns



Flat open lowland landscape, Berwickshire



Rolling uplands, Tweeddale (West Linton)

# 4.2 Placemaking & design principles

## The wider area

### Natural Heritage

The Scottish Borders has a wealth of natural heritage. There are two National Scenic Areas in the region: the Eildon and Leaderfoot NSA and the Upper Tweeddale NSA. There are also six Areas of Great Landscape Value: Berwickshire Coast, Cheviot Foothills, Eildon Hills/Bowhill, Lammermuir Hills, Pentland Hills and Tweedmuir Hills/Upper Tweeddale. The Scottish Borders have a considerable number of historic gardens and designed landscapes that appear in the Historic Scotland inventory, as well as many more sites that are of local significance. They represent a vital asset in the Scottish Borders and a forthcoming SPG will provide further guidance on maintaining and protecting these historic landscapes. Historic Scotland can provide additional guidance. There are 10 Special Areas of Conservation and 5 Special Protection Areas, of which the River Tweed is the best known. This demonstrates the importance of the area in terms of biodiversity habitats and species.

### Landscape Character: Summary

- ✓ Ensure the form and nature of proposed development – whether a large site or individual building - harmonises with the wider landscape in which it sits, i.e. open merseland or rolling upland may be able to absorb very different forms and scales of development.
- ✓ Establish design principles regarding the scale and form of development from the outset that relate to the wider landform, natural heritage and visibility of the site
- ✓ Check the local designations of any landscape features of ecological, recreational or heritage value



Eildons And Leaderfoot National Scenic Area from Scotts View



The River Tweed at Dryburgh – a Special Area of Conservation

# 4.2 Placemaking & design principles

## The wider area

### IEWS

Objective: Relates positively to long, medium and short distance views from key locations (e.g. public footpaths, views from major roads)

New housing development must be considered as providing much more than simply new dwellings; as a part of the overall visual experience of the Scottish Borders for visitors, investors and residents alike, the towns, villages and buildings in the landscape are viewed by all who pass through

### Long, medium and short distance views

The wider views within the landscape are largely defined by the combined factors of landcover and landform. The enclosure and exposure created by valleys, plains, woodlands and open merge land all influence how settlement sits in the landscape and the nature of impact that new development may have in the long, medium and short distance.

### Any design response must acknowledge:

- where key visual receptors are (places where new development will be visible from)
- the extent to which the views from these points will be affected by the development on the site in question
- how new development can visually 'fit' within the wider landscape in the context of these views.

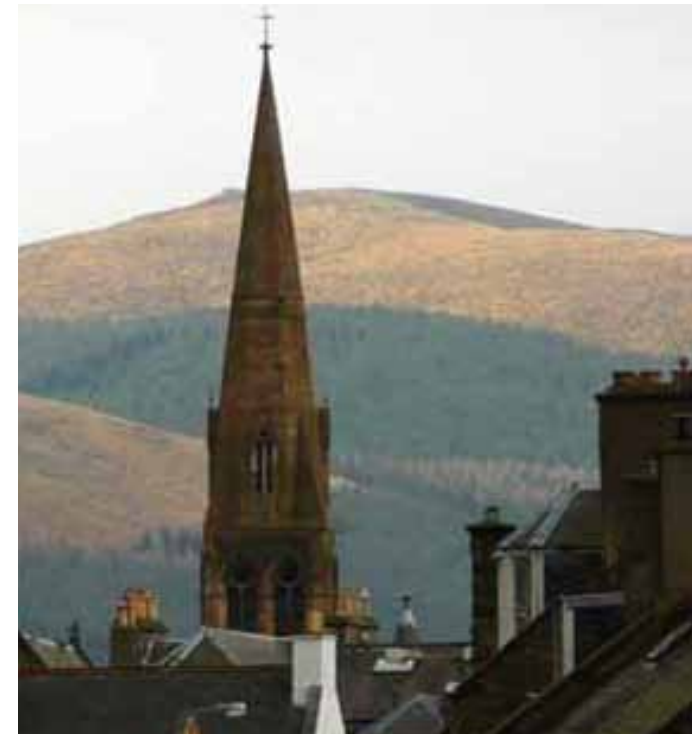
Buildings and places that will be visually affected by development, known as visual receptors, should be identified and impacts assessed through plans and photo illustrations.

While moving through the landscape, the sequence of views from roads, footpaths and cycle ways is integral to the overall quality of experiencing the Borders as a distinctive place. The visual experience of living in and visiting the Scottish Borders is shaped by these sequences and many towns, villages and buildings within the Borders provide both surprise and delight as they are approached within the landscape along roads and rights of way, framed by landform and vegetation or defined by landmark buildings and river crossings. The role of new development in the visual sequence along key routes must be identified from the outset.

### Views: Summary

#### Any design response must acknowledge:

- ✓ where key visual receptors are (places where new development will be visible from)
- ✓ the extent to which the views from these points will be affected by the development on the site in question
- ✓ how new development can visually 'fit' within the wider landscape in the context of these views.



View of Peebles

### You will be expected to illustrate these points in your design statement:

- ✓ How the design has responded to key views towards the site in the wider landscape
- ✓ How the design will be viewed moving through the landscape

# 4.2 Placemaking & design principles

## The wider area

### SETTLEMENT PATTERN

Objective: integrates well into pattern of settlement, whether urban or rural

#### Existing pattern of built development

The historic network of towns, villages and hamlets is integral to the character of the Scottish Borders and any proposed addition to the built environment should be founded upon and understanding of this context. Too often, recent layers of development lack any acknowledgement of the urban form or historical context, adopting instead a standardised range of building forms and road geometries. As a result they appear 'unconnected' to the surrounding built form and street patterns, and can erode the sense of place and identity of the area.

#### Urban

Within the context of Borders settlements new development must seek to form a logical addition to the existing settlement patterns, relating to the landscape and land use patterns of the area. Despite modern expansion, the overall character of settlements in the Scottish Borders is still largely defined by the historical origins of settlement throughout the region, reflected in the pattern and dispersal of towns and villages. Whether formal or informal, coastal or inland, each settlement has a distinct form and density of layout. A thorough analysis of this should guide the scale and nature of any new addition to a settlement, and will help to identify appropriate street patterns, public spaces and densities to a specific area.

#### Rural

In the context of rural development in the Scottish Borders you will be expected to demonstrate an understanding of the existing and historic distribution of settlement, so that a clear rationale for appropriate forms of new development can be established. Assessing historic maps can give a fascinating insight into the origins of rural habitation in and around the site. The scale and distribution of existing building groups should also be assessed to determine the appropriate scale and siting of new development within the rural landscape.

#### Key considerations

Understanding patterns of settlement in either the urban or rural context is integral to the initial site appraisal and it is helpful to:

- Study historic maps: identify the growth and pattern of settlement over time
- Analyse the present day form of human settlement and visual relationship to the wider landscape
- Establish principles of siting and layout that are appropriate to the pattern of settlement

#### Settlement pattern: a summary

- ✓ You will be expected to have an understanding of the pattern and origins of settlement in the wider context
- ✓ Whether in town or country, avoid creating development that pays no regard to the local form, extents and patterns of built settlement

### Remember to illustrate these points in your design statement:

- ✓ Understanding of settlement pattern: historic growth and origins
- ✓ Local character traits: scale and distribution of settlement



Traditional centre, Jedburgh

# 4.2 Placemaking & design principles

## The wider area

### Historic settlement origins

Many towns have developed around one or two significant landmarks or features that related to the settlement's location and the relationship it had with the surrounding landscape:

#### Strategic landmark positions

Castles/tower houses, abbeys/kirks and river crossings all highlight the strategic historic importance of these settlements.



Peebles landmark church

#### Focal points for meeting/trade

Many settlements formed round a central focal point such as a market place, square, green or meeting venue. These were areas within the settlement where trade, community events or communal grazing took place.



Duns market square

#### Specific functions

Settlements formed around a particular function, such as fermtowns, harbour towns and industrial towns. Landowners also planned new settlements to serve their estate/industry such as agriculture or weaving.



Eyemouth harbour

# 4.2 Placemaking & design principles

## The wider area

### INFRASTRUCTURE

Objective: Is appropriately scaled and sited to maximise use of existing roads/rail/services opportunities

The earliest human settlements in the Borders were shaped by the availability and accessibility of vital resources – from food production to commercial or defensive infrastructure, settlements have grown and evolved around the efficient use of these resources. This is no less applicable to establishing sustainable development today – by considering the proximity of existing transport networks, utilities and community infrastructure, a well designed scheme will make the most efficient use of the available resources.

When considering a site for development, the opportunities presented within the existing resources should be maximised, such as rail halts (with the forthcoming Waverley Line), bus routes, road networks and other links to vital resources such as local shops. The scale and location of a potential development site should always seek to achieve the most efficient use of existing and proposed roads.

### Infrastructure: a summary

- ✓ In and around towns and villages, plan development that is well connected to the existing road or street network
- ✓ Make sure development is of an appropriate size to accommodate a permeable through route or network of routes
- ✓ Consider the provision, or prevention, of longer term growth as appropriate: where there is capacity for future growth, ensure the design allows for this or where growth is constrained, ensure a clear and defensible edge is created
- ✓ In rural areas, consider the most efficient means of local access and services: off-grid utilities may be appropriate



Looking at the wider context of access and infrastructure with an appropriately long term vision is key to creating sustainable, well connected places (Kelso)

# 4.2 Placemaking & design principles

## The wider area

To summarise, a design statement should demonstrate clear understanding of:

- ❑ **Landscape character**
- ❑ **Views**
- ❑ **Settlement pattern**
- ❑ **Infrastructure**

New development must seek to achieve the following objectives:

**Development must fit within the wider landscape and vegetation patterns**



**New design should always respond to the wider landform in terms of views, settlement pattern, drainage and long term growth**



**Identify key landscape heritage features within the wider and local area from the outset**



**Key views towards proposed development from the wider area must be considered from the outset so that the design can respond by framing/containing these views as appropriate**



**New development must form a logical addition to the area-wide pattern of the settlement, in terms of distribution and form, whether in the urban or rural context**



**Wherever possible development should seek to make the most efficient use of existing roads and services infrastructure and consider appropriate future capacity for expansion within the proposed infrastructure network**



# 4.3 Placemaking & design principles

## Local area: existing/proposed

How a place relates to the local community and forms an integral component of the local area, both socially and physically

### BUILT CHARACTER

Objective: sits well within surrounding built form (architectural style, urban grain, etc)

In establishing the design principles for any new development, the surrounding townscape or building character and built form must be understood from the outset. The layout, grouping and architectural style of buildings adopted within an area all contribute to a locally distinctive built character.

To successfully integrate new development into a settlement, first establish a detailed understanding a) the present day character; b) how it formed in that way and c) how new development can uphold and enhance the built character.

### Urban structure

The physical structure of a neighbourhood is defined by the network of streets and spaces, the urban structure. The pattern of solid (=built) to void (=street or space) when viewed in plan gives the best indication of urban structure in an existing or proposed neighbourhood. This is called a figure ground. The proportion of solid to void, and the way in which the structure is arranged is defined as the 'urban grain' of an area, e.g. finely grained informal streets and spaces or large, regular streetblocks. This kind of analysis can help identify:

- the townscape character
- the proportion of open space to buildings
- the scale of open spaces
- the street pattern

### Remember to illustrate these points in your design statement:

- ✓ Any analysis showing figure ground of local built form with proposed development shown
- ✓ Townscape studies that have influenced the development process



Example of infill site by Bain Swan Architects



# 4.3 Placemaking & design principles

## Local area: existing/proposed

### Townscape of the Scottish Borders

The townscape of the Scottish Borders is a rich visual experience. The variety of heights, shapes and styles of housing helps to track the evolution of the settlement. The relationship of buildings to streets, and streets to other streets defines the character and highlights the historic evolution of the settlement. The following are all typical to the Borders townscape, a historic legacy of the last three centuries of human settlement.

**Pends, wynds and vennels** are synonymous with the medieval street pattern of Scottish towns and villages. Pends are covered passageways that pass through a building, often from street to courtyard, developed as routes through the dense street frontage. Wynds, narrow paths between buildings that link up wider streets, can also refer to paths that link streets at different levels. Vennels are passageways between gables, as footpaths or minor streets.

**Townhouses** became a popular form of urban living during the Georgian period. Townhouses could be detached, semi-detached or terraced but are distinct from the smaller cottages in their more uniformed frontages, adhering to the classical rules of symmetry. Georgian town planning features are characterised by a formal approach, using classic features of proportion and balance, with a regular rhythm of windows, doors and storey heights within the streetscape.

**Row housing** is a common feature in Scottish Borders towns and villages. Essentially, these are terraced buildings of various sizes, tenures and usage that formed the heart of many Borders communities. In smaller villages rows comprise 1-1.5 storey cottages, interspersed with occasional larger detached properties. In larger towns, these buildings can be larger (two storeys and up) lining the central areas. This built form is organic and can integrate a diverse roofline.



Eyemouth



Kelso



Foulden

# 4.3 Placemaking & design principles

## Local area: existing/proposed

**Corner buildings** form part of the rich townscape heritage of Borders villages and towns. Corner buildings are a significant part of the townscape, forming strategic nodes that become neighbourhood landmarks and commercially desirable sites. They are visually prominent, culminating axial views along two streets, defined by dual frontage to both aspects.



Melrose

**Villas** often refer to 19th and 20th century detached suburban houses that were often individual in design, standing back from the street edge with gardens to the front. Construction of villa type properties was widespread in the Victorian era, as a result of the prosperity and population growth of the time. During the 20th century, this style of detached house was overtaken by the emergence of bungalows often dominant on the suburban edge of towns and villages. In the later half of the 20th century the villa typology has been superseded by detached 'executive' homes.



Melrose

### 20th Century Expansion

Many of the larger settlements within the Scottish Borders have seen considerable expansion in the 20th century. Due to political and planning legislation evolution, modern development is much more commercially-led and housing is predominantly a product of private sector development. Some of this development has been less responsive to the local area and has paid insufficient attention to the landscape and settlement context of the Borders. With the limited brownfield resource in many of the Borders settlements, much new development is likely to be sited on greenfield land and therefore adjacent to this type of expansion. It is important that any new development reflects the local identity working within the historic and modern context of the settlement.



Peebles

# 4.3 Placemaking & design principles

## Local area: existing/proposed

### Sense of place

Sense of place is concerned with the qualities that give a place a distinctive character. These qualities are shaped by social, cultural economic and environmental factors, the combination of which will be unique to any given place and how a place is experienced by the visitor/resident. This combination means that alongside the physical attributes of a place, sense of place can be influenced by:

- the community spirit: the vibrancy of a place and its cultural heritage.
- the socio-economic vitality of a place: the wellbeing of the local economy, land
- use patterns and accessibility of local services.



The whole street scene with the built form closing the view, Coldingham



Close knit urban structure with narrow plot frontages, Lauder



Vibrant streetscape in Eyemouth

### Built character: a summary

- ✓ It is essential to establish an understanding of:
  - The local built character of the area
  - How it formed in that way: the built heritage and landscape characteristics that have shaped a settlement or place
  - The local sense of place
- ✓ New development must seek to uphold and enhance the local character and sense of place

# 4.3 Placemaking & design principles

## Local area: existing/proposed

### BUILT FORM

Objective: Creates a contextual addition to the urban fabric.

Integral to the physical structure and character of the Borders townscape is the built form of the urban fabric. The overall composition of streets is shaped by how individual buildings work together, creating the unique visual character through repetition, variety and focal points in the streetscene. Features within the built form that create unity or variety include:

- building lines
- storey heights
- plot widths
- window proportions
- materials
- eaves height
- rooflines.

The Borders has a wealth of vernacular buildings and inspirational architecture that is a product of its diverse historic and landscape context. From the pantile cottages on the coast to the mill buildings of central Borders and the Burgh towns throughout, there are contextual cues that should form the basis for any design response in order to ensure the unique character is enhanced. **Good architectural design should avoid slavish reproduction of historic styles unless in specific circumstances – quality design will only create the heritage of tomorrow by being true to its cultural context.**

As a key factor in creating sense of place, the urban fabric of a place is central to all three factors, as an expression of the local context, cultural makeup and land use patterns.

### Built form: a summary

- ✓ New development must pay due regard to:
  - appropriate scale of streets, building plots and buildings in context
  - the pattern and form of building lines, setbacks, rooflines, and building elevations
- ✓ Avoid arbitrary layouts that do not relate to a clear design concept and understanding of context



Coldingham, recent housing development



Coldingham, existing settlement



Newstead, recent housing development



Newstead, the existing settlement



Hawick, recent housing development



Tower Mill, Hawick, existing settlement

# 4.3 Placemaking & design principles

## Local area: existing/proposed

### BUILT HERITAGE

Objective: Demonstrates a responsive understanding of the historic context of a site or area.

New development must be respectful of the built legacy of the past in order to uphold the character and quality of the Borders for the future. Alongside site-specific historic analysis, new development must respect the local context of protected or designated sites:

#### Conservation areas

There are currently 40 designated conservation areas that have been identified throughout the Scottish Borders as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Any proposed development within or near to a conservation area should therefore pay particular attention to the character and appearance of that area.

#### Listed buildings

There are nearly 3000 listed buildings throughout the Scottish Borders. These have been identified by Historic Scotland as buildings of architectural or historic interest, based on a combination of: Age and Rarity, Architectural/Historic Interest and Close Historical Associations. There are three categories of listed buildings - Category A, Category B and Category (C S). The listing covers both building exteriors and interiors and can include structures within the building's curtilage, e.g. boundary walls and outbuildings, therefore it is essential to check for any protected status as part of the site analysis process.

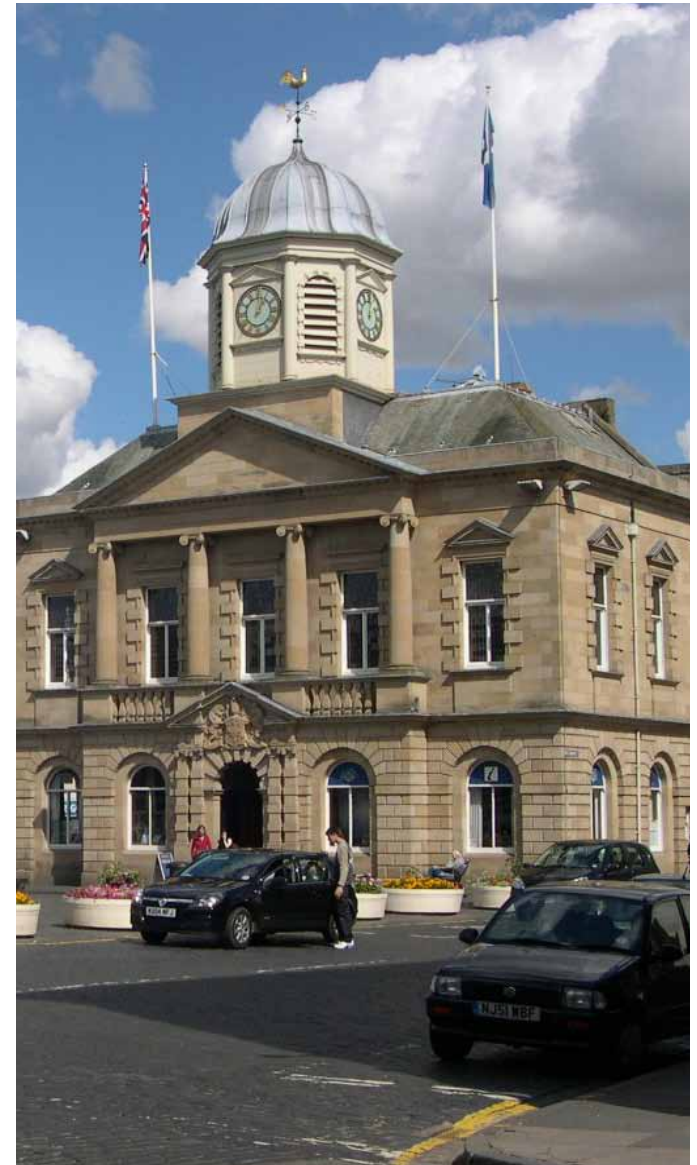
### Scheduled ancient monuments and archaeological features

There are numerous sites throughout the Scottish Borders that have been scheduled by Historic Scotland as monuments of national importance. These can vary from small remnants of prehistoric settlement to medieval churchyards and 20th century wartime structures. There are also many unscheduled sites of historic or archaeological interest that are of local or regional importance. The Royal Commission of Ancient and Historical Monuments keep a record of all scheduled and non-scheduled monuments.

Scottish Borders Council holds a GIS-based Historic Environment Record (HER), containing information on heritage assets including archaeological sites, artefact find spots, scheduled ancient monuments and listed buildings. This seeks to ensure heritage assets are detected and preserved (either in-situ or recorded) prior to new development. The HER is the most up-to-date source of information about the nature of archaeology or listed buildings.

### Built heritage: a summary

- ✓ Do character studies of the local settlement origins and heritage: this will help an understanding of built form and local sense of place (you will be expected to illustrate an understanding of context in any design statement)
- ✓ Check for built heritage designations on or near to the site and ensure the design is responsive to any sensitivities



Town Hall, Kelso

# 4.3 Placemaking & design principles

## Local area: existing/proposed

### SITING OF DEVELOPMENT

Objective: creates a place that fits within the landscape and built context

In considering a site for development, it is vital to assess the site conditions and its surroundings through analysis that can help to shape the potential extents and layout of development.

### Landform

Any new development should harmonise with the existing localised landform. The landform will directly influence:

- views to and from the development
- how development sits in the landscape
- how and where access can be taken into a site
- how natural aspect and drainage can best be exploited.

All these factors should be taken into account in determining the appropriateness and physical extents, if any, for new development.

All new development must be designed in response to topographic features (ridgelines, slope orientation and surrounding high and low points) to 'fit' within the landscape and utilise the site conditions.

As a general rule the approach should be to "go with the grain" of the site i.e. if a proposal requires more than limited cut and fill or the misalignment of properties in relation to contours, established boundary or property lines, it is likely that the development will fail to integrate naturally with its wider setting. A well designed development will never presume a site is flat, however subtle the level changes.

### Remember to illustrate these points in your design statement:

- ✓ Landform analysis: detailed understanding of landform and development
- ✓ Microclimatic study: identifying sun path, wind direction, etc and how this has shaped the design process
- ✓ Views: key views towards the site and how the design responds to these



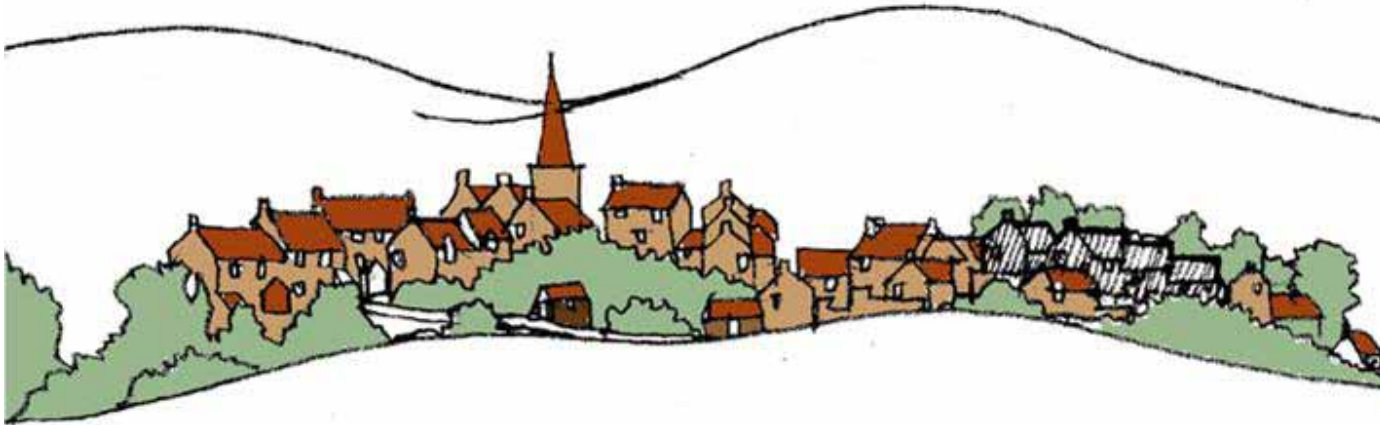
The built character of Walkerburn is shaped by the landform



Buildings within landform, Newton St Boswells

## 4.3 Placemaking & design principles

### Local area: existing/proposed



The relationship of buildings to the landform is essential, both in the visual context and microclimate of the localised area

#### Ridgelines

Development should generally avoid encroachment on ridgelines that is obtrusive to the horizon. Where a site is on or near a ridgeline, the proposed development should accommodate an appropriate setback from the ridgeline and/or appropriate vegetation to form a backdrop in views towards the site, ensuring that the roofline does not break the skyline arbitrarily. Development near ridgelines should always incorporate appropriate tree planting as a backdrop to the built form reducing the impact and 'framing' the building(s) in the landscape.

#### Slopes

Development on sloping sites must utilise the landform as part of the overall character of the place wherever possible, rather than imposing a 'development platform' on the site through excessive cut and fill. The most challenging of sites can generate the most creative and distinctive of responses by working with the contours rather than against them, creating a natural relationship between site and development. The layout of buildings and roads in larger developments should generally seek to follow the contours. Commissioning a topographic survey as early as possible helps to establish a full understanding of the site levels and implications on the layout.

#### Microclimate

The microclimatic conditions of a site – the prevailing wind direction, direction of the sun's movement, and the shelter and shading within the site – can determine the quality and usability of external spaces and the energy demands of heating and lighting internal spaces. An understanding of the microclimate is therefore essential to creating sustainable places that function well. Achieving optimum orientation of buildings, in relation to aspect and landform, should directly influence the overall layout of new development:

- Buildings and plots should be orientated to give a southerly aspect (within 30 degrees either side of south) for private spaces and living room
- Streets should be aligned wherever possible against the prevailing wind direction, to avoid 'wind tunnels'.

Where site conditions cause these dual issues to be in conflict, appropriate shelter should be provided from prevailing winds through breaking up the street pattern and/or other use of planting to provide shelter. The issue of shading from adjacent trees or wooded areas must always be considered in the siting of buildings and open space and areas in excessive shade should be avoided.

# 4.3 Placemaking & design principles

## Local area: existing/proposed

### Views

As well as the views within the wider landscape, the visual integration of development into its surroundings at the localised level must be considered. All buildings have a civic role to play as part of the built environment and overall visual quality of an area. Within localised views, new development must consider the following:

#### Approaching the settlement / site

Impact on views in approaching a settlement/site must be understood. New development – particularly in edge-of-settlement sites – should positively define the point of arrival into a settlement as the ‘first impression’ of a place. The sense of approach and arrival is heightened by development that fronts onto approach routes, incorporating attractive boundaries that frame and contain views



Swinton

#### Views towards the roofline/skyline

The relationship between the roof profile, landform and existing skyline should be considered in the siting and design of new buildings. Buildings should be considered in the context of ridgelines and/or rooflines in determining storey heights, roof profile and building line. In all cases, the appropriate use of colour within the roofscape is critical to achieving integration within its wider context, and the careful selection of roofing materials must be considered



Melrose

#### Approaching the site from within the settlement / neighbourhood

In moving along nearby streets or routes – where existing building lines, boundary treatments, landscape structures and landmarks together define views – new development should relate to the overall composition of these elements and read as an integral part of the street.



Coldingham



# 4.3 Placemaking & design principles

## Local area: existing/proposed

### Integration and access

In order to create an integrated addition to an existing building group/settlement, new development should always seek to tie in with existing road and footpath links. By identifying the key desire lines (most direct routes that people are likely to use) through or near to a site, these key routes can help shape the layout and anchor it into the surrounding area. The key pedestrian desire lines should be identified and integrated into the layout.

An early appraisal of the footpath network and the hierarchy of streets adjacent to or near the site can provide a baseline for determining the access and route network within a development. The arrangement of streets and spaces within a development must always be aimed at creating permeable places for both pedestrians and vehicles that are closely knitted into the surrounding network of routes (as outlined in PAN 76: New Residential Streets, and forthcoming Designing Streets). Cul-de-sac developments can inhibit the permeability of development and the relationship of development to its surroundings. Where possible, development should incorporate through routes linking a site into the wider access network.

**Generally, it is preferable to provide more than one route into a site to enhance overall permeability of the streets network and disperse traffic within a neighbourhood. Interconnecting streets should form the basis for all movement through the site, avoiding excessive segregation of pedestrian and vehicular access.**

### Access network

Scottish Borders has an extensive network of paths, both an invaluable recreational facility for residents and a key tourism asset.

In planning new development it is essential that existing access networks within the local and wider context are protected wherever possible and, where impacts are unavoidable, appropriate mitigation provided. Recreational access to the countryside should be an integral consideration in planning any edge-of-settlement development. Rights of access are a material consideration in the planning system, as set out in SPP11: Open Space and Physical activity. For further information on the access network in the Scottish Borders, please see the Core Path Plan, which details existing rights of way, promoted or managed routes, new routes or any other route that can provide the public with reasonable access.



Footpath next to River Tweed in Peebles



Development at Peel using existing woodland as attractive boundary

### Landscape structures

The importance of well-designed, properly specified landscape elements within the built environment must not be overlooked. When considered integrally to new development in both the urban and rural context, tree and woodland planting can greatly enhance the local character and visual, ecological and recreational quality of a place. Trees form an important visual backdrop, especially in rural or edge-of-settlement development, and tree groups can frame development and anchor it within the landscape. As well as the visual amenity of tree planting, trees can enhance local microclimate and biodiversity as well as provide health benefits.

### Existing

As an integral element of towns and villages, trees and vegetation contribute to the unique sense of place of many settlements in the Scottish Borders. In the siting and design of new development, existing landscape structures (such as woodlands, shelterbelts, hedgerows and avenue planting) in or around the site should be assessed.

# 4.3 Placemaking & design principles

## Local area: existing/proposed

### Any landscape features of value need to be identified so that:

On-site features of value can be retained and enhanced where appropriate  
Any landscape features that are central to the area's character (such as nearby avenue planting or woodlands) can be reinforced or enhanced through the development.

A vegetation survey should be carried out as early as possible in the process to identify the extent and condition of existing trees and shrubs.

### Proposed Landscape Planting

The role of landscape planting in new development has a similar role to play to that in the existing townscape and landscape. Elements such as avenue planting, single specimen or tree groups all serve to break up the built form and frame views towards building groups.

Proposals for new development should give due consideration to landscape design from the outset as integral to the design process, and any new landscape planting should have meaning: to visually contain spaces, define gardens, or break up the streetscene – landscape design should not be an afterthought, simply as a means of filling left over spaces.

The specification for any new planting must ensure it is of an appropriate size and species to provide sufficient short-medium term impact, and the phased implementation is planned to provide the appropriate level of impact in relation to the development. The use of native species is promoted, particularly in the context of the wider biodiversity networks.

### Settlement Boundaries

As settlements expand, the edge is often the setting for new housing development and is often the most visible part of the settlement in surrounding views as the transition between urban and rural. The treatment of this edge is essential to how a settlement sits in the landscape. Consideration should also be given to opportunities for further settlement growth and provision made for future integration and access where desirable.

It should be demonstrated fully that the design for new development on or near the settlement edge considers the overall visual composition of the settlement boundary (buildings, rooflines, boundary treatments and 'framing' elements such as landscape structure planting) as of equal importance to other elevational views.

Edge-of settlement development must actively seek to create a positive edge to the surrounding countryside. This should generally incorporate some kind of landscape framework either as a substantial wooded area of appropriate quality and species mix or - where combined with outward-looking housing and an attractive open edge - tree and hedge planting. This framework will be required to be of a sufficient scale and maturity to have early impact, and an appropriate specification, early implementation and subsequent management programme must be provided.



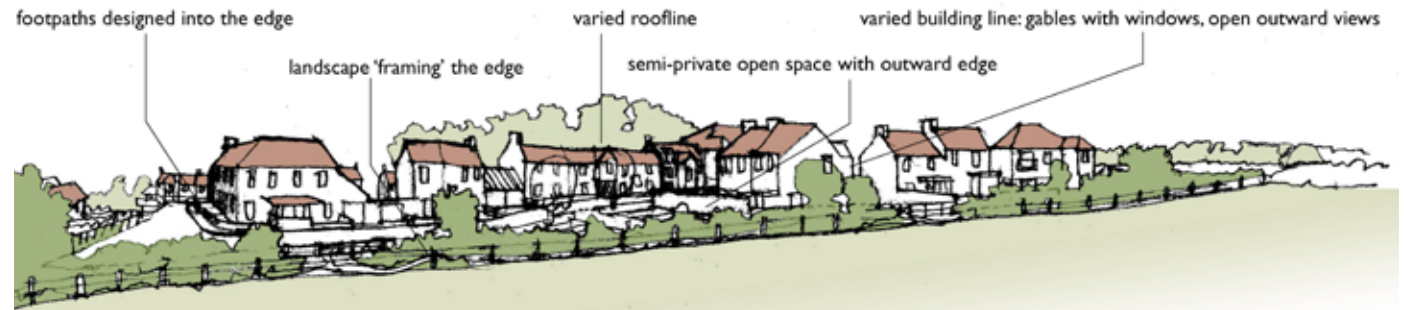
Example of new proposal (by Bain Swan Architects)

## 4.3 Placemaking & design principles

### Local area: existing/proposed

Settlement boundaries are often closely associated with landscape planting such as historic policy woodlands, shelterbelts or hedgerows. These existing structures are valuable in defining the urban to rural transition and providing local habitat/recreation corridors. The presumption shall be that these are retained wherever appropriate, reinforced by new planting and appropriate provision for future management.

Pedestrian access to the countryside beyond should always be accommodated, with appropriate new provision linking into any existing footpath networks.



Creating a positive edge to the surrounding countryside: landscape planting, outward views and a variety in the built form create an attractive composition



A poor edge in the countryside: poorly spaced, monotonous built form, visually intrusive timber fencing and insufficient landscape planting

#### Siting of development: Summary

- ✓ The layout and design of new housing must relate to underlying landform, 'going with the grain' where possible
- ✓ New housing must work with the natural site characteristics and its microclimate: maximise south-facing aspects and shelter
- ✓ Always check from where a proposed site can be seen in the local area: new development must 'fit' visually within the local context
- ✓ Strive to create well-connected, accessible additions to the existing access network
- ✓ Identify at the outset any valuable local landscape structures and work with these
- ✓ Consider landscape design within new development from the outset
- ✓ Create attractive edges to settlements and/or building groups, utilising landscape frameworks and quality boundary treatments

# 4.3 Placemaking & design principles

## Local area: existing/proposed

### LAYOUT AND LEGIBILITY

Objective; creates streets and places that are distinctive and legible with a clear sense of identity.

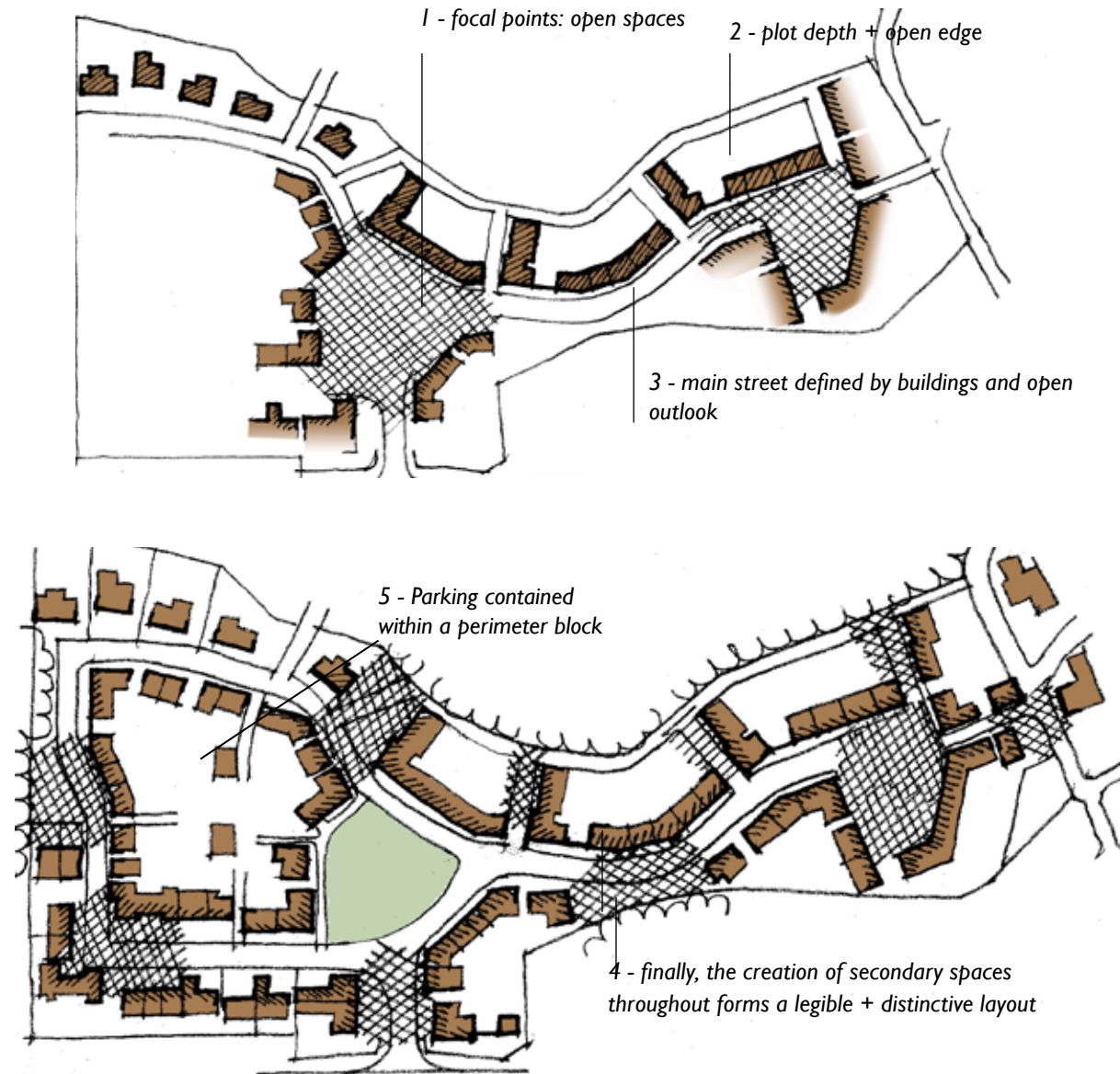
The creation of distinctive, attractive places that are easy to move around should be the common aim of all new development. The layout of new housing should be designed in response to the built context and local townscape. New development must actively seek to provide a permeable, legible movement network that maximises the attractiveness of walking and minimises car dependency.

### Layout

Typically throughout the Scottish Borders, streets are often characterised by buildings arranged in a very organic way, close knit with a staggered building line and a range of double fronted, single fronted and gable fronted buildings. This variety and density of buildings adds richness and character. New development should strive to use the appropriate balance of variety and repetition in the built frontage to create continuity and rhythm and a clear sense of identity.

### The layout of new development should consider:

- ✓ the nature of the site: the microclimate, the built context and existing street pattern
- ✓ distinctive character areas within the proposed neighbourhood(s)
- ✓ key frontages: to arrival points/open spaces
- ✓ how the development will be experienced as one moves through the spaces.



By approaching a site with some clear design objectives, the site almost designs itself. Here, 5 key elements combine through the design process

# 4.3 Placemaking & design principles

## Local area: existing/proposed



### Perimeter blocks

A perimeter block refers to a streetblock that is lined on all sides with buildings creating 'active' frontage and a clear delineation between public and private space. Here, the parking is well-contained within the block with central housing providing overlooking.

A variety of housing accommodated within a perimeter block

### Permeability

The creation of a permeable street layout that is well-integrated to the character and structure of the existing area is central to sustainable development. Proposed layouts for new housing development should seek to provide a range of attractive routes through the site. Permeable development increases the ease of pedestrian movement through a site, thus discouraging car dependency. Enhanced permeability can also help to stitch new housing into existing neighbourhoods, by extending existing movement networks and desire lines (the most direct routes that people are likely to want or need to use).

### Legibility

Places that have identifiable features and a logical structure are easy to 'read' and to move around in. This ease of orientation - legibility - is helped by considering the sequences of distinctive spaces and buildings that are experienced moving through a neighbourhood. The network of key nodes (areas which people are likely to identify with as places of note) and links (connecting routes between key nodes) within the existing/proposed street layout should be identified at the outset of design development. Within the Borders, there is a diverse range of elements within the townscape that represent nodes and links outlined below:

Routes	Edges	Spaces	Landmark	Neighbourhood
Streets	River	Market squares	Historic buildings (abbey/castle/	Town centre
Lanes/wynds	Coastline	Public park/garden	kirk)	Village centre
Paths	Historic boundaries (castle/estate grounds)	Village greens	Mercat crosses	Local area
	Steep slopes	Courtyards	Monuments/memorials	Anchor point
		Town/village Hall	River crossings	
			<u>Landform</u> : hilltop/ridgeline	

# 4.3 Placemaking & design principles

## Local area: existing/proposed

### Boundary treatments

Plot boundaries (between public and private space) help shape the overall quality and character of spaces within the street, almost as much as the buildings. Boundaries onto the street should be designed as an attractive high quality element in the public realm. Boundary treatments can help tie a new or contrasting element into the surrounding urban fabric by reflecting what is already there. The detailing of boundary walling or railing should be appropriately high quality: looking at the detailing of good local examples can help inform an appropriate design.

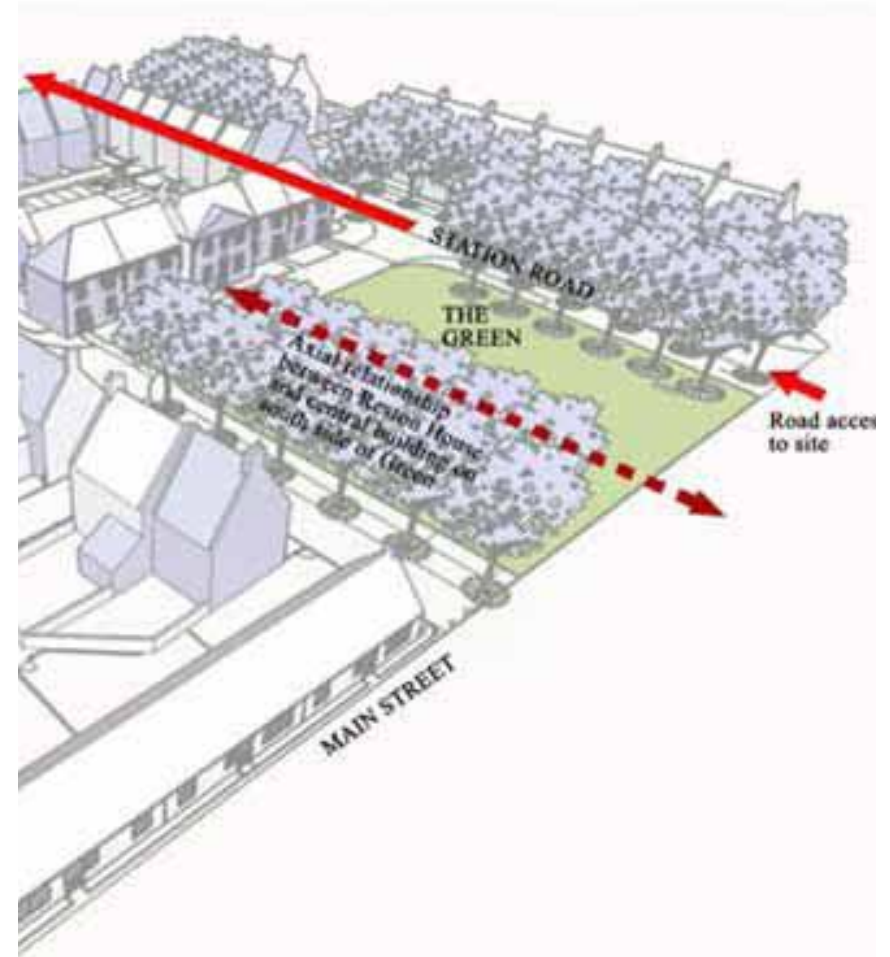
Random or coursed rubble walls and non-coniferous hedges are traditional boundary treatments within the Borders and such elements can help 'anchor' a development into its local setting. Appropriate provision for maintenance should be made from the outset. This may require to be incorporated into 'common land', requiring appropriate factoring mechanisms to ensure that the civic role of this edge is not compromised by future modification by private residents.

### Designing safe places

Scottish Borders Council Supplementary Planning Guidance on Designing out Crime sets out requirements for community safety in new development. Development should ensure that vehicular and pedestrian routes are visually open, direct and well overlooked by habitable rooms within adjacent houses to enhance opportunities for passive surveillance; public open spaces should be well overlooked by adjacent houses; excessive blank gables facing directly onto key streets or spaces should be avoided as this limits opportunities for passive surveillance.



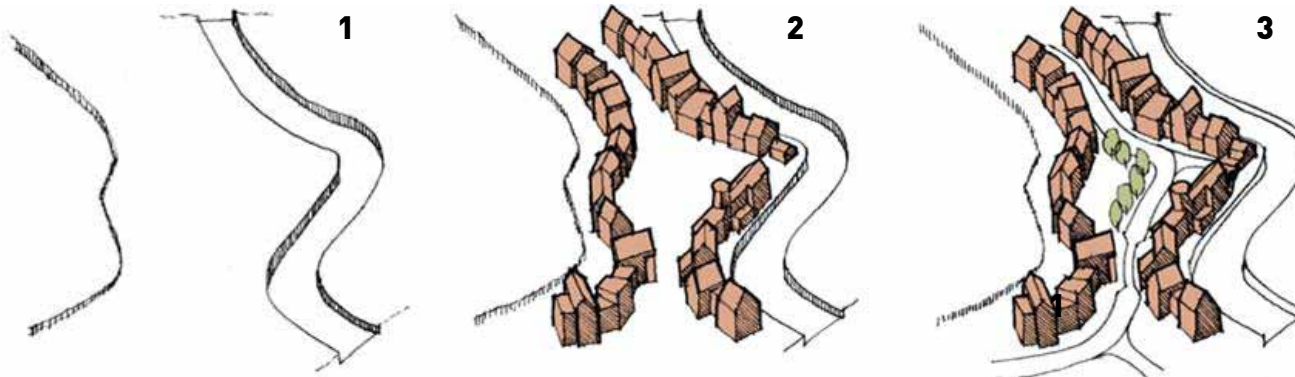
Some good examples of boundary treatments



Proposal at Reston by Simpson & Brown Architects

# 4.3 Placemaking & design principles

## Local area: existing/proposed



Design the buildings first to create spaces into which the roads can be placed

### Streets

The creation of successful streets is the subject of national advice and good practice currently represented in PAN 76: 'New Residential Streets' by the Scottish Government. This is to be replaced by the forthcoming 'Designing Streets' publication which will set the Department for Transport's 'Manual for Streets' in the Scottish context.

The function of a street is for 'traffic, the exchange of goods, social exchange and communication' (Spiro Kostof, 1992). Since the advent of the motorcar and a subsequent move towards separating vehicles from pedestrians, road design in modern development often focussed excessively on the former of these functions: streets shaped by road engineering with no consideration to the social function that they serve.

There is now a return to a more holistic view of streets and their role in civic life, shaped by the activities around them, the people moving through them and an overall reduction in vehicular dominance.

The diagram above outlines the approach that should be taken to creating streets and spaces. In response to site features (1) the arrangement of buildings should be designed first (2), with the roads fitting into the streetscene after (3), so that the enclosure of spaces by buildings is the primary element in defining the character of the street. The 'anywhere' development of curvilinear, heavily engineered, routes through dispersed buildings set in open, undefined front gardens must be avoided.



The building line, boundary treatments and curtilage parking working together (Allan Swan, Bain Swan Architects)

### Development should be designed to create an 'active' edge to proposed and existing streets:

- Buildings should relate positively to the street on which they are situated. The 'front' of the building or buildings should generally seek to address the street as much as possible, working in balance with boundary walls and gables and creating active frontage.
- The internal layout of buildings should be designed to relate living rooms to the front and create opportunities for 'eyes on the street'.
- Excessive blank fences to main streets should be avoided: within the streetscene, walling, hedging or high quality railing should be used as a secondary architectural element to reflect their civic role within the townscape.
- The use of blank gables or walls should be designed carefully: where gables do face the street, these should be designed to incorporate windows or other openings – this creates a more 'active' frontage and presents opportunities for passive surveillance.
- Key routes such as main streets or major approaches to a settlement or site should always be positively addressed by the built frontage as a reflection of their civic role.

# 4.3 Placemaking & design principles

## Local area: existing/proposed

### Road design

Roads need not necessarily be constant in width (so long as the running carriageway is at least 3.7m for single file traffic and 4.8m for two way traffic flow) and junction layouts can be informal.

### Street geometry

Reducing driver visibility distances, through tight building lines and avoiding overly engineered straights or curves, helps to reduce traffic speeds thus reducing vehicular dominance. The geometry of the street can be fairly constrained as long as there is sufficient access. A swept path analysis should be carried out confirm that the largest vehicle (i.e. service/refuse vehicles) can be reasonably accommodated.

### Pedestrian v's vehicle

Shared surfaces, and removal or reduction of grade separation (the conventional method of separating pedestrians and vehicles through an upstand kerb) can help encourage responsible driving by a heightened sense of risk. This helps calm traffic speeds naturally, facilitating the use of streets by pedestrians and cyclists.

The incorporation of home zone measures such as narrowing of carriageways, use of speed tables and using on-street parking as a naturally occurring traffic calming element, should also be explored. Shared surface streets and spaces can be used where appropriate and should be sensitively designed: without careful consideration vulnerable road users, including those with visual impairments who tend to rely on a kerb line can feel insecure or unsafe. There is also a

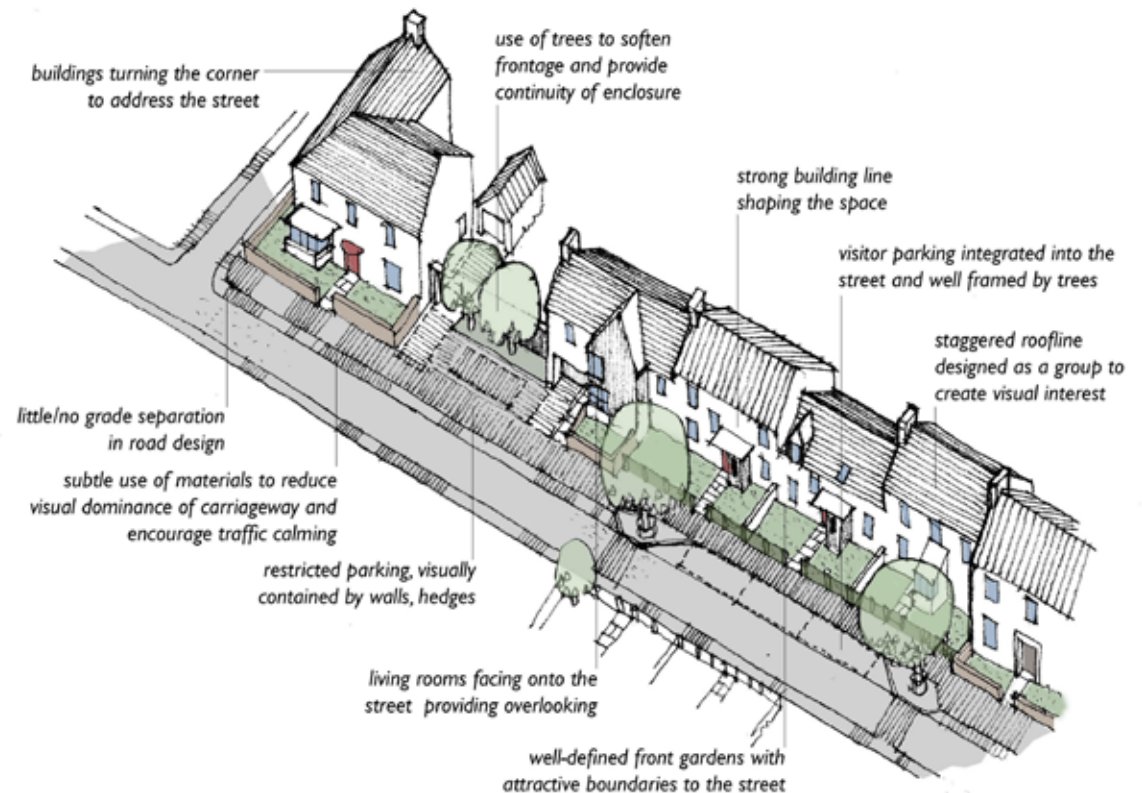
self-limiting factor on pedestrians sharing space with motorists of around 100 vehicles per hour.

### Avoidance of clutter

The street scene should be carefully designed to avoid a dependency on excessive street signage. Directional, warning and information signage can clutter the public realm and detract from the overall quality of the public realm when present in, often unnecessary abundance.

### Accessibility

A sustainable community or neighbourhood depends on a mix of uses and locally available public transport opportunities. To encourage walking, PAN 75: Planning for Transport recommends a walking distance of 400m (or a five minute walk) to local facilities such as the bus stop or corner shop. Where this is not possible, housing (in the urban context) should be no more than 800m (or a ten minute walk) from local services to encourage the creation of 'walkable neighbourhoods'.



Example of a well-designed street that considers people and spaces first, cars second (Allan Swan, Bain Swan Architects)



# 4.3 Placemaking & design principles

## Local area: existing/proposed

### Parking

Parking provision can impact significantly on the overall quality of place in new development, and the design and method of provision should be incorporated into the planning and design from the outset. The means of parking provision should reflect the character of development proposed. Parking should not dominate the streetscene in rows of front-garden driveways or parking courts, but instead be designed sensitively as integral to other elements of the street such as garden boundaries, tree planting and building line(s).

#### Parking requirements

As a general guide, the requirements for communal/unallocated parking and for allocated/curtilage parking are as follows:

#### Communal or unallocated parking

Where residents parking is provided within courtyards/car parks

No of parking spaces = no. of units x 1.75  
for residents and visitors  
**= 175% provision**

#### Curtilage or allocated parking

Where residents parking is provided within driveways or within allocated spaces

No of parking spaces = no. of units x 2 for residents  
no. of units x 0.25 for visitors  
**= 225% provision**

### Courtyards

In high density development of terraced housing or flats, parking can be provided through a combination of front and rear courtyards. Rear courtyards can alleviate the potential dominance of cars in the street scene - the use of pends can help maintain the building line while providing vehicular access to the rear. Courtyard parking should always be designed with a degree of overlooking from adjacent housing (to maximise security), and high quality boundary materials/landscape planting to reflect the semi-private quality of the space and avoid an overly sterile, 'municipal car park' character.

### In-curtilage

The design of in-curtilage parking, where parking is required to be within individual plots, should ensure front gardens are not dominated by driveway parking by enclosing driveways within the building line. The use of high quality boundary walls and hedges can help to visually contain parking and break up potentially monotonous series of driveways.

### Visitor

This should be integrated into the street scene at appropriate points. In traffic-calmed or narrow/shared surface areas, on-street parking can be instrumental in slowing traffic speeds - where applicable this needs to be demonstrated as integral to a clear concept for traffic management and the public realm. In all situations, parking should be sited and designed to be well overlooked by adjacent residents and people moving through the public realm. This minimises crime risk by generating opportunities for passive surveillance.



Courtyard parking with pend access at Darnick



In-curtilage parking at Peebles well contained by boundary treatment



On street parking at Denholm

# 4.3 Placemaking & design principles

## Local area: existing/proposed

### Layout and Legibility: a summary

- ✓ Avoid the creation of arbitrary street patterns and housing layouts without a clear concept or local understanding
- ✓ Create a clear sequence of spaces: key frontages and arrival points that lead to streets, lanes and meaningful public spaces
- ✓ New development sites are expected to be permeable to pedestrian and vehicular movement where appropriate.
- ✓ Movement patterns should seek to tie in with existing street and path networks
- ✓ Consider the varying characters of primary/secondary streets, crossroads, public and semi-private spaces: each will be viewed differently and can enhance legibility and distinctiveness
- ✓ Always remember the importance of boundary treatments: walls, fences and hedges are almost as important as the buildings in defining the streetscene
- ✓ Ensure streets and spaces are well-overlooked to create a sense of community safety and 'eyes on the street'
- ✓ Consider the buildings and spaces they enclose first, before fitting in the road network second: create spaces rather than 'distributor roads'

### The design statement should provide a clear understanding of:

- ✓ The local context: surrounding streets and landmarks that make the area distinctive and legible
- ✓ The design concept: the shapes and links that have helped to form the layout and will make the place easy to navigate
- ✓ The role of buildings in the public realm: to shape spaces and to provide 'eyes on the street'
- ✓ Appropriate ease of through access to ensure safe, crime-free neighbourhoods



New development with permeable layout and strong frontage (Farningham McCreadie)

# 4.3 Placemaking & design principles

## Local area: existing/proposed

### SUSTAINABLE DEVELOPMENT

Objective: is efficient as is practicably possible in the use of natural and man-made resources

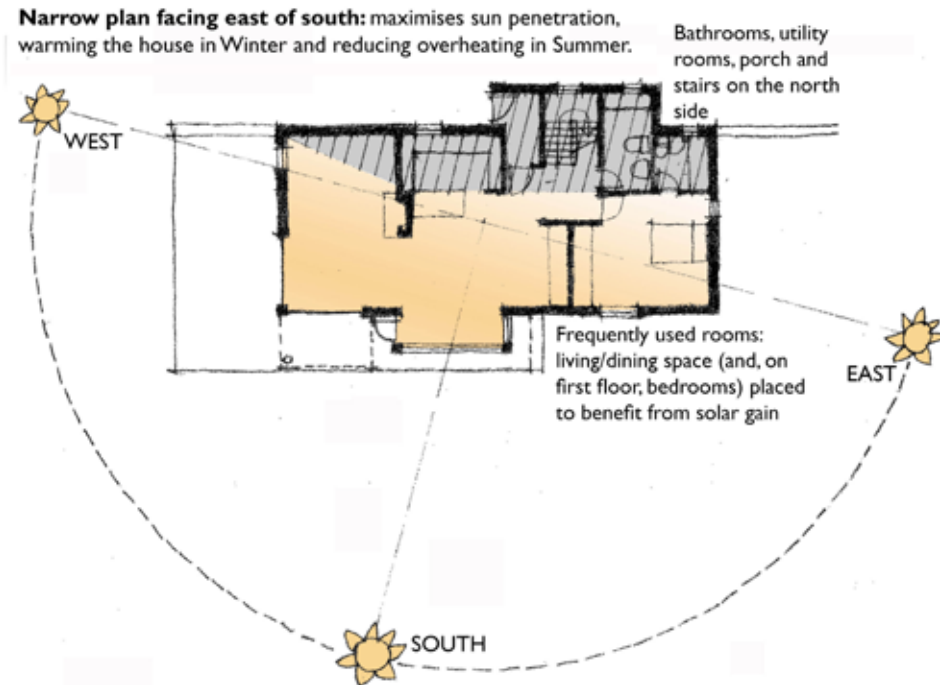
Only by creating places that make optimum use of layout, design and natural resources for minimising energy demands can development be truly sustainable. This should be demonstrated in all development within the Scottish Borders. At the site planning and design stage, the design and layout should be informed by the need to minimise demand for energy required for heating, cooling and lighting. Minimising the need for energy cuts costs for future residents. Energy that is required can increasingly be met from a variety of renewable energy technologies.

### Sustainable approaches to energy

Any future development must consider a sustainable approach to energy. In accordance with Supplementary Planning Guidance 18: Renewable Energy (June 2007), the 'energy hierarchy' establishes the importance of 'designing out' energy needs at the building design stage as the first step in achieving energy efficient buildings. Consideration of renewable energy technologies should only be given once energy efficiency has been maximised/energy needs minimised.

### Building orientation and form

The orientation of streets, courtyards or buildings must be carefully considered. Southerly orientation - ideally as close as possible to 30° either side of south - ensures maximum passive solar gain as well as optimised



Building orientation and internal layout (Allan Swan, Bain Swan Architects)

use of natural daylight. Sunpath analysis is invaluable in assessing the effects of building orientation and massing on capturing daylight and any overshadowing. the detailed layout and internal floorplan of a building can be designed to optimise on solar gain and maximise use of natural daylight, while avoiding overly monotonous layouts that may conflict with the grain of the adjacent built form. Equally, the form and density adopted in building design can enhance energy efficiency - row housing generally experiences less heat loss than individual detached houses, as well as making more efficient use of building materials.

### Energy statement

Scottish Borders Council seeks an energy statement to be provided for development whose total floorspace is equal to or greater than 500sqm. This should set out clearly how the building has been designed and will be constructed to minimise energy needs and maximise energy efficiency, as well as detailing any provision made for renewable energy. See Supplementary Planning Guidance 18: Renewable Energy (June 2007), for more details.

# 4.3 Placemaking & design principles

## Local area: existing/proposed

### Aspect and shelter

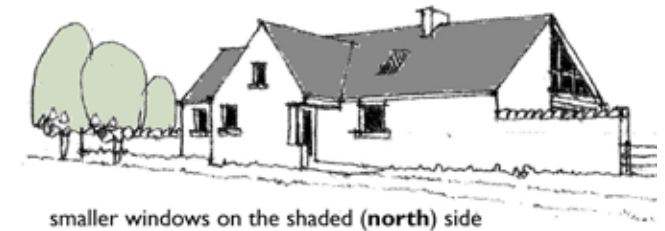
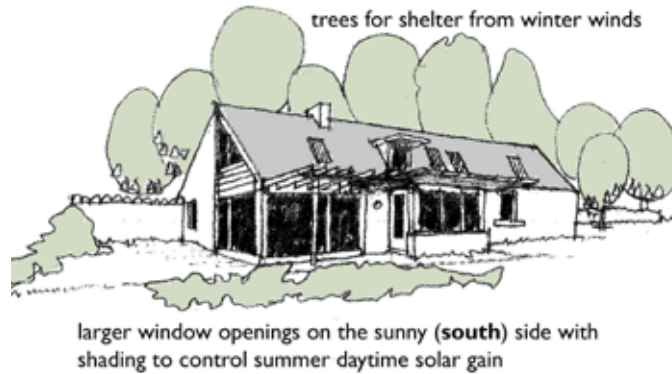
The creation and retention of trees and hedgerows to provide shelter from prevailing winds helps to reduce demand for heating within buildings and enhances the microclimate within outdoor spaces. Careful consideration of the orientation of a site's aspect and proposed vertical elements, using sun path analysis, ensures that shading from trees and buildings is minimised while shelter is maximised.

### Handling water

In order to minimise run off, especially following periods of intensive rain, surfaces of the spaces between buildings within the development should be as porous as possible. Thus the use of greens, trees, semi porous paved surfaces and the use of balancing ponds and Sustainable Urban Drainage Systems (SUDS) should be integrated into the design at an early stage. Water harvesting from roofs should be integrated into buildings for grey water use or irrigation. The use of green roofs, where the roof is planted with an appropriate light-weight grass mix (such as sedum), can help to reduce heating and cooling loads on a building as well as minimising rainwater runoff.

### Recycling materials

The minimisation of waste, from both the construction and use of a building, should be a major consideration of any new development. Storage of material for recycling requires space of sufficient volume which is accessible for collection and the provision of this should be considered early in the design process. Onsite composting and recycling should also be provided where feasible and any layout or design should take this into account.



Working with aspect and shelter [Allan Swan, Bain Swan Architects]



House at Heriot using well established tree shelter



Surface water storage and soakaway

### Sustainable development: a summary

- ✓ New development must strive to 'design out' energy demands wherever possible, through optimum use of materials in design and insulation of buildings
- ✓ Use microclimatic analysis to orientate buildings and external spaces to utilise natural daylight for heating/lighting and the provision of shelter from prevailing winds
- ✓ Integrate drainage considerations into the design from the outset: surface water runoff and attenuation must not be an afterthought and must be handled sustainably
- ✓ Consider the use of porous surfaces, attenuation ponds and 'green roofs' where appropriate to your scheme
- ✓ All new development is required to provide an energy statement appraising renewable energy options and identifying the most efficient means of providing/reducing energy requirements

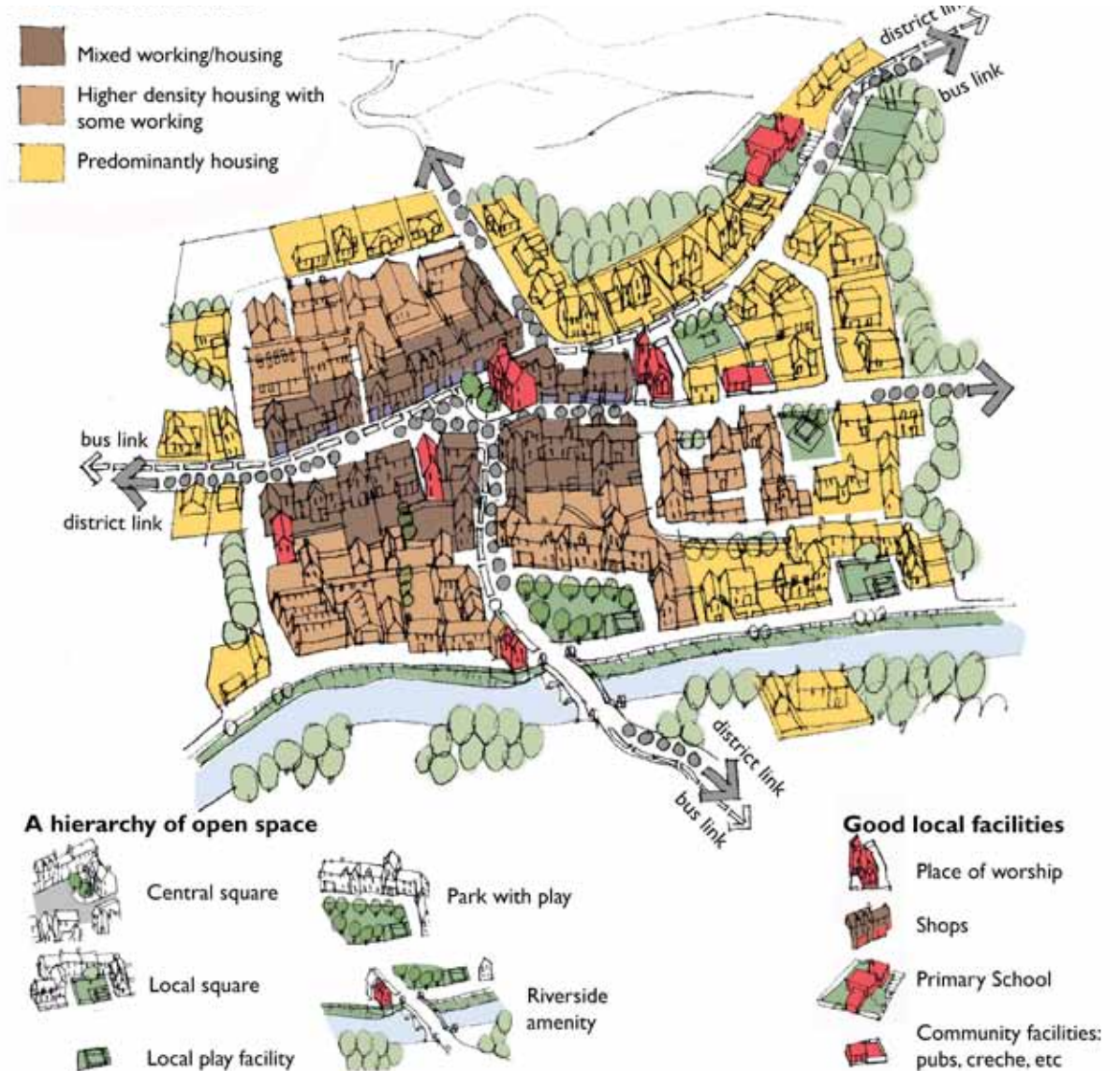
# 4.3 Placemaking & design principles

## Local area: existing/proposed

### DENSITY AND USE

Objective: creates a usable place with strong sense of local identity that is adaptable to future needs

In order to be sustainable, development should seek to provide a range and density of housing appropriate to the needs of communities as a whole. In doing so, new development can form walkable, vibrant neighbourhoods able to support local facilities while reducing car use. Already integral to the character of historic Borders settlements, high density, mixed-use development is not a new concept, While historically a response to the functional needs of early communities, the role of density and mixing of uses is central to sustainable placemaking today



# 4.3 Placemaking & design principles

## Local area: existing/proposed

### Density

Typically, housing densities in new development in the Scottish Borders is between 15 and 30 dwellings per hectare (dph). By considering densities around and upwards of 30dph where appropriate, new development can achieve numerous benefits:

Benefits of higher density living	
Social	<ul style="list-style-type: none"> <li>Enhanced social interaction within neighbourhood</li> <li>Passive surveillance opportunities: improved sense of security</li> <li>Reduced walking distances to local facilities</li> <li>Community diversity: opportunities for integrating a mix of housing tenures</li> <li>Enhanced sense of place: richer variety in spaces</li> <li>Protecting the Borders character: reflecting existing urban forms</li> </ul>
Economic	<ul style="list-style-type: none"> <li>Increased viability of local businesses: critical mass of population within catchment</li> <li>Attractive, vibrant places that attract new investment and visitors</li> <li>More efficient use of infrastructure</li> <li>Enhanced economic viability of development (higher no. units)</li> </ul>
Environment	<ul style="list-style-type: none"> <li>Reduced dependency on car travel</li> <li>More efficient use of land and infrastructure</li> <li>Increased energy efficiency</li> <li>Enhanced opportunities for public open space</li> </ul>

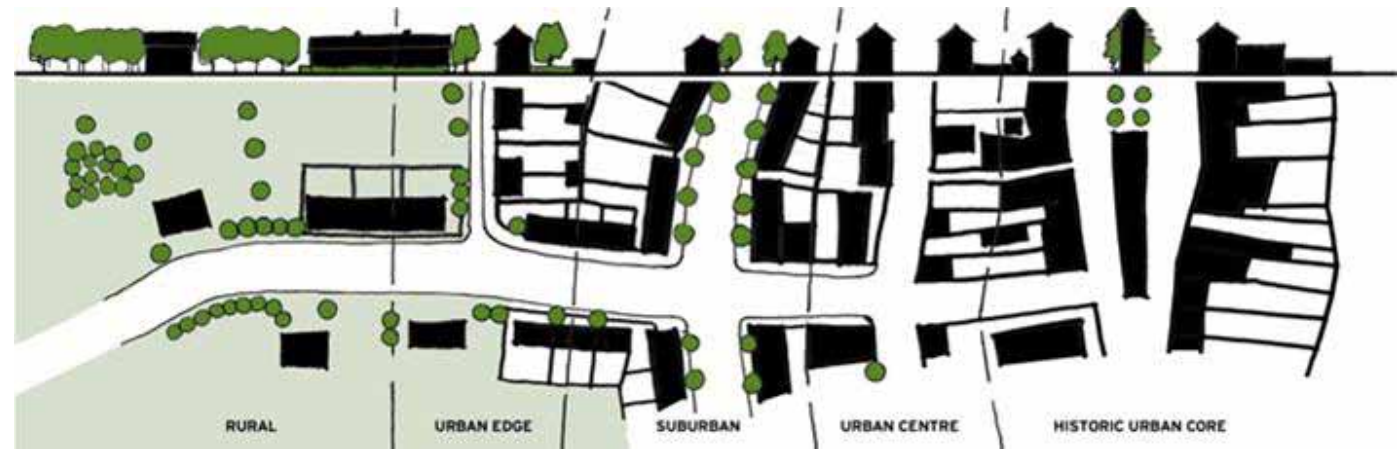
Higher density housing can provide a strong sense of place, particularly when used in relation to the local context or as an expression of a key node or focal

point. Higher density housing can help to sustain local services: by grouping people closely together round local facilities, the catchment population for those services is maximised, thus enhancing the long term viability and walkable distances. Density of housing should be reflective of its location, and the traditional urban forms within towns and villages have a gradation of densities from urban centre to edge of centre to urban periphery and the wider rural landscape. The diagram below illustrates this general principle in the context of the Scottish Borders.

Higher density is not always appropriate: where local context suggests a lower density response, such as edge of settlement development, the principles of placemaking still apply (see diagram below). When higher density building forms are used, the buildings should be planned accordingly to ensure that the internal layout provides appropriate soundproofing.



Example of higher density housing: strong building line with pend access maintaining a frontage to the street at Ayton



Indicative plan and section showing the gradual decrease in density from urban core to rural landscape

# 4.3 Placemaking & design principles

## Local area: existing/proposed

Large new development must avoid creating monotonous, homogenous layouts, ensuring a clear concept is delivered that distinguishes neighbourhoods through a range of densities, built form and layout. Higher density does not mean simply placing detached homes closer together – it requires careful consideration of housetypes, building groups, and the provision of appropriately proportioned space between buildings.

### Mixed use

In the context of small towns throughout the Borders, one of the biggest challenges for new housing-led development is to create sustainable opportunities for other uses that can serve the wider community. As well as being integral to the character of a place, a mix of uses that includes housing, local shops, community facilities, community open spaces and employment is beneficial to the social, economic and environmental wellbeing of the community. The proximity of existing facilities and opportunities for provision of a new range of appropriate uses must be identified: this can inform the location of higher densities around key focal points. Opportunities for future integration of other uses in development should always be explored and accommodated wherever possible.

### Mixed tenure

Mixed tenure housing further enhances the social cohesion of urban and rural communities, by providing accommodation for all, whether owner-occupied, rented or under shared ownership. In order to fully enhance social cohesion, the variety of tenure incorporated should always be evenly distributed across a community, and designed so as to be visually integrated into the urban realm.



Mixed use in Selkirk with flats above shops



Well integrated affordable housing, Newstead



Converted steading at Morebattle

### Adaptable development

In order to be truly sustainable, places have to be able to adapt to future changes in aspects such as household size and composition, lifestyle changes and movement patterns (Urban Design Compendium, 2000). Designing a place that will be enduring requires a degree of flexibility within the building design and the overall physical framework. Flexibility to future changes of use should be considered, incorporated in appropriate locations creating opportunities for clusters of complementary uses, such as local shops/workspace/businesses to form a part of the neighbourhood.

### Density & Use: a summary

- ✓ Consider the most appropriate density to the location: use dense building forms to shape spaces and highlight key frontages to the street
- ✓ Avoid the creation of 'gap teeth' housing where detached homes are simply placed closer together: density needs to be considered from the outset to get the best housetype and appropriate layout
- ✓ Consider opportunities for creating a mix of uses: whether a key frontage or small courtyard there may be appropriate scope for a corner shop/studio workspace in new housing development – if not now, then plan for future flexibility
- ✓ Strive to ensure a cohesive mix of tenure in providing affordable housing: avoid the creation of social segregation
- ✓ Consider the lifetime use of a building or neighbourhood: buildings should be able to adapt to changes in lifestyle, mobility or use

# 4.3 Placemaking & design principles

## Local area: existing/proposed

### OPEN SPACE

Objective: makes effective use of open space and creates meaningful spaces within the public and private domain

Traditional settlements in the Borders are characterised by intricate arrangements of routes and spaces. Our experience of these spatial sequences

is often what most defines our perception of a place, over and above our appreciation of individual buildings. It is therefore essential to consider the spaces between buildings as of equal importance to the buildings themselves – the character and identity of a neighbourhood or area is far greater than the sum of its parts. Planning for the spaces between buildings requires the same level of consideration

as that of building design - each space should have a specific function. Layouts should be designed with open space as integral to the overall arrangement, avoiding the creation of “left over” space between roads and buildings that is unlikely to be maintained. Open spaces must be sited and orientated to form attractive, sunny usable areas that are well-contained from prevailing winds. Supplementary Planning Guidance on Green Space provides the strategic context for new development.



Central open space forms a focal point in Swinton



New housing with central open space at Cardrona



Example of new development creating public open space that can serve the whole community [Simpson & Brown]



## 4.3 Placemaking & design principles

### Local area: existing/proposed



Good example of well-proportioned private space with attractive boundaries that enhances the street scene (Lilliesleaf, Ayton)



Good examples of semi-private front gardens that enhance the street scene and provide definition of private from public. (St Boswells, Lilliesleaf)



Central public space well overlooked and framed by the buildings. (Peebles)

#### Private

Private spaces such as rear gardens should be appropriately sized, proportionate to the size and layout of the building. They should also be considered in relation to the wider area; if traditionally houses nearby have small linear gardens then an abrupt change in the rhythm of open space to built form will look out of context.

#### Semi-private

A clear distinction should be made between semi-private spaces, such as shared courtyard spaces and small front gardens, and adjacent public space. Traditionally these spaces were often transitional and served to provide a distinction between private internal space and public external spaces, often as a small (1.5-2m) planted or paved area to the front of the house. The boundary should be articulated as an attractive, long-lasting and clear edge that enhances the sense of enclosure within the street.

#### Public

The provision of centrally accessible and well overlooked public open space within a development can provide an important focal point and a recreational facility. The Borders has a distinct and largely intact heritage of village greens and squares, and new development can continue this distinctive legacy. Public open space should be centrally located, where people are likely to want to congregate, with facilities such as play equipment integrated into the overall design rather than as stand-alone elements. Pedestrian links should be integral in determining the location and layout of public open spaces.

# 4.3 Placemaking & design principles

## Local area: existing/proposed

### Trees and vegetation

The use of trees within the public realm can greatly enhance the quality of the microclimate as well as the recreational and visual amenity of a neighbourhood. Trees can enhance or define the character of an area, as a formal avenue or informal groupings within the street scene, or create landmarks or visual screening elements. It is essential to use trees of an appropriate specification in relation to their desired effect, from an early stage, and to ensure careful aftercare while they are established.

### Maintenance

In planning for any public open space, the maintenance requirements must be an early consideration – successful space is dependent on successful management. Factoring arrangements for any non-adopted public space should be provided for, and appropriate arrangements for long-term management of these spaces should be made. Consideration of access for maintenance and species selection is also vital

### Open space: a summary

- ✓ In large housing developments, incorporate appropriately scaled, meaningful public spaces that are overlooked by buildings
- ✓ Ensure the provision of appropriately scaled private garden spaces proportionate to the built context and household size
- ✓ Ensure both private gardens and semi-private spaces such as front threshold spaces are clearly and attractively defined by quality boundary treatments that relate to the building line.



Hedging can provide integration into the wider landscape, near Peel



Avenue planting enhances quality of the road/street, Melrose



Established trees create an attractive setting for housing while new planting further enhances the setting, Peel

# 4.3 Placemaking & design principles

## Local area: existing/proposed

### Development and the local area: what to look for

To summarise, a design statement should demonstrate clear understanding of:

- Siting of development
- Layout and legibility
- Sustainable development
- Density and use
- Open space

New development should respond to the character of existing building(s)/ neighbourhood within the local area



It is vital to demonstrate that new development is as resource-efficient as is practicable with a layout that 'designs out' energy needs. Opportunities for renewable energy sources should be explored at the outset, and an energy statement provided



Development should be sited sensitively and with careful consideration of orientation and microclimate, overall composition of massing and roofline, key landscape features and existing access networks that can anchor new buildings in their context



New development should utilise all opportunities for increasing density and potential for current/future mixing of uses, in order to create sustainable places to live that relate to the existing built character of Borders towns, villages and rural buildings



Due consideration must be given to treatment of site boundaries, designed to ensure visual integration with the surrounding landscape/urban context. This requires the use of high quality materials and landscape planting of sufficient maturity and scale



A strong hierarchy of usable public, semi-public and private spaces that are well-defined should be incorporated as appropriate to all new development. Public open space should be located where it is readily overlooked to encourage passive surveillance



The townscape/landscape context of any new development must be considered from the outset to ensure the final design responds to key views, e.g. approach views/oblique views from adjacent streets and rights of way



New development must be designed to provide a clear sense of character and identity, founded upon streets and places that are defined by buildings before or alongside the road layout



# 4.4 Placemaking & design principles

## Proposed buildings

**'..urban planning, contemporary architecture and preservation of the historic urban landscape should avoid all forms of pseudo-historical design, as they constitute a denial of both the historic and the contemporary alike. One historical view should not supplant another, as history must remain readable, while continuity of culture through quality interventions is the ultimate goal'**  
**UNESCO Vienna Memorandum, 2005**

### DESIGN APPROACH

The Borders has a wealth of vernacular buildings and inspirational architecture that is a product of its diverse historic and landscape context. From the pantile cottages on the coast to the large mill buildings of central Borders and the Burgh towns throughout, there are contextual cues that should form the basis for any design response in order to ensure the unique character is retained and enhanced. In understanding the context, new buildings can respond to this in an appropriate manner.



Contemporary new build in Eyemouth

### 'Traditional' vs. 'contemporary'

New housing design is often influenced by the latest architectural fashion or fad to varying degrees. This veers between the contemporary and traditional, and both are not without their challenges. 'Contemporary' forms without a firm design intent or contextual understanding can often be ill-fitted to their surroundings. Equally, attempts to reproduce historic styles with modern materials can result in a weak interpretation of the original character. All new housing should therefore seek to be clear and honest in its aspiration – the concept for any new design should be made clear from the outset. Regardless of the approach adopted, new housing development should always respect the most positive defining characteristics of the local area.



Traditional Steading at Morebattle

# 4.4 Placemaking & design principles

## Proposed buildings

### ENERGY EFFICIENT DESIGN

Objective: maximises energy efficiency whilst minimising use of unsustainable resources within buildings

### Designing out energy needs

As a baseline objective, in order to be most efficient the energy requirements of a building for heating, cooling, and lighting should be minimised. Scottish Borders Council Supplementary Planning Guidance 18: Renewable Energy (June 2007) sets out in detail the methods of achieving this. The most direct and cost-effective route to achieving this is through maximising insulation and draught proofing and reducing energy demand through solar gain and careful consideration of microclimate.

### Building form

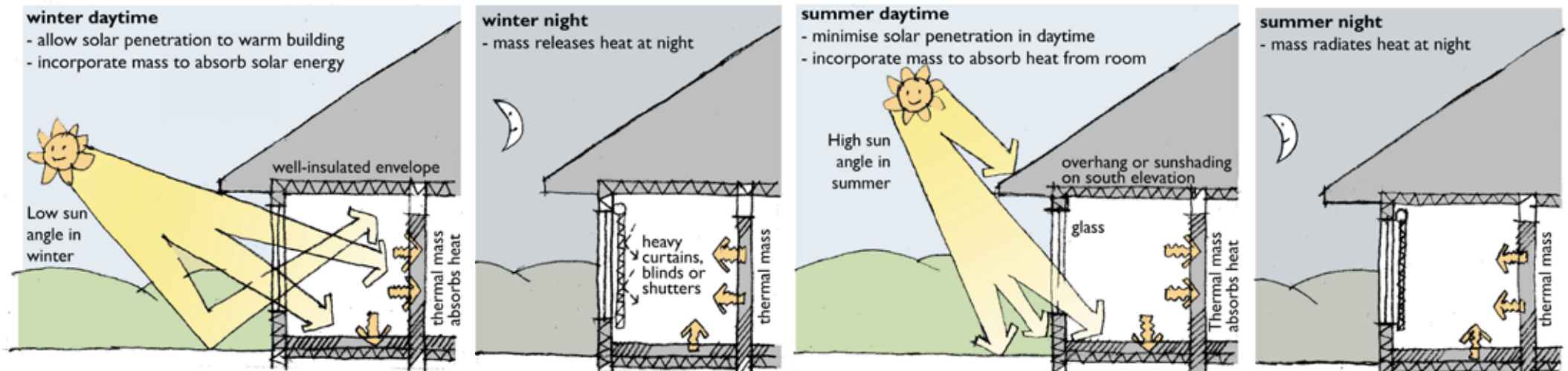
- Relatively shallow floorplans facilitate good levels of daylight-penetration within the building, thus minimising the need for daytime artificial lighting, and enhancing natural ventilation.
- The orientation of rooms should relate to aspect and the building orientation, with bedrooms on the north side and living accommodation on the south side to receive maximum sunlight.
- Window openings should make the most of opportunities to maximise natural daylight and solar gain in the winter whilst allowing for appropriate shading in the summer (using features such as brise-soleil).
- The building profile should be designed to ensure that natural convection currents can ensure optimal internal conditions.

- An adaptable floorplan, which allows for future flexibility and rationalisation of the internal space, will also enhance the lifetime sustainability of a development.

### Building materials

The building envelope makes a significant contribution to energy efficiency:

- Structural elements - such as walls or floors - that use heavyweight materials (such as earth, stone or clay) which contain a high thermal mass are very effective, as these regulate internal temperatures by absorbing heat during the day, storing and releasing it during the night.



# 4.4 Placemaking & design principles

## Proposed buildings

- Lighter weight materials such as timber allow for more rapid heating and cooling of buildings, which is more responsive to external temperature variation.
- Building design that incorporates elements of both heavyweight and lightweight construction - in response to the microclimate and needs of the end-user - can achieve the best possible balance of passive solar design when combined within a well-designed, energy efficient building form.
- Where there are large areas of glass, appropriate detailing is essential to reduce the need for supplementary heating and shading. The building materials and structure should always be selected for minimum embodied energy and maximum lifespan.

### Designing with sustainable resources

Wherever possible, locally produced materials should be utilised, e.g. timber components, locally quarried material or straw bale walling, which have less distance to travel and therefore demonstrate low embodied energy, the energy that is used in the 'whole lifecycle' of a material and its production, manufacture and transportation. Where existing buildings and structures on site are not able to be reused, the raw materials should wherever possible be retained and reused. The materials used for the external paved surfaces should be considered within the context of their embodied energy, durability and maintenance regime.

### Designing for renewable energy sources

The use of renewable energy is covered in detail in Supplementary Planning Guidance 18: Renewable Energy (June 2007), which sets out the basis upon which Scottish Borders Council approach opportunities for renewable energy. As part of the Scottish Borders Woodland Strategy, opportunities for renewable energy from Biomass/CHP are also being promoted as a way of expanding the market for local resources.



House at Ayton utilising solar energy



Timber house, Greenlaw: winner of Scottish Borders Sustainable Design Award 2009 (Icosis Architects)



Recently built Denholm Primary School, following sustainable design principles.

# 4.4 Placemaking & design principles

## Proposed buildings

### RELATING TO THE SITE

Objective: creates a building or buildings that reflects a detailed understanding of the nature and characteristics of a site.

The careful siting of buildings within their individual plots is integral to both contextual and site-sensitive design. The siting and scale of proposed buildings should be proportionate to the plot size and relate to the nature of the site as identified in the site analysis.

### Landform

Where topography presents a constraint, this represents both a challenge and an opportunity for innovative building design. The creation of a development platform should be in harmony with the site as much as is practicable relative to the landform, avoiding excessive under-building and the creation of excessive cutting and filling - instead consider split-level housing, building with the slope or utilising terraced garden space.

### Site features

How the site is enclosed, the nature of adjacent land uses and existing on-site features all form a 'baseline' for designing a new site layout. Features within the site, such as existing built elements, tree planting and attractive boundaries should be considered within the design process. The retention and setting of valuable features, and the reuse of any demolished structural materials should inform the final siting and building design.

### Site arrangement

The buildings and open spaces within an individual plot should be arranged to create functional spaces with a clear transition from public to private space. Buildings should be oriented to strongly address the site frontage, relating to adjacent properties and the street onto which they front in the urban context. The site layout should provide sufficient garden space relevant to the size of the house and should relate the function of external spaces to internal spaces, with a clear visual relationship between living rooms and both the street frontage and garden space.

### Views from building(s)

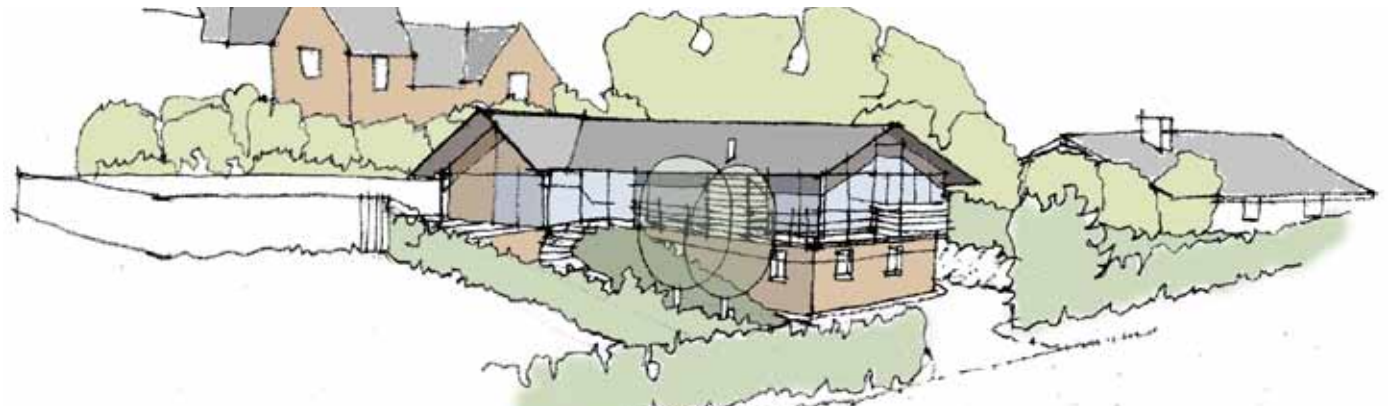
The views from within proposed buildings should be identified and are key to determining setbacks from adjacent buildings, orientation, positioning of public open spaces, privacy, and maximising site conditions. On sloping or elevated sites the key views from the site can help determine the site layout and internal layout of public rooms.



Building form working with the site features and landscape backdrop, Oban



Poor response to the site layout and landform (Allan Swan, Bain Swan Architects)



Positive, responsive approach to the site layout, working with the landform and creating a positive frontage (Allan Swan, Bain Swan Architects)

# 4.4 Placemaking & design principles

## Proposed buildings

### RELATING TO THE TOWNSCAPE

Objective: development fits well within wider townscape

New building(s) set within an existing street or building group should demonstrate a positive relationship to the overall built fabric, and appear as part of a 'family' of buildings.

### Built context/roofscape

In considering an individual building, the wider streetscene and grouping of buildings in which it is situated should be considered holistically, particularly features such as;

- frontage - existing building line, setbacks, and storey heights
- boundary treatments within the wider area
- plot width/plan depth - existing building/plot proportions



Infill development must respond to the existing rhythm of built frontage, roofline and storey heights (Allan Swan, Bain Swan Architects)

The relationship of the building to the street is vital to the overall quality of the public realm - every building that is publicly visible has a part to play. Even during the detailed design process, it must be demonstrated that the proposed relationship of the building to its wider setting has been considered, particularly in the visual amenity of the townscape or landscape setting. The resolution of detailed design issues can be helped greatly by revisiting an area-wide context appraisal of the built character to identify local patterns of building line, setbacks and plot proportions.

### Roofscape

The roofscape of the street or group into which development is proposed should be considered as one overall composition, and the rhythm and variation created by roof pitch, storey heights, chimneys, materials and colour, within the settlement or street should be studied to inform the final building design.

### Views

The visual axis of the street, and how the building elements relate to this must be understood at the building design stage. Depending on the location (mid-terrace, corner sites, on main streets or small lanes) the building will be visible in a different way and will have a different role to play. Equally, the view towards the neighbourhood or settlement, including the roofline, building colour and overall massing, should be considered integrally to the design process.

### Frontage

The frontage design within the streetscene should be considered holistically. Boundary treatments must be considered (and illustrated) integrally to elevational views, and features such as hedges and walling should be incorporated wherever clear delineation between public and private is desired.



Development in Kelso that relates to existing roofscape



# 4.4 Placemaking & design principles

## Proposed building

### SCALE , MASSING AND FORM

Objective: creates a balanced whole with a clear design concept

The principles of scale, massing, form and proportion are very important aspects of development. Some new houses can look out of place and inappropriate, even though they use materials and architectural features based on traditional buildings within the area. Often the reason for this is because their basic form and size is out of keeping with their location. Although it would not be appropriate to copy the design of traditional buildings, it is important to have an understanding of their scale, massing and form, in order for new development to complement them.


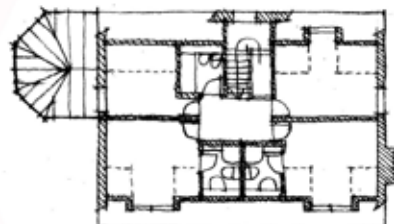
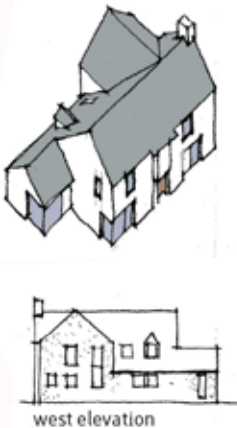

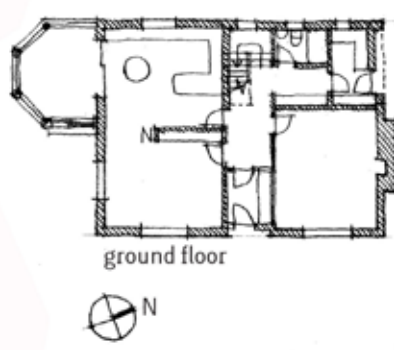



### Form/ Massing

New buildings should be simple in form, relating to traditional building forms in the area. Simple vernacular rural dwellings were generally single storey structures with a rectilinear plan, usually no more that one room deep, with a gable end or hipped roof. Over the years, this form evolved as ancillary buildings and extensions were added to the side or rear, creating forms such as 'L' shaped, 'T' shaped or 'U' shaped, and additional storeys were added.

### Plan proportions: frontage width versus plan depth

Buildings traditionally were designed with a proportionate balance between plan depth and frontage width. By considering the proportion of frontage width to plan depth in terms of overall balance and what is found in the local context (alongside other factors of detailing and finishes), new housing design can contribute to an overall sense of place and the wider character of the Scottish Borders rather than the standardised mass-produced suburban housing that lacks this relationship.

Traditionally, gable widths did not exceed about 6 metres. This in turn created a typical roof pitch and balanced proportion of walling to roofing in elevational views. Modern housing can appear bulky and 'out of scale', lacking this balance of plan depth to roof mass, resulting in visually dominant roofs. New housing design should seek to achieve a balanced proportion between plan depth, roof pitch and frontage width, both in urban and rural contexts: a narrow plan form with a plan depth of 6 metres can often give a harmonious form. This should relate to context and also present opportunities to work with the landform. If more accommodation is required, larger buildings can be designed to read

Standard response	The same plan is projected up in 2 different ways:	More appropriate form
 <p>west elevation</p>	 <p>first floor</p>	 <p>west elevation</p>
 <p>north elevation</p> <p>front elevation</p>	 <p>ground floor</p> <p>N</p>	 <p>north elevation</p> <p>front elevation</p>
 <p>south elevation</p>		 <p>south elevation</p>

A study showing how even a modern 'deep plan' form can be adapted to provide more appropriate results

# 4.4 Placemaking & design principles

## Proposed building

as smaller elements in terms of massing to give a more human scale rather than one bulky building mass.

### Roof pitch

The proportionate balance of roof massing to the building envelope is critical to the overall sense of proportion. Traditionally buildings in the Scottish Borders were designed with a gabled or hipped roof pitch of 40-45 degrees, due to the constraints of building materials and techniques. Together with the traditional building proportions this has produced the characteristic form of many Borders buildings. Modern buildings can work with such proportions in the local context, either as a direct reflection or a contemporary interpretation of the traditional form. In a development of more than one dwelling, the collective group of roof forms should be considered, and the overall visual composition and rhythm of the roofline designed as a whole.

### Scale

The building size should be relative to its site and surrounding buildings. Larger houses need more space around them; and would sit uncomfortably located directly next to a traditional single or storey and a half storey cottage.



Appropriate roof pitch applied to recent housing in Kelso, also using well-proportioned gable windows to provide overlooking (Smith Scott Mullan Architexts)



Recent modern development that has re-interpreted traditional massing and plan depth (top: the Drum, Bo'ness [Malcolm Fraser])



Lauder [Farningham McCreadie]

# 4.4 Placemaking & design principles

## Proposed building

### PROPORTION

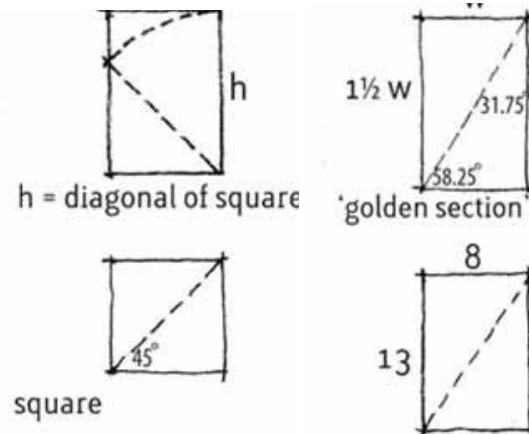
Objective: Create a sense of unity within the building where the individual elements work in harmony with each other

Proportion is a fundamental element in architecture. It refers to the relationship of one part of a building to the other parts, and to the building as a whole. In order to create good design, the proportion of individual elements in relation to each other must work in harmony. This means that the building envelope, window/door openings, eaves height and roof ridgeline should all work in balance with each other. For example if the window openings appear too small or with insufficient space between that and the eaves height, the building will look out of balance. Equally if the roof ridgeline is set too high or low in relation to the building height/eaves height, the building may look 'top-heavy'.

### Rules of proportion

Getting the proportions 'right' can greatly enhance the success of a building design, creating a sense of unity and order. Whether symmetrical or assymetrical, the overall composition of building design should seek to create balance and proportion:

The 'golden ratio' creates harmony and proportion, based on one third to two thirds of a whole giving balance. The 'golden spiral' provides a harmonious geometry founded on the golden ratio formula. This ratio has produced the classic proportions of architecture from Roman and Greek times, through to modernist design of the 20th century.



The golden ratio

Elevational design centred on a vertical axis around which the other elements are balanced creates a natural balance and sense of connectedness to the whole. The proportions used should relate to the building structure, and the materials used - for example, the structural proportions and maximum span or depth of a stone lintel is very different than a steel lintel because of different structural properties. Integral to getting the proportion 'right', good design should be simple and honest about the materials used.



Well-proportioned elevation: new housing at Swinton (Oliver Chapman)



Building elements working together in proportion (Perthshire) (Malcolm Fraser Architects)

# 4.4 Placemaking & design principles

## Proposed building

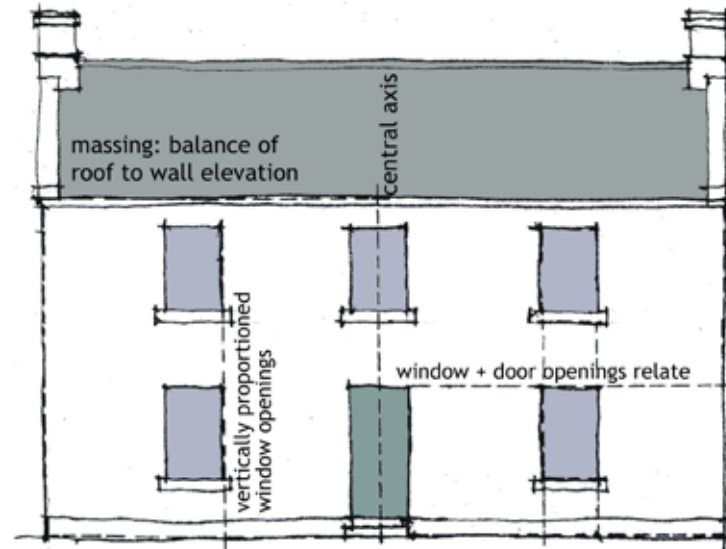
### Proportion in the Scottish Borders

Traditional houses maintained a balance of proportions between the walls and openings (door and windows) across a range of factors:

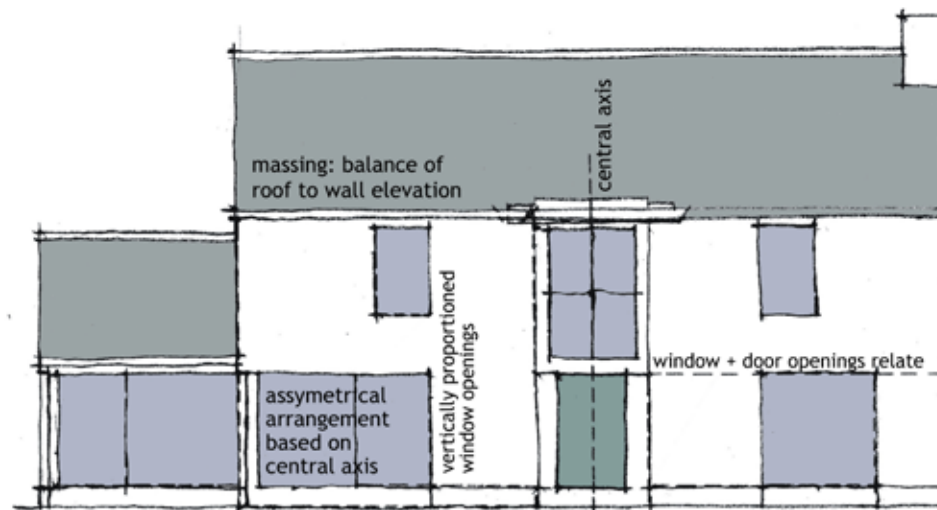
- Height of the building relative to its openings, with vertical emphasis to the windows (horizontal windows can be too dominating on the elevation)
- High solid to void relationship (i.e. greater wall surface area to windows and door opening area)
- A simple arrangement of features on the elevation

It is essential to get the proportion right in new development, providing the right balance between wall and windows. Eaves should be as low as possible, and with two-storey buildings, the distance between the ground and first floor windows should be minimised.

Traditionally the buildings throughout the Scottish Borders have been characterised by simple forms and proportion. These simple relationships underpin the character and sense of place of the Borders built character, and where development is within an existing built area, new buildings should respond to existing building lines, eaves heights and lintol heights. By relating to existing features new buildings can relate positively to their surroundings.



Typical 18th/19th century frontage



Use of similar proportions to produce a well-balanced contemporary elevation

# 4.4 Placemaking & design principles

## Proposed building

### MATERIALS & COLOUR

Objective: utilises an appropriate palette and quality of materials and colour tones when viewed within the wider context

Alongside the standardised house-types of recent years, the inappropriate use of colour and materials in new building in the Scottish Borders has eroded the subtle interplay of buildings in their landscape. In order to reflect the local character, the use of colour and materials should (unless in specific circumstances) be sensitive to the indigenous materials and hues of the surrounding landscape. While traditional materials may not be directly viable, the use of stone detailing, individual walls, or as a boundary treatment can greatly assist in anchoring a new design into the urban or rural context. Any materials that are available on site, like former stone structures, should be reused wherever possible. New design should avoid excessive and arbitrary changes in material – a change in material should have a clear rationale and/or reflect a change in structural function.

### Materials

Throughout the Scottish Borders, local building materials give each area a unique character. In order to reinforce this character, it is essential to first identify the local materials palette that exists then establish how proposed development can reflect this in the design. Materials used in new developments should be of a high quality, sustainable and ideally from local sources. Consider either incorporating adjacent traditional materials, or carefully considered material choices as suggested below:

### Use of Timber

The use of timber in buildings within the Scottish Borders can provide numerous benefits, particularly if it is sourced locally. Timber as an external finish can provide a high quality, natural finish provided it is sensitively designed and detailed. Timber used in such a way can work well when used either on its own or alongside other materials such as stone or render. Scottish Borders Council have produced Supplementary Planning Guidance on The Use of Timber in Sustainable Construction, currently in draft format, that provides more detailed guidance.

### Colour

The choice of colour makes all the difference to the impact of a house on the rural landscape. The most important principal is to use colours which blend in with local traditions and surrounding buildings. Contrasting use of a strong colour, e.g. for the door or a particular element on the façade provides visual interest and can greatly enhance a simple design. Contrasting colour can also be used, for example, on render surrounds to windows and doors. The use of a strong colour for external joinery on a small development can be used to unify the development. Coloured finishes should be considered in the context of the building's wider setting - the impact of inappropriate colours can be far-reaching as part of the wider Borders visual character.

### Preferred material choices:

#### Roof

- ✓ Reclaimed slate, colour: blue/grey
- ✓ Artificial slate (fibre cement), colour: grey
- ✓ Plain concrete tiles with a flat profile, colour: grey
- ✓ High quality metal sheeting (eg zinc, lead)
- ✓ Corrugated metal roofing (to match traditional corrugated iron roofing)
- ✓ Timber shingles/ boarding
- ✓ Turf/Thatch

#### Walls

- ✓ Traditional wet dash render
- ✓ Lime based render
- ✓ Polymer render
- ✓ Natural local stone
- ✓ Drystone walling
- ✓ Timber cladding (horizontal or vertical timber boarding)
- ✓ Corrugated metal cladding

#### Doors/ Windows

- ✓ Timber framed windows

### Inappropriate Material Choices:

- ✗ Roof Red pantiles (except in specific areas, for example to compliment the traditional pantiles of Berwickshire)
- ✗ Interlocking concrete tiles
- ✗ Walls Dry dash render
- ✗ Facing brick
- ✗ Artificial stone as a cladding material

# 4.4 Placemaking & design principles

## Proposed building

### Traditional materials

Materials for dwellings were traditionally sourced from the local area, unless the resources were not freely available locally or the dwelling owner was wealthy enough to pay for imported goods. The following provides an introduction to the types of materials that have been traditionally used in the Borders, that have helped characterise the local identity of the towns and villages.

**Slate** is probably the most common roofing material in the Scottish Borders evident today. The majority of it originally came from North Wales, however slate now comes from much further afield, including China and Spain which have their own embodied energy. The quality and colour of the slate is influential to the roofscape within towns and blue/purple Welsh slate is generally the dominant material in town centres.

**Pantiles** are generally seen only in and around Berwickshire, more closely associated with the east coast settlements. These are traditionally clay tiles shaped as an S where the downturn hooks into the upturn of the neighbouring tile. These are sometimes known as “Flemish tiles” as they are believed to have originated from the ballasts of Dutch merchant boats.

**Thatch** was historically the main roofing material, yet there are now very few examples of thatched roofs. The term is now used to describe those made from reeds, straw and rushes. Thatch gradually went out of use in many parts of Scotland due to the associated fire hazards. There are examples of thatched roofs at Yetholm and Denholm but most Borders settlements no longer retain this feature.



Traditional slate roof



Pantiles , Eyemouth



Thatch, Denholm

# 4.4 Placemaking & design principles

## Proposed building

**Sandstone** is used prolifically throughout the Borders with local quarries supplying a wealth of colours and textures: vivid reds and yellows and cream coloured buildings are evident in settlements such as Melrose, St Boswells and Jedburgh, in the Central Borders, and in Greenlaw and Coldstream, in Berwickshire.

**Whinstone** or greywacke is a hard, dark grey rock quarried locally in the Scottish Borders. As a hard rock, it demands a skilled stone mason to build with it. Buildings were therefore often harled until mechanical cutting arrived in the 19th century. In more eastern areas, greywacke was often overlain with red or yellow sandstone as it was more easily worked. Windows, doorways and quoins were frequently sandstone. There are a variety of different colours produced by greywacke including dark grey, green and blue.

**Harling** is a rough form of render made up of aggregate and binding material such as sand and lime. Traditionally it was dashed or hurled on to the masonry wall leaving a rough finish, arguably to protect stone work from severe weather conditions, particularly when the wall cores were clay or mortar bound whinstone rubble. The coating also produces a decorative textured finish that is distinctive and can be colourful.

**Ashlar** is a term used to describe any type of dressed stonework. The stone blocks have squared sides and corners and are laid regularly with fine joints. The stone face is generally smooth and can sometimes have decorative treatment.



Sandstone, St Boswells



Whinstone



Harling, Ancrum



Ashlar, Galashiels

# 4.4 Placemaking & design principles

## Proposed building

### DETAILS

**Objective:** Incorporates finishes and details that are of quality and integrity within the Scottish Borders context

Getting issues such as scale, massing, form and proportion right at the outset, means the detail can fall more easily into place. New buildings should avoid overly complex or fussy detailing that detracts from the overall appearance. As well as reflecting the local vernacular, simple forms are economically efficient, thus allowing for incorporation of appropriately high quality materials or detailing that will enhance the overall quality of finish and durability.

The careful consideration of contextual detailing and finishes can help anchor new development into the Borders context. Even where standard housetypes are proposed, the external finish and detailing can be simply and effectively adapted to better reflect the local area. Features such as soffits, barge boards, guttering and chimneys can all make a significant difference and care should be taken to ensure that these do not simply follow 'standard' housetype detailing that does not contribute to the distinctiveness of the local area.

#### What to Avoid:

- ✗ Unnecessary details
- ✗ Artificial decorative features which are not related to the context and locally appropriate tradition e.g. artificial stone features such as quoins and door surrounds
- ✗ Heavy verge/ eaves details
- ✗ Over large dormers
- ✗ Heavy detailing at porches
- ✗ Dummy columns at entrance porches

### Windows/Dormer windows

The location and proportioning of openings in the facades is as important as the relationship between walls and roof. The proportion of window openings to wall should be dictated by a number of factors. Window design in new development should always be aimed at balancing solar gain/natural light against energy efficiency. In areas where the built character is defined by nearby/adjacent historic buildings or conservation areas, new development should harmonise with the existing heritage. Traditionally window openings were in proportion to the wall area and other building elements, with a vertical emphasis. When using contemporary sized windows, the traditional relationship between walls and windows should be maintained, so that large areas of glazing are counterbalanced by large areas of wall. The range of opening sizes should be kept to a minimum and the shape of openings simple. Window division should be simple, either exactly symmetrically or in proportion. Simpler patterned windows can more easily accommodate double glazing. The colour of windows is important and, although white is commonly used today, other colours can be. An "estate" colour can be created for an external joinery to help characterise a new development. Modern materials such as aluminium can also be used, depending on circumstances.

There are a variety of different dormer windows traditionally used in the Scottish Borders. These range from simple wall head dormers with slate roofs to "catslide" dormers and more complex or ornate dormers. Dormer windows should always align with the ground floor elevation, relating to ground floor windows and doors. Normally, double width dormers should be

avoided. The bulk of dormers can be visually reduced by the colour: for instance, painting the external joinery a dull grey to match the slate roof.

#### What to Avoid:

- ✗ Horizontal emphasis on windows
- ✗ Low solid to void relationship between openings and wall
- ✗ Inappropriate window division of unequal proportions
- ✗ Mock traditional window design
- ✗ Stick-on astragals
- ✗ Box dormers
- ✗ Double width dormers
- ✗ Wider dormers than windows/openings in the floor below
- ✗ Dormers width rise above the main ridge



New Development at Skirling



# 4.4 Placemaking & design principles

## Proposed building

### Doors and Porches

Doors should be of simple design, in timber, either vertically boarded or panelled, with or without small areas of glazing. The provision of letter boxes, door bells and appropriate level access should be considered as part of the door design. Larger door openings, such as patio doors or “French” windows are usually best kept as simple as possible and certainly multi-paned doors should generally be avoided.

Traditionally open or closed porches have been used and provide shelter to a doorway. The use of porches or canopies on new developments can provide shelter to a doorway, also variety to the streetscape and provide storage. The scale and form of porches should reflect local style and the size should be kept as small as possible.

### What to Avoid:

- ✗ White PVC as a material
- ✗ Cluttered or over decorated doors
- ✗ Large porches with heavy detailing

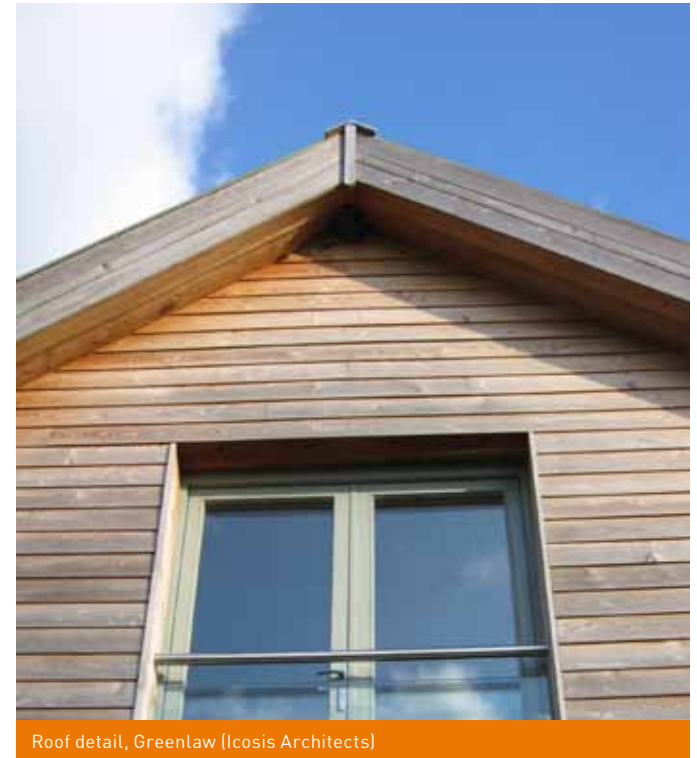
### Roofs

The thickness of modern roofs are becoming increasingly deeper due to increasing levels of insulation. In order to avoid thick clumpy details at the edges of roofs, considerable care must be taken when detailing verges and eaves. Many new buildings are constructed with a roof that oversails the walls, resulting in heavy eaves and verge details. The junction between the wall and the roof in traditional buildings was historically kept very simple with a very slight overhang of slate covering the wall head. Box verges and eaves should be avoided and traditional methods should be respected. Fascia boards are best avoided if possible but if used should be painted to match the general wall colouring.

The use of rooflights provided additional internal light in traditional buildings. Care is needed to ensure the appropriate size and location on new development. Vertical proportion is better and there should be a clear relationship with the windows. A variety of “conservation” pattern rooflights are now available which replicate the proportions of traditional rooflights and can be particularly successful for developments in conservation areas.

### What to Avoid:

- ✗ Box soffits, verges & eaves
- ✗ Fascia boards on closed eaves



Roof detail, Greenlaw (Icosis Architects)



Example of door design at Wynhead, Lauder (Farningham McCreadie)

# 4.4 Placemaking & design principles

## Proposed building

### Chimneys

Chimneys can be a very important design element of a house. They have the potential to add substance and presence to the appearance of a house. They should be located on the ridge of the house, with and flush with the face of the wall when located at the gables. Chimneys however, may not be suitable on some forms of new development, where a simple flue may be more appropriate. These should normally be positioned clear of the ridge.

### What to Avoid:

- ✗ Chimney stacks which do not emerge on the ridge



New house near Stow

### Other issues

There is a demand for modern developments to incorporate satellite dishes and TV aerials but these elements, especially if installed post completion of the scheme, can adversely impact on the overall appearance of the development. Early advice from specialist installers can assist in clarifying reception conditions and whether the external aerials are required. Satellite orientation is a fixed requirement but dishes should avoid being located on principal elevations.

Traditionally rainwater goods were made from cast iron or occasionally zinc. Modern materials are often used including UPVC and aluminium as well as cast iron. Rhones or gutters are best if understated and painted a dull colour and merge with the roof or can be painted to match an overhanging eaves detail. Moulded gutters can be used as an architectural device to add interest to a wall head. Care is needed in locating rainwater conductors or down pipes to avoid unnecessary clutter or destroying a symmetrical elevation. Conductors can be located on set backs or off main elevations.

### What to Avoid:

- ✗ Satellite dishes and aerials on principal elevations
- ✗ Cluttered arrangement of conductors, especially on principal elevations
- ✗ Poorly positioned expansion/contraction joints

# 4.4 Placemaking & design principles

## Proposed building

### BUILDINGS : WHAT TO LOOK FOR

To summarise, a design statement should demonstrate clear understanding of:

- Relating to the site**
- Scale, massing and form**
- Proportion**
- Materials and colour**
- Details**
- Relating to the townscape**

New development must seek to achieve the following objectives:

New buildings are expected to 'design out' energy needs and utilise sustainable resources wherever possible



The scale, massing and form should seek to create a sense of balance and proportion, based on a clear concept and design rationale



New buildings should be designed to with a full understanding of the site characteristics



New design should utilise materials and colour tones that relate to the wider context.



The building design must relate to the wider built and visual context



Development must ensure finishes and details are of a quality and integrity that reflects the Borders character.



# 4.5 Placemaking & design principles

## Summary

### Design objectives

As a reference tool, the guidance set out in the previous pages is summarised below as a checklist table against which all new development can be assessed. This should form a point of reference through the design process and in producing a Design Statement. This is tied back to Policy G1 in the Local Plan in section 5.

Factors of design	Considerations	Checklist criteria	
<b>Wider area</b>			
<b>Landscape Character</b>	<ul style="list-style-type: none"> <li>- Landscape type</li> <li>- <u>Landform</u></li> <li>- Natural Heritage</li> </ul>	Creates development that acknowledges the local variation throughout the Scottish Borders Region	<input checked="" type="checkbox"/>
<b>Views</b>	<ul style="list-style-type: none"> <li>- Long distance views</li> <li>- Moving through the landscape</li> </ul>	Relates positively to long, medium and short distance views from key locations (e.g. public footpaths, views from major roads)	<input checked="" type="checkbox"/>
<b>Settlement pattern</b>	<ul style="list-style-type: none"> <li>- Existing pattern of built development: Urban Rural</li> </ul>	integrates well into pattern of settlements rural buildings	<input checked="" type="checkbox"/>
<b>Infrastructure + access</b>	<ul style="list-style-type: none"> <li>- Infrastructure</li> <li>- Access</li> </ul>	Is appropriately scaled and sited to maximise use of existing roads/rail/ services opportunities	<input checked="" type="checkbox"/>
<b>Local Area</b>			
<b>Built character</b>	<ul style="list-style-type: none"> <li>- Urban structure</li> <li>- Built form</li> <li>- Built Heritage</li> </ul>	Sits well within surrounding built form (architectural style, <u>urban grain</u> , etc)	<input checked="" type="checkbox"/>
<b>Siting of Development</b>	<ul style="list-style-type: none"> <li>- <u>Landform</u></li> <li>- Microclimate</li> <li>- Views</li> <li>- Integration + access</li> <li>- Landscape structure</li> <li>- Settlement boundaries</li> </ul>	Creates a place that fits within the landscape and built context	<input checked="" type="checkbox"/>

# 4.5 Placemaking & design principles

## Summary

Factors of design	Considerations	Checklist criteria	
<b>Sustainable development</b>	<ul style="list-style-type: none"> <li>- Building orientation</li> <li>- Shelter</li> <li>- Sustainable resources</li> <li>- Water handling</li> <li>- Recycling</li> </ul>	Is efficient as is practicably possible in the use of natural and man-made resources	✓
<b>Density and Use</b>	<ul style="list-style-type: none"> <li>- Density</li> <li>- Mixed use</li> <li>- Mixed tenure</li> <li>- Adaptable development</li> </ul>	Creates a usable place with strong sense of local identity that is adaptable to future needs	✓
<b>Open space</b>	<ul style="list-style-type: none"> <li>- Private space</li> <li>- Semi-private space</li> <li>- Public</li> <li>- Trees + vegetation</li> <li>- Maintenance</li> </ul>	Makes effective use of open space and creates meaningful spaces within the public and private domain	✓
<b>Layout and Legibility</b>	<ul style="list-style-type: none"> <li>- Legibility</li> <li>- Streets</li> <li>- Parking</li> <li>- Frontage</li> <li>- Boundary treatment</li> <li>- Accessibility</li> </ul>	Creates streets and places that are distinctive and legible with a clear sense of identity.	✓
<b>Building Design</b>			
<b>Energy Efficient design</b>	<ul style="list-style-type: none"> <li>- Designing out energy needs</li> <li>- Designing with sustainable resources</li> <li>- Designing for renewable energy sources</li> </ul>	Maximises energy efficiency whilst minimising use of unsustainable resources within buildings	✓

# 4.5 Placemaking & design principles

## Summary

Factors of design	Considerations	Checklist criteria	
<b>Relating to the site</b>	<ul style="list-style-type: none"> <li>- Site arrangement</li> <li>- Site features</li> <li>- <u>Landform</u></li> <li>- Views from the building</li> </ul>	Creates development that relates well to plot boundary/site frontage/site features/ <u>topography</u>	✓
<b>Relating to the townscape</b>	<ul style="list-style-type: none"> <li>- Built context/roofscape</li> <li>- Views</li> <li>- Frontage</li> </ul>	Contributes positively to the overall <u>townscape</u>	✓
<b>Scale, Massing + Form</b>	<ul style="list-style-type: none"> <li>-Form/ <u>Massing</u></li> <li>-Roof pitch</li> <li>-Scale</li> <li>-Proportion</li> </ul>	Creates a balanced whole with a clear design concept	✓
<b>Materials</b>	<ul style="list-style-type: none"> <li>- Materials</li> <li>- Colour</li> </ul>	Utilises an appropriate palette and quality of materials and colour tones when viewed within the wider context	✓
<b>Details</b>	<ul style="list-style-type: none"> <li>-Windows/ Doors</li> <li>-Doors</li> <li>-Roofs</li> <li>-Chimneys</li> </ul>	Incorporates finishes and details that are of quality and integrity within the Scottish Borders context	✓

# 5.0 Design Action Points

# 5.1 Design action points

## Introduction

Based on the objectives set out in section 3, the following sheets provide a checklist of considerations in relation to specific development types as defined by size and location:

The following table provides a quick point of reference outlining the key guidance sections that relate to the advice contained within each worksheet:

**Local Development:**

- Single house: in the urban or rural context
- Building Group: up to 10 houses in the countryside
- Urban infill: up to 10 houses in a town or village
- 10-49 houses on or near the settlement edge

**Major Development:**

- 50 or more houses on or near the settlement edge

These are intended as a guide, setting out a suggested process and a series of checkpoints which should be considered as part of the planning and design process. The information should also form a guide as to what to include in your design statement.

The sheets are designed so that they can be printed off as double-sided 'worksheets' as a basis from which to start.

**KEY**



Major consideration



Key consideration

Development type		Single house: in the urban or rural context	Building Group: up to 10 houses in the countryside	Urban infill: up to 10 houses in a town or village	10-49 houses on or near the settlement edge	50 or more houses on or near the settlement edge
<b>Placemaking and design factors</b>						
<b>Wider area</b>						
<b>Landscape character</b>	-Landscape type -Landform -Natural Heritage				✓	✓
<b>Views</b>	-Long distance views -Moving through the landscape	✓	✓	✓	✓	✓
<b>Settlement pattern</b>	-Existing pattern of built development: Urban Rural			✓	✓	✓
<b>Infrastructure and access</b>	-Infrastructure -Access	✓	✓	✓	✓	✓
<b>Local area</b>						
<b>Built character</b>	-Urban structure -Built form -Built Heritage		✓	✓	✓	✓



# 5.1 Design action points

## Introduction

Development type		Single house: in the urban or rural context	Building Group: up to 10 houses in the countryside	Urban infill: up to 10 houses in a town or village	10-49 houses on or near the settlement edge	50 or more houses on or near the settlement edge
Design considerations						
<b>Siting of Development</b>	<ul style="list-style-type: none"> <li>- Landform</li> <li>- Microclimate</li> <li>- Views</li> <li>- Integration + access</li> <li>- Landscape structure</li> <li>- Settlement boundaries</li> </ul>	✓	✓	✓	✓	✓
<b>Sustainable development</b>	<ul style="list-style-type: none"> <li>-Building orientation</li> <li>-Shelter</li> <li>-Sustainable resources</li> <li>-Water handling</li> <li>-Recycling</li> </ul>	✓	✓	✓	✓	✓
<b>Density and Use</b>	<ul style="list-style-type: none"> <li>-Density</li> <li>-Mixed use</li> <li>-Mixed tenure</li> <li>-Adaptable development</li> </ul>			✓	✓	✓
<b>Open space</b>	<ul style="list-style-type: none"> <li>-Private space</li> <li>-Semi-private space</li> <li>-Public</li> <li>-Trees + vegetation</li> <li>-Maintenance</li> </ul>			✓	✓	✓
<b>Layout and Legibility</b>	<ul style="list-style-type: none"> <li>-Legibility</li> <li>-Streets</li> <li>-Parking</li> <li>-Frontage</li> <li>-Boundary treatment</li> <li>-Accessibility</li> </ul>			✓	✓	✓

### KEY



Major consideration



Key consideration

# 5.1 Design action points

Development type		Single house: in the urban or rural context	Building Group: up to 10 houses in the countryside	Urban infill: up to 10 houses in a town or village	10-49 houses on or near the settlement edge	50 or more houses on or near the settlement edge
Design considerations						
<b>Building Design</b>						
<b>Energy Efficient design</b>	-Designing out energy needs -Designing with sustainable resources -Designing for renewable energy sources	✓	✓	✓	✓	✓
<b>Buildings relating to the townscape</b>	Built context/roofscape -Views -Frontage			✓	✓	✓
<b>Buildings relating to the site</b>	-Site arrangement -Site features -Landform -Views from the building	✓	✓	✓	✓	✓
<b>Scale, Massing + Form</b>	-Proportion -Building envelope: frontage width/plan depth -Roof pitch	✓	✓	✓	✓	✓
<b>Materials</b>	-Materials -Colour	✓	✓	✓	✓	✓
<b>Detailing</b>	-Windows -Doors -Chimneys	✓	✓	✓	✓	✓

**KEY**



Major consideration



Key consideration

## 5.2 Design action points

# Single house in urban or rural context

Development of a single house in the countryside has obvious sensitivities relating to the rural landscape and potential visual prominence. Development of a single house within a settlement carries similar challenges in relating to the urban context and the need to be responsive to the surrounding built form. In both cases, an understanding of the context is essential.

## Action Points

### 1. Refer to local policy

- Policy G1: Quality Standards for New Development (Scottish Borders Local Plan 2008)
- SPG: New Housing in the Borders Countryside
- SPG: Renewable Energy
- SPG: the use of Timber in sustainable construction

### 2. At the outset – get to know the local area

- Study the local character:** the local building style & landscape character or the townscape character
- Identify from where the building will be visible:** to help shape the design
- Consider the neighbouring buildings:** the new building will be expected to relate to existing urban form
- Analyse the localised microclimate:** orientation, shelter and natural drainage are key considerations



In an established landscape setting, an opportunity to explore innovative forms materials presents itself

## 3. Demonstrate understanding of ...

### the Wider area

- Views within the wider context:** how the colour/massing of building relates to the wider landscape
- Appropriate access and infrastructure provision:** how the building and access will positively relate to existing road/street and infrastructure networks



Traditional forms and materials using contemporary detailing sit naturally within the rural landscape: note the use of roofspace



Working with the landform and landscape setting can create striking results in the right setting



Working in harmony: windows, roofline and wall elements combine to create an innovative response with strong traditional references

### the Local area

- Best local features of built character:** local and historical building style, urban form, local colours and materials and how new buildings can relate to this
- Working with the landform:** in defining key directional views towards the site, and optimising the site layout to work with the levels
- Microclimatic design:** the building and site layout will be expected to create optimum microclimate working with orientation and shelter for both indoor and outdoor space
- Localised views:** site development to create positive relationship to views from main roads/focal points, considering rooflines and key frontages
- The importance of good site planning:** ensure the plot is laid out using appropriate landscape planting and boundary materials to create attractive edges in surrounding landscape/townscape

# Single house in urban or rural context

## Building Design

- ❑ **Energy efficient living:** utilising optimum insulation/thermal mass and daylight penetration (=solar gain), the building will be expected to 'design out' energy needs wherever possible
- ❑ **Using sustainable resources:** grey-water recycling, sustainable building materials and renewable energy sources are all key considerations in the building specification
- ❑ **Working with the site and surroundings:** consider reuse of any existing structures and consider carefully the site arrangement so that a positive civic frontage is created
- ❑ **Scale, massing and form:** relating to the context analysis, and with a clear, harmonious design rationale and sense of proportion (remember the golden ratio).
- ❑ **Roof and wall proportions:** use appropriate roof design: avoid overly bulky form or shallow roof pitch. The proportion of roof-to-wall in elevation must be in balance (refer to traditional proportions as a starting point)
- ❑ **Materials:** Use sustainable building materials and consider the materials and colour palette in context: avoid excessive use of white where it will be out of context or visually prominent
- ❑ **Windows:** consider window openings in relation to the wall elevation; create fenestration pattern that is based on proportion and a balanced whole; always consider traditional elements such as vertically proportioned openings; avoid PVC and inappropriately coloured window frames
- ❑ **Details:** avoid poor faux-traditional detailing; honest, simple forms are generally preferable
- ❑ **Roof design:** avoid box soffits, verges, eaves and fascia boards on closed eaves



Infill development: relate to the adjacent built elevations (Allan Swan, Bain Swan Architects)

## 4. Illustrating the process

Planning applications for single dwellings in the urban or rural context are expected to demonstrate a clear design rationale based on an understanding of context. A design statement is an invaluable tool in communicating this and aids any dialogue with planning officers for explaining the approach taken to a proposed development. Clear, concise information that sets the proposal in context will help convey a better understanding of the design to planning officers and others. It is strongly advised to submit the following design information:

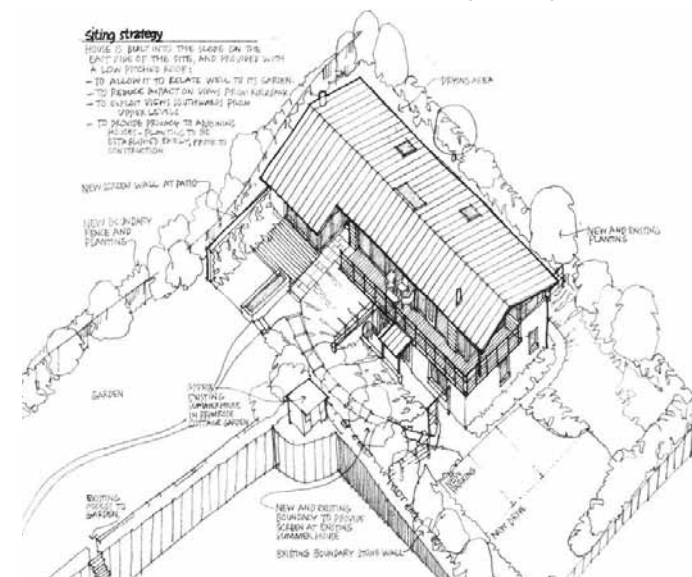
- ❑ **Design statement**
- ❑ **Energy statement**
- ❑ **Context studies:** demonstrate an understanding of context
- ❑ **Site photos:** highlight key views and how the design will respond to these
- ❑ **3D visualisation material:** sketches or computer generated visualisations showing the development in context

## Further reading/reference

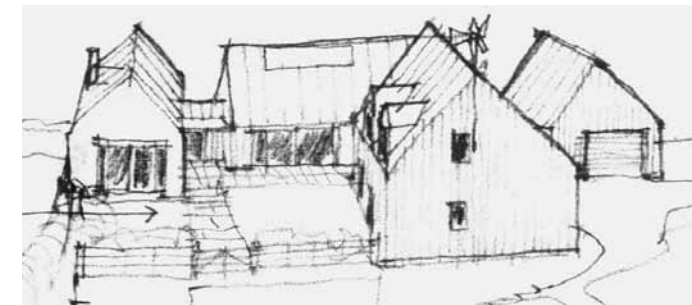
PAN 68: Design Statements

PAN 44: Fitting New Housing Development into the Landscape

See 'Sourcebook' section of SPG [Placemaking & Design](#)



Sketch illustrations are invaluable in conveying the design concept (Allan Swan, Bain Swan Architects)



A large floor area broken down into primary and secondary forms can create a more balanced form overall (Allan Swan, Bain Swan Architects)

## 5.3 Design action points

# Building group: up to 10 houses in the countryside

Development of a building group in the countryside has obvious sensitivities due to the potential visual prominence and the need to integrate into the rural landscape. Careful consideration is required of the wider visual impact of development and the incorporation of an appropriate building style that relates to context and responds to the inward views.

### Action Points

#### 1. Refer to local policy

- Policy G1:** Quality Standards for New Development (Scottish Borders Local Plan 2008)
- SPG:** New Housing in the Borders Countryside
- SPG:** Renewable Energy
- SPG:** the use of Timber in sustainable construction
- SPG:** Placemaking & Design
- SPG:** Designing out Crime in the Scottish Borders
- SPG:** Affordable Housing
- SPG:** Trees & Development

#### 2. At the outset – get to know the local area

- Study the local character:** the local building style & landscape character
- Identify from where the development will be visible:** to help shape the design
- Consider the neighbouring buildings:** the new building will be expected to relate to existing urban form
- Analyse the localised microclimate:** orientation, shelter and natural drainage are key considerations from the outset

## 3. Demonstrate understanding of ...

### the Wider area

- Views within the wider context:** how the colour/massing of the buildings can relate to the wider landscape
- Appropriate access and infrastructure provision:** how the buildings and access will positively relate to existing road/street and infrastructure networks

### the Local area

- Best local features of built character:** local/historical style, urban form, local colours and materials and how the new building group can relate to this
- Working with the landform:** in defining key directional views towards the site, and optimising the site layout to work with the levels
- Microclimatic design:** as a group the buildings will be expected to create optimum microclimate working with orientation and shelter for both indoor + outdoor space
- Localised views:** development must create positive relationship to views from main roads/focal points, considering rooflines and key frontages



Boundary treatments and appropriate landscape planting are invaluable in anchoring housing within the countryside



Using high quality materials and primary and secondary forms

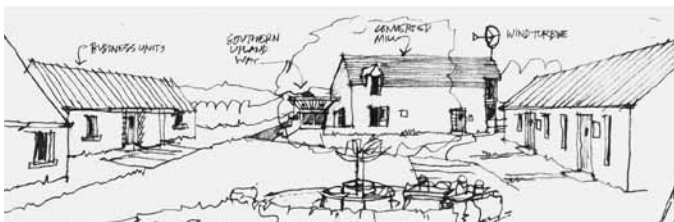
### Local area (continued)

- The importance of good site planning:** including appropriate landscape planting and site boundaries to create attractive edges in surrounding landscape; ensure gardens are appropriately scaled and usable (i.e not steep slopes/in total shade)
- Sustainable resource use:** as a group, the buildings should work together to minimise energy demands (e.g. row housing minimises heat loss); consider opportunities for renewable energy
- Use of density in defining a sense of place:** rural building groups are often close-knit; consider use of higher density development where appropriate and how buildings and boundary walls can shape spaces such as courtyards
- Layout and open space:** create hierarchy of public, semi-private and private space with sensitively handled parking provision; avoid creation of overly engineered road access; consider shared surfacing in development of this scale
- Frontage:** building groups will be expected to relate positively to the 'public' face of the site, e.g where visible from adjacent roads; ensure building frontage relates positively to entrance and arrival into the site
- Boundary treatments:** use appropriate styles of high quality boundary treatment to rural context such as hedging, post and rail fencing and estate railing

# Building group up to 10 houses in the countryside

## Building Design

- **Energy efficient living:** utilising optimum insulation/thermal mass and daylight penetration (=solar gain), the buildings will be expected to 'design out' energy needs wherever possible
- **Using sustainable resources:** grey-water recycling, sustainable building materials and renewable energy sources are all key considerations
- **Working with the site and surroundings:** consider reuse of any existing structures and consider carefully the site arrangement so that a positive civic frontage is created
- **Scale, massing and form:** based on a clear, harmonious design rationale and sense of proportion (remember the golden ratio). Consider the group as a whole in the design
- **Roof and wall proportions:** avoid overly bulky forms or shallow roof pitch. The proportion of roof-to-wall in elevation must be in balance (refer to traditional proportions as a starting point)
- **Materials:** Consider local stone and slate for rural building groups, used in conjunction with sustainable materials such as timber. Consider the materials and colour palette in context: avoid excessive use of white where out of context or visually prominent.
- **Windows:** sufficient window openings in relation to wall elevations; consider traditional proportions such as vertically proportioned openings; avoid PVC and inappropriately coloured window frames
- **Details:** avoid arbitrary faux-traditional detailing; honest, simple forms are generally preferable



row housing combined with detached can provide a contextual cluster of buildings that frame a central courtyard space (Allan Swan, Bain Swan Architects)



Sketch illustrations should show the context and how the landscape design frames outdoor spaces (Allan Swan, Bain Swan Architects)

## 4. Illustrating the process

Planning applications for building groups in the countryside are expected to demonstrate a sensitive approach to the rural landscape. A design statement is an invaluable tool in communicating this and aids any dialogue with planning officers for explaining the approach taken to a proposed development. Clear, concise information setting the proposal in context is vital in a planning application. It is strongly advised to submit the following design information:

- **Design statement**
- **Energy statement**
- **Context studies:** demonstrate an understanding of context
- **Site photos:** highlight key views and how the design will respond to these
- **3D visualisation material:** sketches or computer generated visualisations showing the development in context

## Further reading/reference

PAN 68: Design Statements

PAN 44: Fitting New Housing Development into the Landscape

See 'Source Book' section of SPG [Placemaking & Design](#)



Distinctive rural row housing of the Scottish Borders forms an interesting precedent, Foulden



Using traditional forms set within an open landscape can create a harmonious fit and serve to frame garden spaces

## 5.4 Design action points

# Up to 10 houses within a town or village

Infill development (of more than one house) within towns and villages has the challenge of integrating into an established built context with its own history, character and form. Any new additions to the urban context should be responsive to this context, and careful consideration is required of the relationship between the new development and its immediate context.

### Action Points

#### 1. Refer to local policy

Policy G1: Quality Standards for New Development (Scottish Borders Local Plan 2008)

- SPG:** Renewable Energy
- SPG:** the use of Timber in sustainable construction
- SPG:** Placemaking & Design
- SPG:** Designing out Crime in the Scottish Borders
- SPG:** Affordable Housing
- SPG:** Trees & Development

#### 2. At the outset – get to know the local area

- Study the local character:** the local townscape and settlement pattern: check for heritage designations
- Identify key frontages and views towards the site:** to help shape the design
- Consider the neighbouring buildings:** the new building will be expected to relate to existing urban form
- Analyse the localised microclimate:** orientation, shelter and natural drainage are key considerations from the

## 3. Demonstrate understanding of ...

### the Wider area

- Views within the wider context:** how the colour/massing of the buildings and roofscape will appear when viewed from afar
- Appropriate access and infrastructure provision:** how the buildings and access will positively relate to existing road/street and infrastructure networks
- Settlement pattern:** the street patterns and urban forms that positively define local character

### the Local area

- Best local features of built character:** local/historical building style, urban form, local colours and materials and how the new building group can relate to this
- Working with the landform:** in defining key directional views towards the site, and optimising the site layout to work with the levels
- Microclimatic design:** as a group the buildings will be expected to create optimum microclimate working with orientation and shelter for both indoor + outdoor space
- Localised views:** development must create positive relationship to views along nearby streets, considering rooflines and key frontages



High density infill using a local materials palette creates an interesting response in Coldingham, Berwickshire (Brian Swan Architects)



New infill can successfully contrast and complement adjacent buildings, using a similar rhythm of windows and roofline

### Local area (continued)

- The importance of good site planning:** including appropriate landscape planting and attractive site boundaries; ensure gardens are appropriately scaled and usable (i.e not steep slopes/in total shade)
- Sustainable resource use:** as a group, the buildings should work together to minimise energy demands (e.g. row housing minimises heat loss); consider opportunities for renewable energy
- Use of density in defining a sense of place:** consider the context: urban core or on the fringes? On key approaches or secondary routes? The density of development is expected to relate to the urban context and create a sense of place.
- Layout and open space:** create hierarchy of public, semi-private and private space; avoid creation of overly engineered road access; consider shared surfacing in development of this scale
- Frontage:** building groups will be expected to create a positive, attractive frontage with overlooking where possible; building frontage should define key entrance and arrival points to the site
- Boundary treatments:** use appropriate styles of high quality boundary treatment to help frame spaces, define public and private spaces, and contain car parking
- Integrated parking:** design the parking layout integral to the sequence of streets and spaces e.g. grouped in attractive courtyards (consider use of pends), or carefully designed into the streetscene

# Up to 10 houses within a town or village

## Building Design

- ❑ **Energy efficient living:** utilising optimum insulation/thermal mass and daylight penetration (=solar gain), the buildings will be expected to 'design out' energy needs wherever possible
- ❑ **Using sustainable resources:** grey-water recycling, sustainable building materials and renewable energy sources are all key considerations
- ❑ **Relate to the townscape:** revisit the townscape analysis in the building design; identify local roofscape, colours and building lines and how new development will relate to this
- ❑ **Scale, massing and form:** based on a clear, harmonious design rationale and sense of proportion (remember the golden ratio). Consider the group as a whole in the design
- ❑ **Roof and wall proportions:** avoid overly bulky forms or shallow roof pitch. The proportion of roof-to-wall in elevation must be in balance (refer to traditional proportions as a starting point)
- ❑ **Materials:** consider historic materials palette, used in conjunction with sustainable materials such as timber. Consider the materials and colour in context: avoid excessive use of white where out of context or visually prominent
- ❑ **Windows:** consider window openings in relation to wall elevations; consider traditional vertically proportioned openings; avoid PVC and inappropriately coloured window frames
- ❑ **Details:** seek to use honest, simple details



Traditional forms shaping a permeable courtyard, Lauder



The simplest of forms can create a successful design

## 4. Illustrating the process

Planning applications for infill development of up to 10 houses are expected to demonstrate a responsive approach to the townscape context. A design statement is an invaluable tool in communicating this and aids any dialogue with planning officers for explaining the approach taken to a proposed development. Clear, concise information setting the proposal in context is vital in a planning application. It is strongly advised to submit the following design information:

- ❑ **Design statement**
- ❑ **Energy statement**
- ❑ **Context studies:** demonstrate an understanding of context
- ❑ **Site photos:** highlight key views and how the design will respond to these
- ❑ **3D visualisation material:** sketches or computer generated visualisations showing the development in context

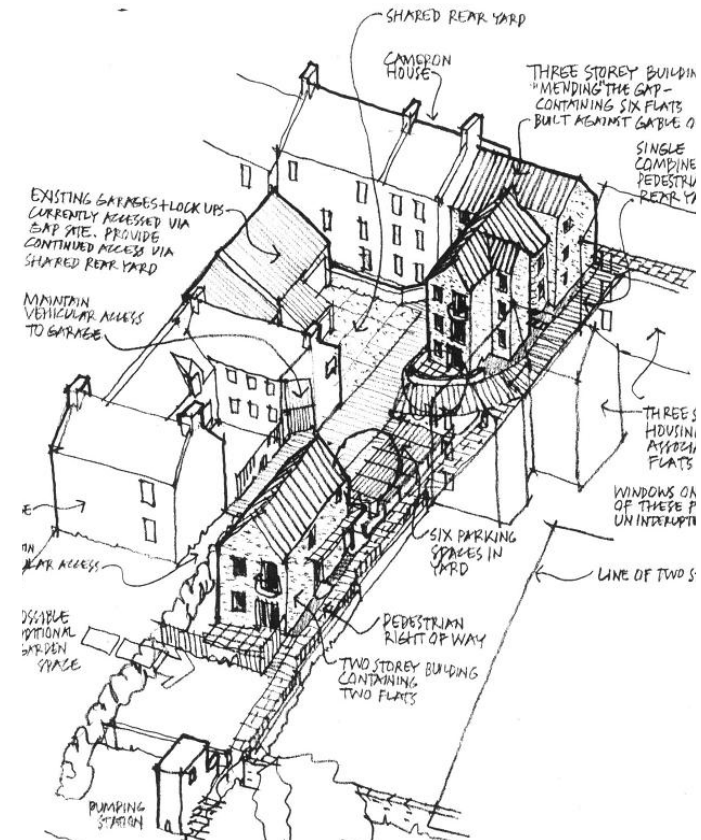
## Further reading/reference

PAN 68: Design Statements

PAN 67: Housing Quality

Introduction to Residential Layout, Mike Biddulph

See Sourcebook Section of SPG Placemaking & Design



Sketch illustrations showing both contextual analysis + design response are invaluable in understanding the design approach (Allan Swan, Bain Swan Architects)



## 5.5 Design action points

# 10-49 houses on or near settlement edge

Development of 10 to 49 houses represents a significant addition to the built environment: often this type of development is associated with the edges of a town or village: as such it is integral to the transition between urban and rural and is expected to make this transition sensitively. Such development can have significant impact on people's perception of a place by altering the local character and generating new movement networks and open spaces.

### Action Points

#### 1. Refer to local policy

- Policy G1:** Quality Standards for New Development (Scottish Borders Local Plan 2008)
- SPG:** Renewable Energy
- SPG:** the use of Timber in sustainable construction
- SPG:** Placemaking & Design
- SPG:** Designing out Crime in the Scottish Borders
- SPG:** Affordable Housing
- SPG:** Trees & Development

#### 2. At the outset – get to know the local area

- Study the local character:** the local townscape, settlement pattern and surrounding landscape character. Identify key views towards the site: to help shape the design
- Analyse the localised microclimate:** orientation, shelter and natural drainage are key considerations from the outset
- Analyse the site:** carry out a SWOT analysis identifying key defining factors that will shape the development, access and infrastructure provision

## 3. Demonstrate understanding of ...

### the Wider area

- Landform and views within the wider context:** how the site sits within the wider landscape context and visually sensitive settlement edges/viewpoints
- Settlement pattern:** the street patterns and urban forms that positively define local character
- Appropriate access and infrastructure provision:** how the buildings and streets will positively relate to existing road/street and infrastructure networks



Buildings and secondary elements such as garages and boundary treatments should work together (Malcolm Fraser)

### the Local area

- Best local features of built character:** local/historical building style, urban form, local colours and materials and how the new development can relate to this
- Working with the Landform:** in defining key directional views towards and from the site, and optimising the site layout to work with the levels
- Microclimatic design:** the buildings + streets are expected to create optimum microclimate working with orientation and shelter for both indoor + outdoor space
- Localised views:** development must create positive relationship to approaching views, from outwith the settlement and along nearby streets, considering rooflines and key frontages
- The importance of good site planning:** including appropriate landscape design integral to the design, attractive site boundaries as public 'face' of the development and a logical sequence of streets and spaces.

### Local area continued

- Sustainable resource use:** the buildings should work together to minimise energy demands (e.g. row housing minimises heat loss); renewable energy for development of this scale should be fully considered
- Use of density in defining a sense of place:** create spaces shaped by buildings: consider main arrival points into the site/settlement, followed by secondary spaces - organise building density accordingly. Consider higher density around key points/frontages + ensure secondary elements such as walling and planting help to define spaces.
- Layout and legibility:** a logical sequence of streets and spaces, design building groupings first, fitting in streets after: avoid overly engineered road access; consider reduction in the dominance of carriageways by utilising shared surfaces
- Streets:** should be framed by buildings with integrated traffic calming, avoiding excessive use of road humps/traffic signage – use of building lines, walling/hedging, narrowed streets, parked cars and shared surfacing can all encourage reduced traffic speeds and help create places



Using buildings to shape spaces and contain the streetscene: create permeable development with through routes (Farningham McCreddie)

# 10-49 houses on or near settlement edge



Traditional roof pitch and gables with windows create a positive feature in the streetscene

## Local area continued.

- **Frontage:** buildings will be expected to relate positively to the public realm, e.g frontage to internal and adjacent streets with overlooking where possible; ensure building frontage relates positively to entrance and arrival into the site
- **Boundary treatments:** use appropriate styles of high quality boundary treatment to help frame spaces, define public and private spaces, and contain car parking
- **Integrated parking:** design the parking layout integral to the sequence of streets and spaces e.g. grouped in attractive courtyards (consider use of ponds), or carefully designed into the streetscene
- **Open space:** create hierarchy of public, semi-private and private space, ensuring gardens are appropriately scaled and usable (i.e not steep slopes/in total shade); avoid amenity 'left over' space: create meaningful, functional open spaces that are well overlooked and central to the neighbourhood character

## Building Design

- **Energy efficient living:** utilising optimum insulation/ thermal mass and daylight penetration (=solar gain), the buildings will be expected to 'design out' energy needs wherever possible
- **Using sustainable resources:** grey-water recycling, sustainable building materials and renewable energy sources are all key considerations
- **Relate to the townscape:** revisit the townscape analysis in the building design; identify local roofscape, colours and building lines and how new development will relate to this
- **Scale, massing and form:** based on a clear, harmonious design rationale and sense of proportion (remember the golden ratio). Consider building groups as a whole in the individual design
- **Roof and wall proportions:** avoid overly bulky forms or shallow roof pitch. The proportion of roof-to-wall in elevation must be in balance (refer to traditional proportions as a starting point)
- **Materials:** Consider historic materials palette, used in conjunction with sustainable materials such as timber. Consider the materials and colour in context: avoid excessive use of white where out of context or visually prominent
- **Windows:** sufficient window openings in relation to wall elevations; consider traditional proportions such as vertically proportioned openings; avoid PVC and inappropriately coloured window frames
- **Details:** avoid arbitrary faux-traditional detailing; honest, simple forms are generally preferable

## 4. Illustrating the process

Planning applications for local development of 10-49 houses are expected to demonstrate a responsive approach to the townscape and landscape context. A design statement is an invaluable tool in communicating this and aids any dialogue with planning officers for explaining the approach taken to a proposed development. Clear, concise information setting the proposal in context is vital in a planning application. It is strongly advised to submit the following design information:

- **Design statement**
- **Energy statement**
- **Context studies:** demonstrate an understanding of context
- **Site photos:** highlight key views and how the design will respond to these
- **3D visualisation material:** sketches or computer generated visualisations showing the development in

## Further reading/reference

PAN 68: Design Statements

PAN 67: Housing Quality

Introduction to Residential Layout, Mike Biddulph

Sustainable construction: ref

PAN 76: Designing Streets

PAN 83: Masterplanning

Manual for Streets

See 'Sourcebook' section of SPG Placemaking & Design

## 5.6 Design action points

# 50 or more houses on or near settlement edge

Development of more than 50 houses represents a significant addition to the built environment. Often this scale of development is associated with the edges of a town or village and is integral to the transition between urban and rural: as such it is expected to make this transition sensitively. Such development has significant impact on people's perception of a place by altering the local character and generating new movement networks and open spaces.

### Action Points

#### 1. Refer to local policy

- Policy G1:** Quality Standards for New Development (Scottish Borders Local Plan 2008)
- SPG:** Renewable Energy
- SPG:** the use of Timber in sustainable construction
- SPG:** Placemaking & Design
- SPG:** Designing out Crime in the Scottish Borders
- SPG:** Affordable Housing
- SPG:** Trees & Development

#### 2. At the outset – get to know the local area

- Study the local character:** the local townscape, settlement pattern and surrounding landscape character (check for any local built or natural heritage designations)
- Identify key views towards the site:** to help shape the design
- Analyse the localised microclimate:** orientation, shelter and natural drainage are key considerations from the outset
- Analyse the site:** carry out a SWOT analysis identifying key defining factors that will shape the natural capacity of the site for development, its access and infrastructure provision

## 3. Demonstrate understanding of ...

### the Wider area

- Landform and views within the wider context:** how the site sits within the wider landscape context and visually sensitive edges, skylines and viewpoints
- Settlement pattern:** the street patterns and urban forms that positively define local character
- Appropriate access and infrastructure provision:** how new buildings and streets can positively relate to existing road/street and infrastructure networks



A central green combined with community facilities + well overlooked, creates a defining feature in new housing

### the Local area

- Best local features of built character:** local/historical building style, urban form, local colours and materials and how the new development can relate to this
- Working with the Landform:** in defining key directional views towards and from the site, and optimising the site layout to work with the levels
- Microclimatic design:** the buildings + streets are expected to create optimum microclimate working with orientation and shelter for both indoor + outdoor space
- Localised views:** development must create positive relationship to approaching views, from outwith the settlement and along nearby streets, considering rooflines and key frontages

### Local area (continued)

- The importance of good site planning:** including appropriate landscape design integral to the design, attractive site boundaries as public 'face' of the development and a logical sequence of streets and spaces. Development will be expected to create permeable through routes for cars and people wherever possible and appropriate
- Sustainable resource use:** as a whole, the buildings should work together to minimise energy demands (e.g. row housing minimises heat loss); opportunities for renewable energy in development of this scale should be fully explored
- Use of density in defining a sense of place:** create spaces shaped by buildings: consider main arrival points into the site/settlement, followed by secondary spaces - organise building density accordingly. Consider use of higher density around key points/frontages and ensure secondary elements such as walling and planting help to further define spaces.



Residential layout based on a clear concept creating a series of connecting streets and spaces (Malcolm Fraser)

# 50 or more houses on or near settlement edge



Buildings and secondary elements such as garages and boundary treatments should work together (Malcolm Fraser Architects)

- **Layout and legibility:** incorporate a logical sequence of streets and spaces - design building arrangement first, fitting in streets after; avoiding creation of overly engineered road access; seek to reduce the dominance of road carriageways
- **Streets:** should be framed by buildings with integrated traffic calming, avoiding excessive use of road humps/traffic signage - use of building lines, walling/hedging, narrowed streets, parked cars and shared surfacing can all encourage reduced traffic speeds and help create a *sense of place*
- **Frontage:** buildings will be expected to relate positively to the *public realm*, e.g. fronting onto streets with overlooking where possible and ensuring building frontage frame key entrance and arrival points throughout the layout
- **Boundary treatments:** use appropriate styles of high quality boundary treatment to help frame spaces, define public and private spaces, and contain car parking
- **Integrated parking:** design the parking layout integral to the sequence of streets and spaces e.g. grouped in attractive courtyards (consider use of ponds), or carefully designed into the *streetscene*
- **Open space:** create hierarchy of public, semi-private and private space, ensuring gardens are appropriately scaled and usable (e.g. not steep slopes/in total shade); avoid amenity 'left over' space: create meaningful, functional open spaces that are well overlooked and central to the neighbourhood character

## Building Design

- **Energy efficient living:** utilising optimum insulation/thermal mass and daylight penetration (=solar gain), the buildings will be expected to 'design out' energy needs wherever possible
- **Using sustainable resources:** grey-water recycling, sustainable building materials and renewable energy sources are all key considerations
- **Relate to the townscape:** revisit the *townscape* analysis in the building design; identify local roofscape, colours and building lines and how new development will relate to this
- **Scale, massing and form:** based on a clear, harmonious design rationale and sense of proportion (remember the golden ratio).
- **Consider building groups as a whole in the individual design**
- **Roof and wall proportions:** avoid overly bulky forms or shallow roof pitch. The proportion of roof-to-wall in elevation must be in balance (refer to traditional proportions as a starting point)
- **Materials:** Consider historic materials palette, used in conjunction with sustainable materials such as timber. Consider the materials and colour in context: avoid excessive use of white where out of context or visually prominent
- **Windows:** sufficient window openings in relation to wall elevations; consider traditional proportions such as vertically proportioned openings; avoid PVC and inappropriately coloured window frames
- **Details:** avoid arbitrary faux-traditional detailing; honest, simple forms are generally preferable



Coherent building forms, working with the microclimate and each other to optimise solar gain and shape space (Bain Swan Architects)

## 4. Illustrating the process

Planning applications for major development of 50 or more houses are required to submit a design statement, demonstrating a responsive approach to the *townscape* and landscape context. Clear, concise information setting the proposal in context and demonstrating design quality is vital in a planning application of this scale, and regardless of whether it is an outline or detailed planning application, it is strongly advised to submit the following design information:

- **Design statement**
- **Energy statement**
- **Context studies:** demonstrate an understanding of context
- **Site photos:** highlight key views and how the design will respond to these
- **3D visualisation material:** sketches or computer generated visualisations showing the development in context

## Further reading/reference

- PAN 68: Design Statements**
- PAN 67: Housing Quality**
- Introduction to Residential Layout, Mike Biddulph**
- Sustainable construction: ref**
- PAN 76: Designing Streets**
- PAN 83: Masterplanning**
- Manual for Streets**

See 'Sourcebook' section of SPG *Placemaking & Design*

# 5.7 Design action points

## Table of policy G1 Criteria & SPG requirements

Table of Policy G1 Criteria and SPG requirements	
Policy G1 criteria	SPG requirements
1. It is compatible with, and respects the character of the surrounding area, neighbouring uses, and neighbouring built form.	<b>Landscape Character:</b> Demonstrate understanding of context.
	<b>Settlement pattern:</b> Demonstrate understanding of context.
	<b>Built character:</b> Demonstrate a wider appreciation of built context and heritage value of area has influenced the design.
	<b>Relating to the townscape:</b> Demonstrate fully how the building will fit into views within the wider townscape and how this has been handled in the design.
2. It can be satisfactorily accommodated within the site.	<b>Views:</b> Demonstrate design has responded to wider views.
	<b>Siting of Development:</b> Establish a clear rationale for the siting and design of new development relating to its site and surroundings as founding principle of design approach.
	<b>Relating to the site:</b> Demonstrate that the building design and plot layout(s) has been designed to fully relate to the site and surroundings.
4. It creates developments with a <u>sense of place</u> , designed in sympathy with Scottish Borders architectural styles; this need not exclude appropriate contemporary and/or innovative design.	<b>Detail:</b> Demonstrate the design rationale behind the finish and detailing of buildings.
5. In terms of layout, orientation, construction and energy supply, the developer has demonstrated that appropriate measures have been taken to maximise the efficient use of energy and resources, including the use of renewable energy and resources and the incorporation of sustainable construction techniques in accordance with supplementary planning guidance referred to in Appendix D.	<b>Sustainable development:</b> Demonstrate in the layout that energy needs have been 'designed-out' wherever practicable, utilising microclimatic and site features and resource-efficient materials/energy sources.
	<b>Energy Efficient design:</b> Demonstrate that long-term energy efficiency has guided the design of the building(s).
7. It provides open space that wherever possible, links to existing open spaces and that it is in accordance with current Council standards pending preparation of an up-to-date open space strategy and local standards. In some cases a developer contribution to wider neighbourhood or settlement provision may be appropriate, supported by appropriate arrangements for maintenance.	<b>Open space:</b> Demonstrate how open spaces within new development are sited and designed as integral to the scheme as quality places not left over space. Demonstrate how open space and landscape structures contribute to overall <u>sense of place</u> .
8. It provides appropriate boundary treatments to ensure attractive edges to the development that will help integration with its surroundings.	<b>Layout and legibility:</b> Demonstrate that proposed layout incorporates streets that are places in their own right with a unique <u>sense of place</u> , defined by the buildings and enclosure of trees/boundary treatments. Demonstrate that the layout provides a well-connected, permeable sequence of spaces that avoid segregation of traffic and utilise passive traffic calming measures.
12. It is of a scale, <u>massing</u> , height and density appropriate to its surroundings and, where an extension or alteration, appropriate to the existing building.	<b>Density and Use:</b> Provide clarity on appropriate densities in relation to the local built character, site location, sustaining local communities. Provide exploration of alternative uses that may be incorporated for the future.
	<b>Scale, <u>Massing</u> and Form:</b> Demonstrate how the <u>massing</u> , form and proportion create a balanced whole that sits well within its context.
13. It is finished externally in materials, the colours and textures of which complement the highest quality of architecture in the locality and, where an extension or alteration, the existing building.	<b>Materials and colour:</b> Provide a clear rationale for the colour and use of materials within the building; ensure a balance between quality and cost is reached without compromising quality of finish.

# 6.0 Glossary and sourcebook

# 6.1 Glossary and sourcebook

<b>Active frontage</b>	Frontage (the building elevation that fronts onto a street) that is animated by some or all of the following creating an inviting and welcoming streetscene: <ul style="list-style-type: none"><li>• lively internal uses visible from the outside, or spilling onto the street.</li><li>• frequent doors and windows, with few blank walls</li><li>• narrow frontage buildings, giving vertical rhythm to the street scene</li><li>• articulation of facades, with projections such as bays and porches</li><li>• (Urban Design Compendium)</li></ul>
<b>Brise-soleil</b>	Literally translated as 'sun break', refers to a sun-shading device, typically comprised of louvres, that is designed as part of the outside of a building to shield the windows from excessive solar light and heat.
<b>Building envelope</b>	1 The physical outer layer of a building's fabric. 2 An outline of the massing of a proposed building.
<b>Built form</b>	Buildings and structures.
<b>Concept plan</b>	Plan of proposed development showing only the basic principles on which a development will be based
<b>Concept statement</b>	Summary text setting out the design objectives, based on the context appraisal outcomes, upon which a development proposal will be based.
<b>Contextual cues</b>	Positive elements within the setting of a site or area that form a starting point in considering new design in its context: these elements can form the basis in establishing a design vision or concept for a site.
<b>Desire lines</b>	The shortest, most direct route between facilities or places. Even when obstacles are in the way, people will still try to follow the desire lines in a plan as far as is practicable.
<b>Embodied energy</b>	The energy that is used in the production, manufacture and transportation of a product. An important factor when considering the environmental impact of a product within it's whole life-cycle.
<b>Eyes on the street</b>	A term referring to the presence of windows overlooking streets to make them feel supervised and safe, ideally when the windows are from residential or office accommodation.

<b>Figure ground</b>	A plan showing the relationship between built form (the 'figure') and space (the ground), by presenting the former in black and the latter as a white background, or vice versa.
<b>Grade separation</b>	Movement occupying different levels (e.g. a pedestrian pavement at higher level than the road adjacent). The opposite is movement being 'at grade'
<b>Home zone</b>	A small, highly traffic calmed residential area, often with road and pavement integrated into a single surface, where pedestrians and cyclists have priority over cars
<b>In-curtilage parking</b>	Parking within a building's site boundary, rather than on a public street or space
<b>Landcover</b>	Buildings, structures, surfaces and vegetation (including agricultural land uses)
<b>Landform</b>	The shape of the land. Landform can be described in terms such as elevation or shape
<b>Landscape character</b>	Means by which the landscaped is classified according to type area, based on particular combinations of landform and landcover, as outlined in the "Scottish Borders Landscape Assessment (SNH, 1998). Structure Plan Policy N9 seeks to maintain and enhance the integrity of the landscape character throughout the region.
<b>Legibility</b>	The quality of a place as being welcoming, understood easily by its users and easy for visitors to orientate themselves in.
<b>Massing</b>	The three-dimensional impact of buildings and their overall form
<b>Material Consideration</b>	This is a term used in Planning Law that describes an issue that must be considered when deciding the outcome of a planning application.
<b>Microclimate</b>	The local climate of a small area in which the weather is usually different from the areas around it

# 6.1 Glossary and sourcebook

<b>Node</b>	Focal points in the townscape or landscape such as important junctions of paths and roads, market squares, or clusters of community facilities e.g. shops/health centre/school etc that form key destinations that people may use to orientate themselves
<b>Placemaking</b>	Creating somewhere with a distinct identity
<b>Passive solar gain</b>	The effect of the sun's heat on the temperature of a building's fabric and ambient indoor temperatures, thus minimising heating requirements in winter.
<b>Pend</b>	An archway or passage, which can be suitable for vehicles, leading through to the back of a building or street
<b>Permeability</b>	The degree to which an area has a choice of routes through it; one of the central principles of urban design. This should be balanced against local context and the principles of crime prevention, which seek to limit escape routes for criminals.
<b>Public realm</b>	All outdoor space to which the public have access, including streets, squares and open spaces
<b>Sense of place</b>	A feeling of appreciation for the distinct character of a locality. This will depend on characteristics of the observer (such as their cultural background or system of values and beliefs) as well as those of the place. The Latin term, 'Genius loci', meaning 'the spirit of the place' is a closely related term founded on the belief that a place has an inherent character and influence that transcends any imposed order.
<b>Settlement pattern</b>	The distinctive way in which the roads, fields, paths and buildings are laid out in a particular place
<b>Streetscape</b>	The appearance of a street: 'the hard and soft landscape of a place' (CABE 2001)
<b>Streetscene</b>	The enclosure of the street, combined with roadways, pavements, street furniture signage and other elements that together comprise the street environment
<b>Sunpath analysis</b>	Method of mapping the seasonal-and-hourly positional changes of the sun, used to ascertain the optimum building design to achieve passive solar heat gain, maximise use of natural daylight, provide appropriate summer shading and minimise overshadowing of adjacent properties/outdoor spaces
<b>Swept path</b>	The area of highway (wider than the vehicle itself) over which a vehicle passes as it turns a corner
<b>SWOT analysis</b>	A method of assessing an area or site in terms of its strengths, weaknesses, opportunities and threats.

<b>Topography</b>	1 A description or representation of artificial or natural features on or of the ground. 2 Mapping the shape of the land surface. From the Greek for 'place' and 'to describe'
<b>Townscape</b>	Urban form and its visual appearance; the appearance of streets, including the way the components of a street combine in a way that is distinctive to a particular locality.
<b>Urban fabric</b>	The physical, built form of an urban place
<b>Urban grain</b>	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 streetblocks and street junctions is respectively small and frequent or large and infrequent
<b>Urban structure</b>	The framework of routes and spaces that connect locally and more widely, and the way developments, routes and open spaces relate to one another
<b>Vernacular</b>	The way in which ordinary buildings were built in a particular place before local styles, techniques and materials were superseded by imports.
<b>Visual receptors</b>	Points from which proposed development site is visible, which will therefore be visually affected by proposed development. Examples include: Trunk roads and motorways, A and B roads, Minor roads, Rights of way, Important viewpoints, Railways, Open space and recreation areas, Public buildings, Residential properties, Workplaces.



## 6.2 Glossary and sourcebook

The following publications and resources provide more information on the various aspects of [placemaking](#) and design contained within this guide. The following lists points of reference if you want to know more about:

### THE BUILT CONTEXT OF THE SCOTTISH BORDERS

**Borders and Berwick – an illustrated architectural guide to the Scottish Borders and Tweed Valley**, Charles Alexander Strang, The Rutland Press (1994)

**The Buildings of Scotland – Borders**, Kitty Cruft, John Dunbar & Richard Fawcett, Yale University Press (2006)

**The Story of Scotland's Towns**, Robert J Naismith, Edinburgh (1989)

**Buildings of the Scottish Countryside**, Robert J Naismith, Gollancz (1985)

### ACHIEVING DESIGN QUALITY

**Designing Places** (2001)

**PAN 67: Housing Quality** (2003)

**Good Design: the fundamentals**, CABE (2008)

**Better Neighbourhoods: Making higher densities work**, CABE (2005)

**Building for Life**: a national standard for well-designed homes in England and Wales, but with general guidance and information available

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

### SITE ANALYSIS AND DESIGN: TOOLS AND TECHNIQUES

**Placecheck**: a methodology for understanding the place and people within a community, sponsored by the RTPI, RIBA, RICS, Landscape Institute & Civic Trust amongst others

<http://www.placecheck.info/>

**Concise Townscape**, Gordon Cullen, Architectural Press (1961)

**Responsive Environments**, Sue McGlynn, Graham Smith, Alan Alcock, Paul Murrain, Ian Bentley, Architectural Press (1985)

**Image of the City**, Kevin Lynch, The MIT Press (1960)

### HOUSING IN THE COUNTRYSIDE

**PAN 44: Fitting New Housing Development into the Landscape** (1994)

**Tomorrow's Architectural Heritage: Landscape and Buildings in the Countryside**, J.M Fladmark, G.Y Mulvagh and B.M Evans, Mainstream Publishing (2001)

**Cork Rural Design Guide**, Cork County Council (2003)

**New Development in Loch Lomond & the Trossachs National Park Draft Design Guidance**, Loch Lomond & the Trossach National Park Authority

**Sustainable Design Guide**, Argyll & Bute Council (2006)

### MASTERPLANNING NEW NEIGHBOURHOODS

**PAN 83: Masterplanning** (2008)

**Introduction to Residential Layout**, Mike Biddulph, Architectural Press (2006)

**Urban Design Compendium**, English Partnerships (2000) (<http://www.urbandesigncompendium.co.uk/>)

**Creating Successful Masterplans – a guide for clients**, CABE (2004)

**Sustainable Urbanism – Urban Design with Nature**, Douglas Farr, John Wiley & Sons (2008)

**Designing North Lanarkshire** – a strategic approach to design, North Lanarkshire Council

**The Essex Design Guide**, Essex County Council (2005)

### DESIGNING STREETS

**PAN 76: New Residential Streets** (2005)

**PAN 77: Designing Safer Places** (2006)

**PAN 78: Inclusive Design** (2006)

**Manual for Streets, Department for Transport** (England and Wales) (2007)

**Urban Design Compendium, English Partnerships (2000)**, <http://www.urbandesigncompendium.co.uk/>

## DESIGNING WITH SUSTAINABLE RESOURCES

**PAN 61: Planning and Sustainable Urban Drainage Systems** (2001)  
**New Timber Architecture in Scotland, Peter Wilson, Arcamedia** (2007)  
**Sustainable Housing Design Guide for Scotland**, Fionn Stevenson & Nick Williams, The Stationery Office (2000)  
**Sustainable construction**, Sandy Halliday, Butterworth Heinemann (2008)  
**Code for Sustainable Homes** – a step change in sustainable home building practice, Communities and Local Government (England) (2006)  
**Scottish Ecological Design Association Design Guides** (2005-2008)

## WRITING A DESIGN STATEMENT

**PAN 68: Design Statements** (2003)  
**Graphics for Urban Design**, B. Meeda, N. Parkyn, D.S Walton, Institution of Civil Engineers (2007)  
**Design & Access Statements** – how to read, write and use them, CABE (2006)

## APPOINTING DESIGN PROFESSIONALS

### Landscape Architects

The Landscape Institute is the chartered body for registered Landscape Architect professionals – refer to the Directory for individual members and registered practices  
<http://www.landscapeinstitute.org/directory/index.php>

### Architects

The Royal Incorporation of Architects in Scotland is the professional body for all chartered architects in Scotland and provides guidance and a directory on of chartered architects  
<http://www.rias.org.uk/directory/>

The Royal Institute of British Architects (RIBA) is the professional body for chartered Architects and provides guidance and a directory of registered practitioners  
<http://www.architecture.com/UseAnArchitect/Home.aspx>

### Urban Designers

The Urban Design Group (UDG) is a non-chartered membership organisation responsible for the promotion of best practice in urban design at all levels. The Urban Design Directory lists practices who are members of the UDG.  
[http://www.udg.org.uk/?section\\_id=6](http://www.udg.org.uk/?section_id=6)

### Building Conservation

The Institute of Historic Building Conservation (IHBC) is the professional body for building conservation practitioners and historic environment experts and provide access to a range of directories of relevant practitioners  
[http://www.ihbc.org.uk/spec\\_reg.htm](http://www.ihbc.org.uk/spec_reg.htm)

## KEY RESOURCES: WHERE TO GO FOR MORE INFORMATION

### National Planning Policy

Planning Advice Notes (PANs) are available to download at:  
<http://www.scotland.gov.uk/Topics/Built-Environment/planning/publications/pans>

### Scottish Borders Council Structure Plan

<http://www.scotborders.gov.uk/life/planningandbuilding/plansandresearch/2747html>

Scottish Borders Council Local Plan Amendment (Finalised Plan 2009)  
<http://www.scotborders.gov.uk/life/planningandbuilding/plansresearch/26759.html>

Scottish Borders Council have produced the following information that should be referred to in considering new development in the region.

### Supplementary Planning Guidance

The following supplementary planning guidance is available to download from <http://www.scotborders.gov.uk/life/planningandbuilding/plansandresearch/6003.html> or by clicking on the links. These guides contain policies which complement Structure and Local Planning Policies.

**Affordable Housing** (approved March 2007)

**Biodiversity** (approved December 2005)

**Contaminated Land Inspection Strategy** (approved September 2001)

**Developer Contributions** (approved April 2007 - updated April 2009)

**Designing out Crime in the Scottish Borders** (approved August 2007)

**New Housing in the Borders Countryside** (approved December 2008)

**Interim Housing Policy** (approved June 2005)

**Landscape and Development** (approved March 2008)

**Local Biodiversity Action Plan** (launched June 2001)

**Privacy and sunlight guide** (approved July 2006)

**Renewable Energy** (approved March 2007)

**Replacement Windows** (approved August 2008)

**Scottish Borders Woodland Strategy** (approved November 2005)

**Trees and Development** (approved March 2008)

**Use of Timber in Sustainable Construction** (approved May 2009)

### Consultation Draft SPG Documents

Provision for Play Areas

Green Space

Gardens & Designed Landscapes

Countryside Around Towns

### Planning briefs for specific sites

The list of planning briefs available for specific sites that have been allocated within the Local Plan is available at <http://www.scotborders.gov.uk/life/planningandbuilding/plansandresearch/7464.html>

### Core Path Plan

Following the Land Reform Act (2003), Scottish Borders Council have now produced a Core Path Plan which identifies the network of paths and rights of way throughout the region. This can be accessed at:  
<http://www.scotborders.gov.uk/life/environment/outdooraccess/20159.html>

### SEPA

The Scottish Environment Protection Agency (SEPA) is responsible for the protection of the environment in Scotland, dealing with issues relating to pollution, sewerage and waste disposal. The SEPA website is a good source of information on topics including SUDS (Sustainable Urban Drainage Systems) and flooding  
<http://www.sepa.org.uk/>

### SNH

Scottish Natural Heritage (SNH) is responsible for the protection and sustainable management of the natural environment and are a statutory consultee on certain planning applications such as those in or affecting specially designated sites.  
<http://www.snh.org.uk/>

### Historic Scotland

Historic Scotland are responsible for the safeguarding of the historic environment, including built heritage policy and designations (e.g. conservation areas, listed buildings and protected gardens and designed landscapes).  
<http://www.historic-scotland.gov.uk/>

## 6.2 Glossary and sourcebook

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### **CABE – Commission for Architecture and the Built Environment**

publish research and guidance on all aspects of creating places

<http://www.cabe.org.uk/#2>

### **Sustainable Housing Design Guide for Scotland** – online version

available

<http://www.archive2.official-documents.co.uk/document/deps/cs/shdg/index.html>

**Manual for Streets** available to download at <http://www.dft.gov.uk/pgr/sustainable/manforstreets/>

Building for Life: a national standard for well-designed homes in England and Wales, but with general guidance and information available

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

### **Energy Saving Trust**

The Energy Saving Trust is a public body which encourages more energy efficiency and the use of renewable energy. It provides comprehensive information and can provide funding.

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

### **The Canmore Database**

The Royal Commission on the Ancient and Historical Monuments of Scotland maintain the Canmore Database with details of archaeological sites, ancient monuments and buildings in Scotland.

<http://www.rcahms.gov.uk/>

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