

# TEMPLATE FOR LOCAL AUTHORITY STREET GUIDANCE

- Located
- Concise
- Accessible
- Joined-up
- Flexible

## Roads and Streets Design Guidance for [.....]

## SCOPE

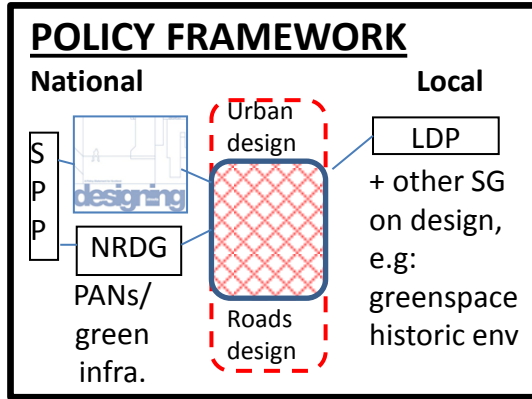
Map extents and main places within local authority

SCOPE

- ### CONTENTS
- Intro
  - Policy Framework
  - Process
  - Types of streets in [.....]
  - Street structure
  - Street layout
  - Street detail
  - Appendices
- 

### INTRODUCTION

- Purpose:** [a one-stop-shop street design guide to gaining planning and RCC (stage 1)]
- Status:** SPG [alongside ....]
- Scope:** [where this applies: Residential streets, Mixed-use streets, Inter-urban/ rural roads]



### PROCESS WITHIN [.....]

**Pro-active planning:** [our LDP, design frameworks/ briefs and masterplans says...about streets]

**Development Management:** Approach to aligning consents, Expected info from developers, Processing agreements, Checking quality of streets in [.....]

PROCESS / POLICY

- ### TYPES OF NEIGHBOURHOOD & STREETS WITHIN [.....]
- Neighbourhood centre
  - Rural village street
  - 20<sup>th</sup> century suburb
  - Urban High Street
  - Mixed-use/regeneration
  - Pre-1914 suburb
  - Recently built streets
  - Special [e.g. Waterfront]
- 
- photos  
sketches  
photos
- [analyse places against DS considerations of 'street structure' and '6 qualities']

[continue on other sheet(s) as necessary....]

STREET STRUCTURE

- ### STREET LAYOUT
- Achieving appropriate traffic speed
  - Junction types and arrangements
  - Streets for people (incl. shared spaces)
  - Emergency & service vehicles (incl. bin lorry tracking)
  - Integrated parking
- 
- [analyse case studies against DS considerations]
- [Details any 'departures from SCOTS' NRDG]

[continue on more sheets if necessary....]

LAYOUT / DETAIL

- ### STREET DETAIL
- Drainage (incl. green infrastructure)
  - Utilities
  - Planting
  - Materials (incl. maintenance)
  - Reducing clutter (incl. signs and lining)
- 
- [analyse case studies against DS considerations]
- [Details any 'departures from SCOTS' NRDG]

[continue on more sheets if necessary....]

APPENDICES – Beyond streets [e.g. Building lines/ plots and boundaries]

**TEMPLATE  
FOR LOCAL  
AUTHORITY  
STREET  
GUIDANCE**

Located

*... distinct character and specific circumstances of place*

Concise

*... don't repeat national guidance*

Accessible

*... language is for multi-disciplinary use/ easy to find on website*

Joined-up

*... created and used by planners and roads engineers*

Flexible

*... illustrate design-led options not fixed standards*

Start with 'FIVE  
BENCHMARKS' as  
terms of reference

**TEMPLATE  
FOR LOCAL  
AUTHORITY  
STREET  
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Accessible

Joined-up

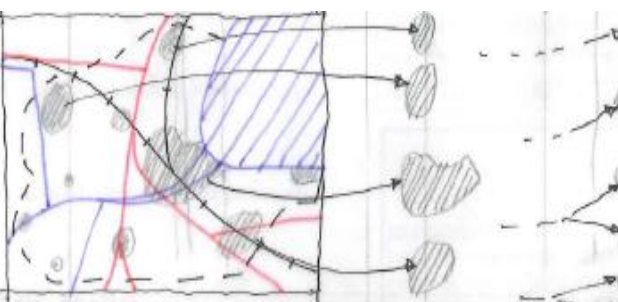
Flexible

**Roads and Streets  
Design Guidance for  
[.....]**



Connect to corporate vision and socio-economic aspirations of your place

**SCOPE** Map extents and main places within local authority



Emphasise streets as primary shared public spaces

Our streets as part of which places and neighbourhoods?

**SCOPE**

Empty box for content.

Empty box for content.

**PROCESS / POLICY**

Empty box for content.

Empty box for content.

**STREET STRUCTURE**

Empty box for content.

Empty box for content.

**LAYOUT / DETAIL**

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Roads and Streets  
Design Guidance for  
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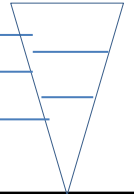
SCOPE Map extents and main places within local authority

Emphasise streets as primary shared public spaces

SCOPE

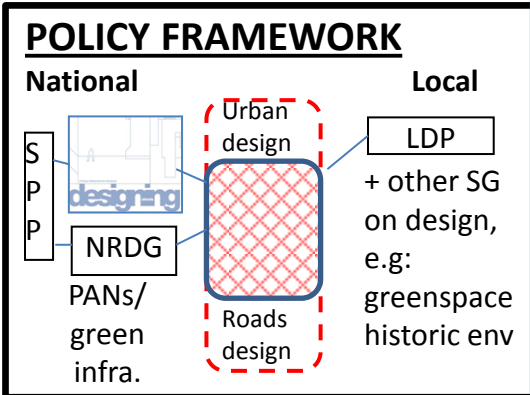
- CONTENTS**
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Organise to reflect aspects of 'Designing Streets'



**INTRODUCTION**

- Purpose:** [a one-stop-shop street design guide to gaining planning and RCC (stage 1)]
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- Scope:** [where this applies:  
 Residential streets  
 Mixed-use streets  
 Inter-urban/ rural roads]



Joined-up

Relationships with other guidance and a 'how-to-use' section

**PROCESS WITHIN [.....]**

**Pro-active planning:** [our LDP, design frameworks/ briefs and masterplans says...about streets]

**Development Management:**  
 Approach to aligning consents  
 Expected info from developers.  
 Processing agreements  
 Checking quality of streets in [.....]

PROCESS / POLICY

[Empty content area for Street Structure]

STREET STRUCTURE

[Empty content area for Layout / Detail]

LAYOUT / DETAIL

# TEMPLATE FOR LOCAL AUTHORITY STREET GUIDANCE

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## Roads and Streets Design Guidance for [.....]


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Emphasise streets as primary shared public spaces

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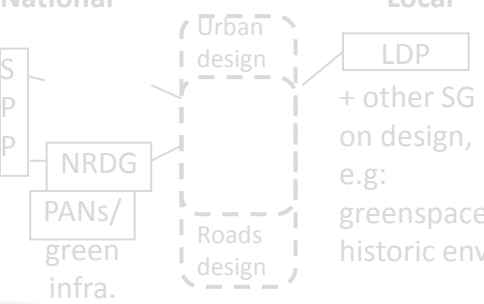
### INTRODUCTION

- Purpose:
- Status:
- Scope:

### POLICY FRAMEWORK

National

Local



### PROCESS WITHIN .....

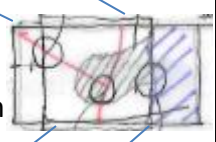
Pro-active planning:

Development Management:

PROCESS / POLICY

### TYPES OF NEIGHBOURHOOD & STREETS WITHIN [.....]

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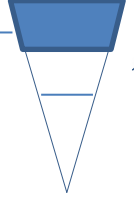


photos

sketches

photos

[analyse places against DS considerations of 'street structure' and '6 qualities']



[continue on more sheets if necessary....]

Understand what works already within different places in ...

STREET STRUCTURE

LAYOUT / DETAIL

# TEMPLATE FOR LOCAL AUTHORITY STREET GUIDANCE

Located  
Accessible

## Roads and Streets Design Guidance for [.....]

Connect to corporate vision and socio-economic aspirations of your place

## SCOPE

Map extents and main places within local authority

Emphasise streets as primary shared public spaces

Our streets as part of which places and neighbourhoods?

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Organise to reflect aspects of 'Designing Streets'

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## POLICY FRAMEWORK

National: SP, P, NRDG, PANs/ green infra.

Local: LDP + other SG on design, e.g: greenspace, historic env.

Urban design, Roads design

## PROCESS WITHIN [.....]

**Pro-active planning:** [our LDP, design frameworks/ briefs and masterplans says...about streets]

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photos, sketches, photos

[analyse places against DS considerations of 'street structure' and '6 qualities']

Understand what works already within different places in ...

Define ways to design, informed by local knowledge and experience

Joined-up

Relationships with other guidance and a 'how-to-use' section

Flexible

Concise

## STREET LAYOUT

Achieving appropriate traffic speed  
Junction types and arrangements  
Streets for people (incl. shared spaces)  
Emergency & service vehicles (incl. bin lorry tracking)  
Integrated parking

[Details any 'departures from SCOTS' NRDG]

[analyse case studies against DS' considerations]

## STREET DETAIL

Drainage (incl. green infrastructure)  
Utilities  
Planting  
Materials (incl. maintenance)  
Reducing clutter (incl. signs and lining)

[Details any 'departures from SCOTS' NRDG]

[analyse case studies against DS' considerations]

APPENDICES – Beyond streets [e.g. Building lines/ plots and boundaries]

SCOPE

PROCESS / POLICY

STREET STRUCTURE

LAYOUT / DETAIL



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## POLICY FRAMEWORK

National

- SPDP
- designing
- NRDG
- PANs/ green infra.

Local

- LDP
- + other SG on design, e.g: greenspace historic env

## PROCESS WITHIN [.....]

**Pro-active planning:** [our LDP, design frameworks/ briefs and masterplans says...about streets]

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photos

sketches

photos

[continue on other sheet(s) as necessary....]

STREET STRUCTURE

## STREET LAYOUT

Achieving appropriate traffic speed

Junction types and arrangements

Streets for people (incl. shared spaces)

Emergency & service vehicles (incl. bin lorry tracking)

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[Details any 'departures from SCOTS' NRDG]

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LAYOUT / DETAIL

## STREET DETAIL

Drainage (incl. green infrastructure)

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[Details any 'departures from SCOTS' NRDG]

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[continue on more sheets if necessary....]

APPENDICES – Beyond streets [e.g. Building lines/ plots and boundaries]



# STANDARD

COVER / TITLE

**FALKIRK'S STREETS**

'my future in falkirk'

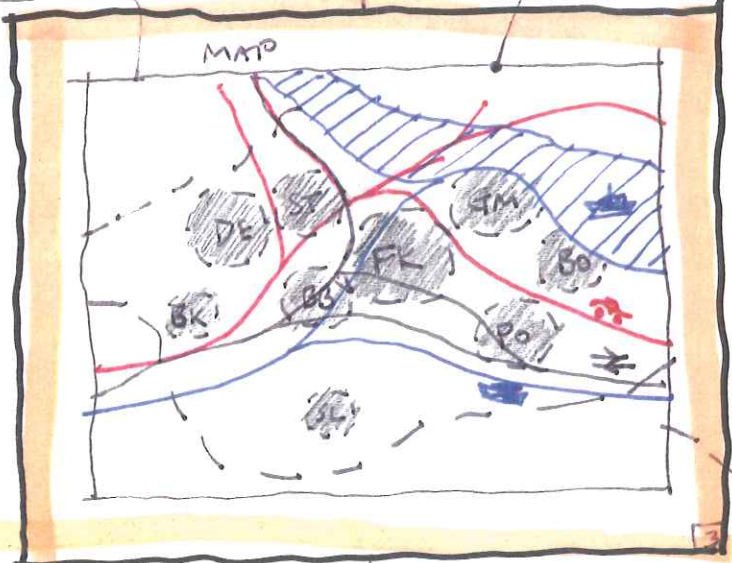
**OUR FUTURE STREETS**

! Ideas!

Link to wider Council initiatives on place + growth + quality?

Link to families/childrens view of safer, greener streets...?

ACCESSIBLE



Engage with Map of Extents of Council Area.

Zoom in

CONTENTS	INTRODUCTION
1 INTRODUCTION	• Purpose Streets contribute to places
2 POLICY FRAMEWORK	• Status [SPGT]
3 PROCESS	• Scope Where apply...? Residential ✓ Mixed use ✓ All 'DS' ✓ Intra-urban? [5]
4 FALKIRK'S PLACES (STREET STRUCTURE)	
5 FALKIRK'S STREETS (STREET LAYOUT)	
6 STREET DETAIL Drainage Parking [other main points]	

CONTEXT  
↓  
STREET STRUCTURE  
↓  
STREET LAYOUT  
↓  
DETAIL

**POLICY FRAMEWORK**

FALKIRK LDP

OTHER SPG on DESIGN?

Urban Design

Roads Design

DESIGNING STREETS

Roads Dev. Guide [JOSS]

S.P.P.

NATIONAL

**PROCESS IN FALKIRK**

Expectations on F.C. on Developers

PROCESSING AGREEMENTS [?]

innovate thru early engagement

Development Planning

DF/DS/Masterplans...

Dev. Management

Align Consents

Info needed for: RCC 1 & 2

Design statements

Quality Audits... [?]

This Document JOINED-UP

LOCATION SPECIFIC

Scale of Places within the area.

**FALKIRK'S PLACES** - DISTINCTIVE.

Info on: population, description, conservation areas?

density

growth (periods)

suburbs/ neighbourhoods

materials typologies

DE

GM

PO

BO

(?) MORE PLACES IF NEEDED

Zoom in

Scale of neighbourhoods (human-scale)

**FALKIRK'S STREETS**

1. MOST TYPICAL

URBAN [Photo]

WATERS-EDGE [Photo/SKETCH]

VERUS 6 QUALITIES positive + negative

2. NEXT MOST TYPICAL

SUBURBAN (POST-WAR) [Photo/SKETCH]

PUBLIC SPACE [Photo]

OTHER TYPOLOGIES: e.g. SUBURBAN (PRE-WAR), LOCAL CENTRE, RURAL VILLAGE STREET. [15]

FLEXIBLE (Not fixed standards on layout)

**STREET DETAILS**

ways to design ...

Informed by context & experience...

Refer to DS or National guidance where possible.

Materials

Local Palettes

Service & Emergency Vehicles tracking ... bin collections...

Utilities

CASE STUDY

Photos on-the-ground

Use Same Language as Designing Streets

Integrated Parking

Parking guidelines for different typologies

CASE STUDY

Photos eye-level

Zoom in

Scale of Detailed elements

Maintenance

Whole life costing approach

CASE STUDY

Photos detail/ upkeep

Other Standard Construction Details for FALKIRK.

Referer to: related docs & guidance

Links to standard forms

RCC APP. etc...

DATE X.XX

DOC PRODUCED BY... [20]

CONCISE

Learn from experience. Innovate + share pilot study results.

(1st Draft. Street layout. 130214)

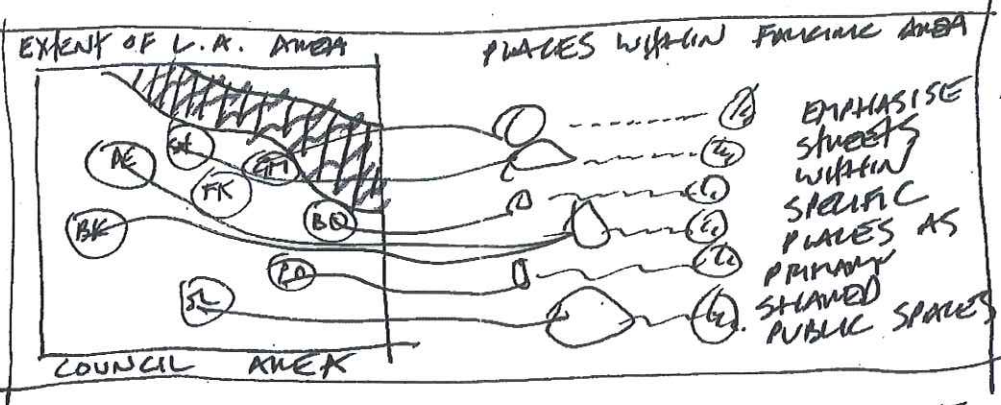


STORY BOARD

NEIGHBOURHOOD DESIGN GUIDANCE

HYPERNE'S IN FALKIRK OUR FUTURE STREETS

CONNECT TO CORPORATE LDP VISION & POSSIBLY ALSO H.F.F. BRANDING.



OUTLINE RELATIONSHIPS TO ENSURE RELEVANCE & AVOID OVER REPLICATION.

CONTENTS

- INTRO - WHERE THIS APPLIES
- POLICY FRAMEWORK
- PROCESS
- TYPES OF STREETS
- STREET STRUCTURE
- STREET LAYOUT
- STREET DETAIL
- URBAN DESIGN
- APPENDICES

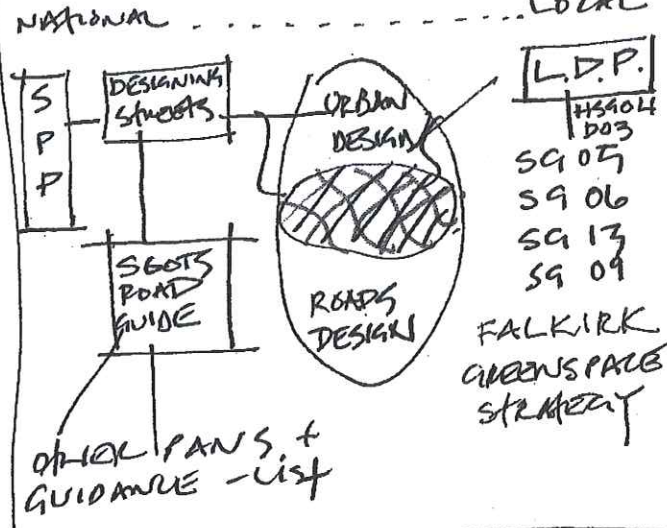
INTRODUCTION

PURPOSE: A ONE-STOP SHOP FOR GUIDANCE TO ACHIEVE PLANNING PERMISSION & RCC STAGE 1

STATUS - SUPPLEMENTARY GUIDANCE ALONGSIDE LDP

SLOPE - APPLICABLE RESIDENTIAL IN MAIN BUT PRINCIPLES APPLICABLE TO PUBLIC REALM + OTHER DEV.

POLICY FRAMEWORK



PROCESS IN FALKIRK COUNCIL

DEVELOPMENT PLANNING

- > OUR DESIGN FRAMEWORKS, DEVELOPMENT BRIEFS, MASTERPLANS
- DEVELOPMENT MANAGEMENT
- > INFO NEEDED FOR ALIGNED CONSENTS RCC STAGE 1 + PP
- > EXPECTATIONS FROM U.K. AND FROM DEVELOPERS
- > FLOW DIAGRAM - PROCESS DEVELOPERS TO FOLLOW - SITE APPRAISAL, OUTLINE DESIGN, DETAIL DESIGN, QUALITY AUDITS, DESIGN STATEMENTS

Part Downie, Dunmore, Grahamston

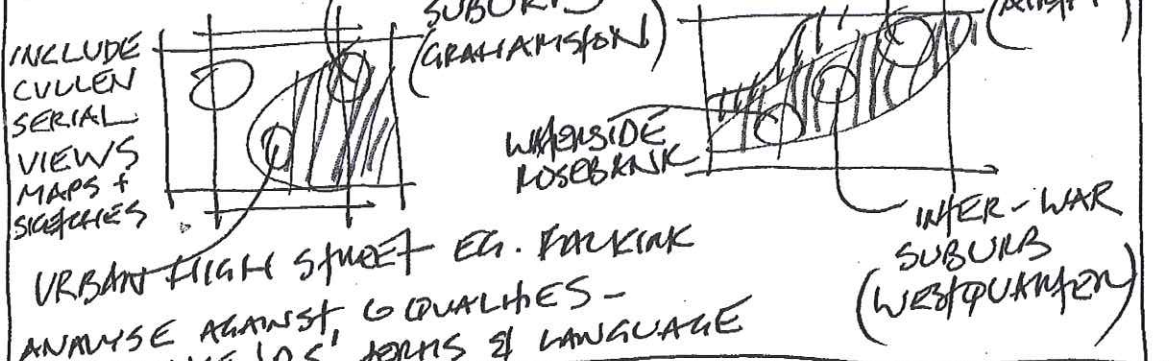
Other: → AIRTH

Consider enclosed.

MACRI?

WIDEN UNDERSTANDING OF WHAT WORKS ALREADY - LOCATION SPECIFIC

NEIGHBOURHOODS + STREETS WITHIN FALKIRK TYPOLOGIES



MORE PAGES TO COVER GEOGRAPHICAL SPREAD - URBAN STREET BUSINESS BONNYBRIDGE VICTORIAN SUBURBS - ANSWORTHILL VILLAGE GREEN - DUNMORE

CONTEMPORARY SUBURBS - DRUM BELLSDUFF WATERSIDE - LOCK 16/CANAL STREET

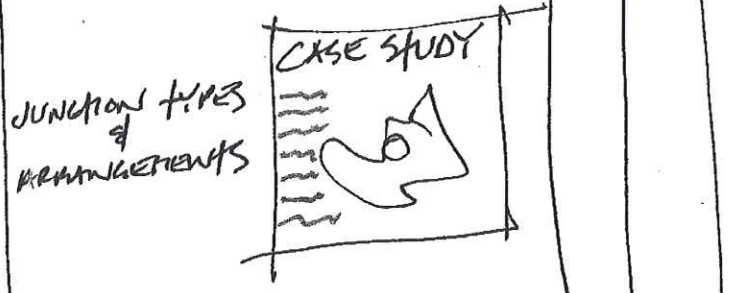
CONNECTIONS TO WIDEN NETWORKS WALKABLE NEIGHBOURHOODS PUBLIC TRANSPORT CONTEXT & CHARACTER

PEDESTRIANS + CYCLISTS CONNECTIONS WITHIN A PLACE BLOCK STRUCTURE ORIENTATION

WAYS TO DESIGN - INFORMED BY LOCAL KNOWLEDGE & EXPERIENCES

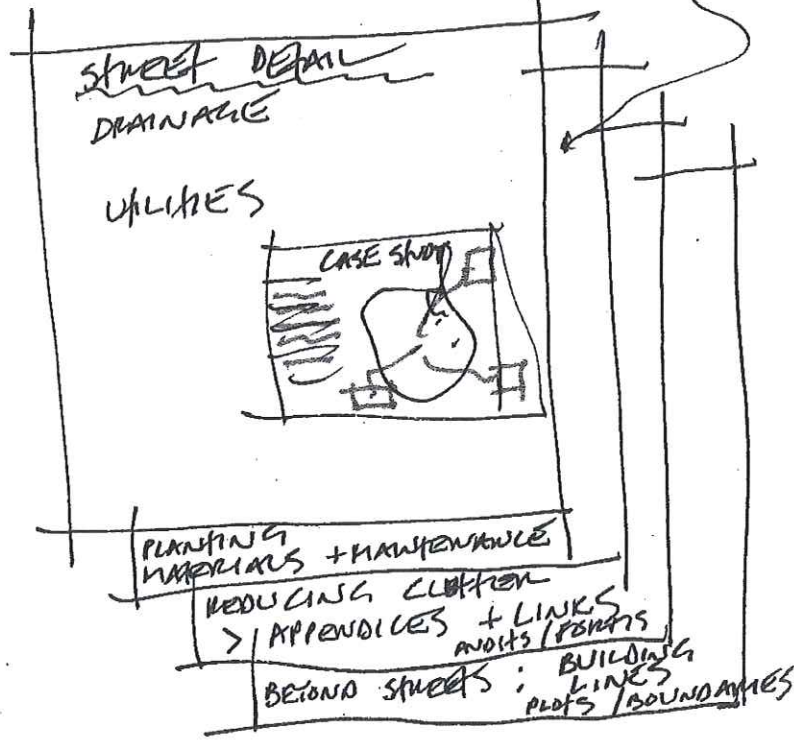
PRELIMINARY

STREET LAYOUT ACHIEVING APPROPRIATE TRAFFIC SPEED



STREETS FOR PEOPLE WILL SHARED SPACE ENGAGEMENT + SERVICE VEHICLES INTEGRATED PARKING LOCAL DEPARTURES FROM NRDC

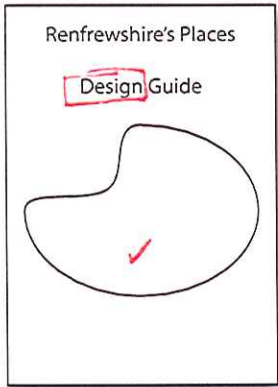
CONCISE



LG.

W.S.U.D





**Contents**

- Introduction
  - Purpose
  - Status
  - Scope
- Policy Framework
  - Policy
  - Guidance
- Sustainable Placemaking
  - Street Design Hierarchy
  - Design Considerations
  - Qualities of Successful Places
- Development Process
  - Design Process
  - Engagement
  - Application Process
  - Quality Audit
- Renfrewshire's Places
  - Overview
  - Analysis
- Design Considerations
  - Context and Character
  - Access and Connectivity
  - Layout and Built Form
  - Environment and Community
  - Buildings and Design
- Appendices

**Introduction**

Purpose

Status

Scope

**Policy Framework**

Policy

National

GCVSDP

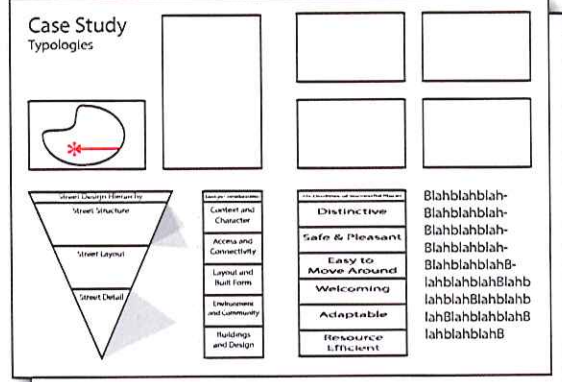
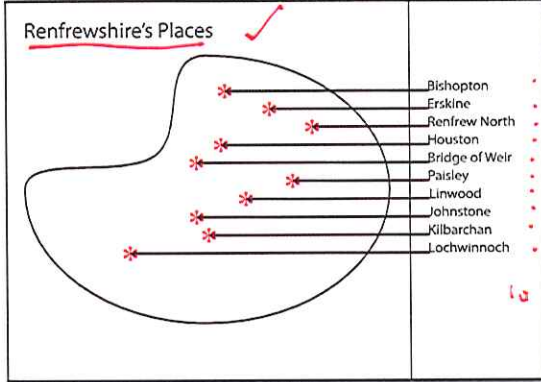
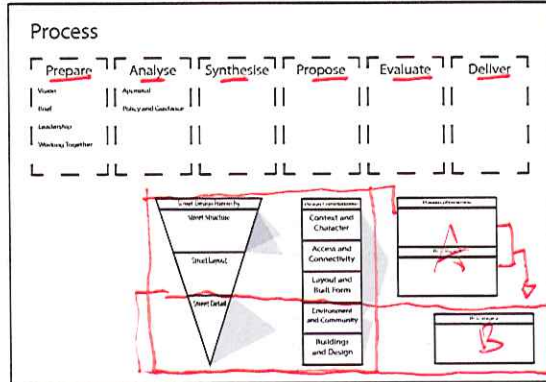
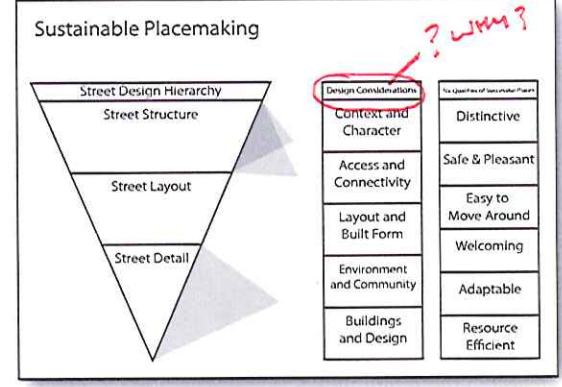
Renfrewshire

**Guidance**

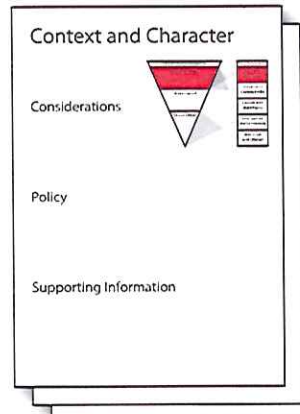
National

GCVSDP

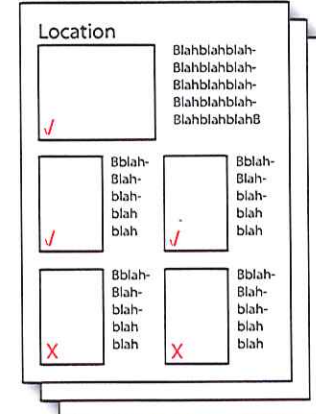
Renfrewshire



- Typologies to include**
- Urban Town Centre
  - Historic Main Street
  - Historic Planned Settlement
  - Historic Railway Suburb
  - Postwar New Town
    - Private/Social
  - Postwar Urban Expansion
    - Social/Private
  - Contemporary Urban
    - Private & Social
  - Contemporary Suburban
    - Social & Private



- Design Consideration Introductions**
- Others include
- Access and Connectivity
  - Layout and Built Form
  - Environment and Community
  - Buildings and Design



Design Consideration pages using case studies and other examples from Renfrewshire

- Context and Character**
- Location
  - Context
  - Identity

- Access and Connectivity**
- Pedestrians and Cyclists
  - Connections to wider networks
  - Connections within a place
  - Walkable neighbourhoods
  - Public transport

- Layout and Built Form**
- Block Structure
  - Plots
  - Density and Form
  - Orientation
  - Achieving appropriate traffic speed
  - Junction types and arrangements
  - Streets for people
  - Integrating parking
  - Emergency and service vehicles

- Environment and Community**
- Mixed Use
  - Housing Type and Tenure
  - Community Facilities
  - Open Space
  - Drainage
  - Environmental Impact

- Buildings and Design**
- Utilities
  - Planting
  - Materials
  - Reducing Clutter
  - Low Carbon Design
  - Energy Efficiency

PLACES - mixed.

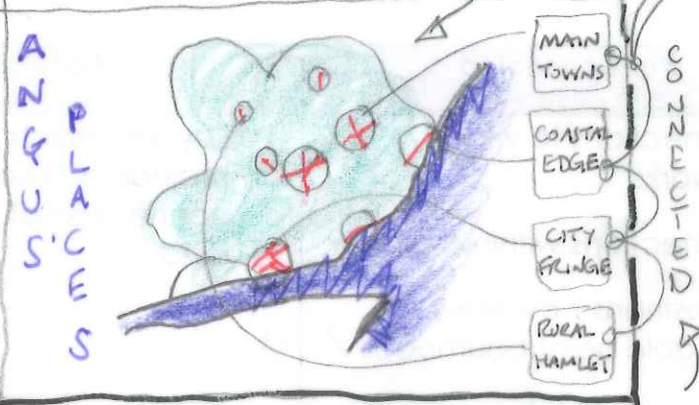


CORPORATE BRANDS:  
ANGUS' FUTURE ECONOMY  
DEPENDS ON 'PLACES'!!

# DESIGNING ANGUS' STREETS & PLACES

OR similar title

## ENGAGE READERS WITH MAP



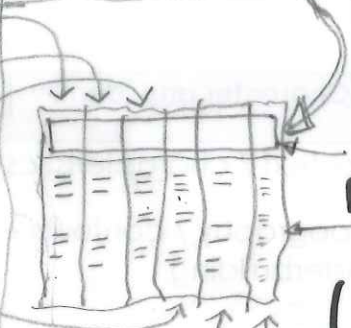
MESSAGE: Diversity in Angus, balanced with Coherence

A POLICY EMPHASIS ON 'WELCOMING PLACES'?

LINK POLICIES WITH TABLE ON P12/13 OF D.S

ANGUS POLICIES

- 1 CHARACTER IDENTITY
- 2 'PLACES FOR PEOPLE'
- 3 SAFE + PLEASANT
- 4 WELL CONNECTED
- 5 ADAPTABLE
- 6 RESOURCE EFFICIENT.

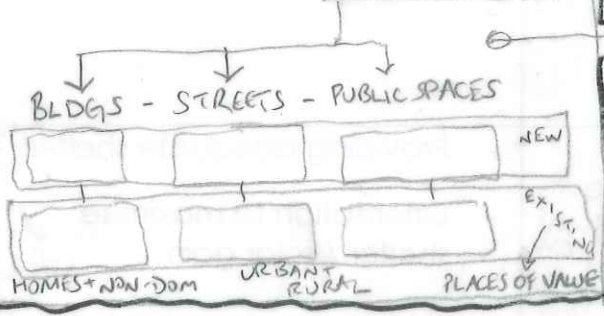


OVERALL LENGTH  
C. 20 PAGES  
LANDSCAPE FORMAT  
A4/1A3

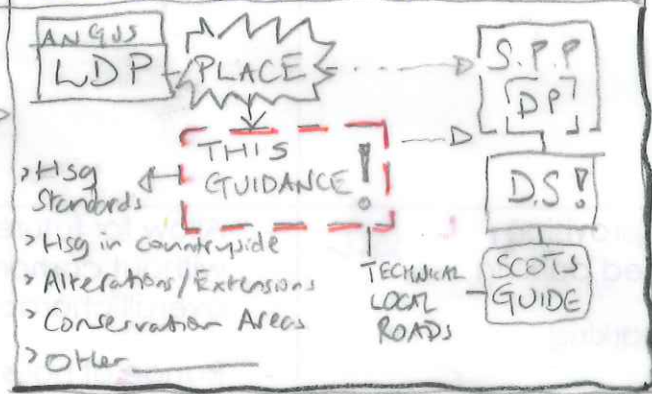
6 QUALITIES  
18 KEY CONSIDERATIONS

## SCOPE

### DESIGN OF ANGUS' BUILT ENVIRONMENT:



## POLICY FRAMEWORK



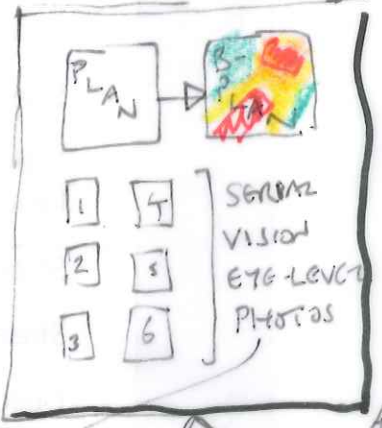
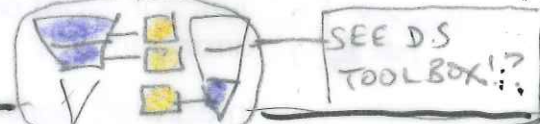
MESSAGE: One-stop Shop on Street + Place + Building DESIGN

## PROCESS

### ANGUS' PROCEDURES ON:

- DEV. PLANNING
- DEV. MANAGEMENT
- DESIGN STATEMENTS
- ALIGNING CONSENTS (RCC + PLANNING)

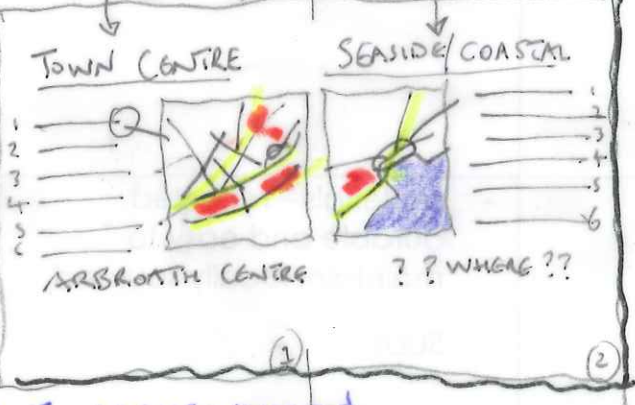
clear expectations for APPLICANTS



For 2 or 3 PLACES

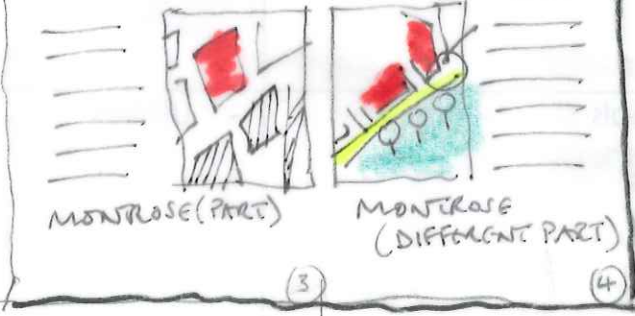
2 STREET TYPE

### CHARACTER IDENTITY DISTINCTIVENESS

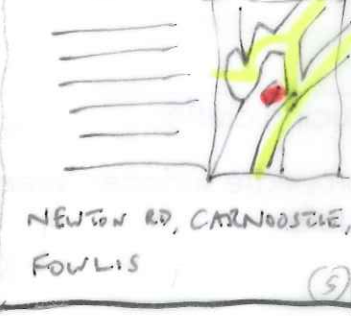


(TYPES OF NEIGHBOURHOODS)

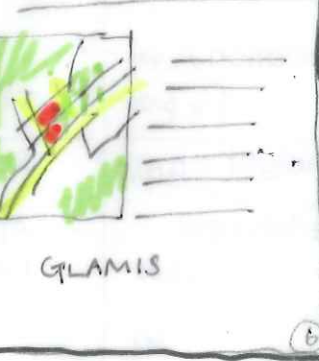
### EDGE OF CENTRE CONSERVATION AREA



### RECENT SUBURBAN 'CITY FRINGE'



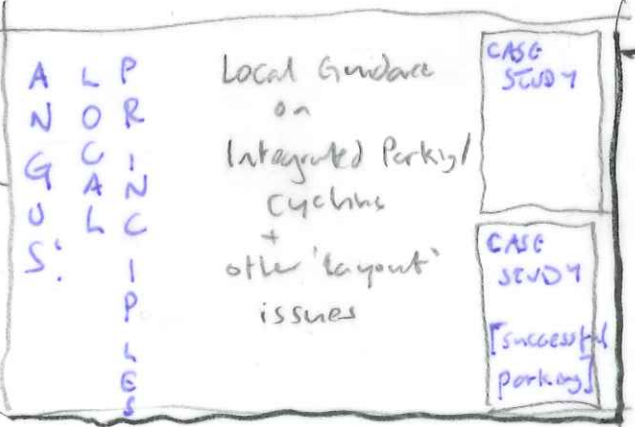
### LARGE 'GRID' VILLAGE



### SMALL VILLAGE

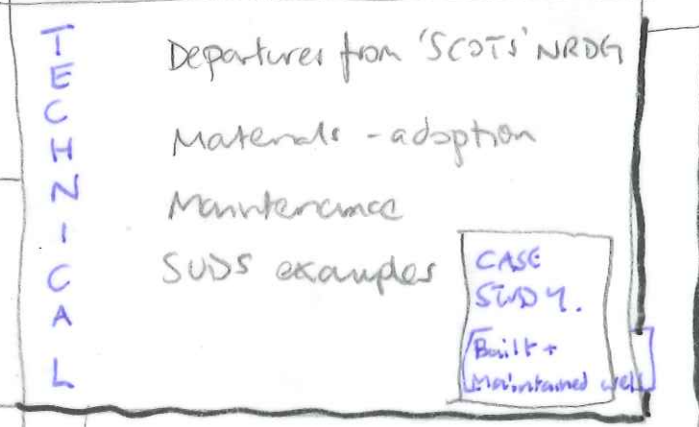


3 SLTARY EOUTT



MESSAGE: open to innovation (as long as durable)

STREET DETAIL



### BUILDINGS:

- Rural design
- Scale / Massing / Height
- Alteration / Extension
- Garden / Mards / Amenities

PLOTS: Boundaries + Privacy

SOCIAL MIX: Tenure. (Peppercorn)

ADD MORE SHEETS AS NECESSARY

CONSERVATION AREAS

In each of 7, refer to around 6 aspects of design  
∴ 42 references  
Examples will illustrate policy expectations for development