

Design Details Contents V.1

The Essex Design Guide

2018 Edition V.1



Content Design Detail Section

1. Architectural Details

Building form Modelling Dormers Placing of openings Solid and void Balance Windows Appropriate use of materials Appropriate detailing for the materials used Chimneys Porches Other details Protection from noise sources Indicative house types Daylight and sunlight Garden size Rear privacy Private sitting-out areas

2. Internal Design Details 🖪

Accessibility for disabled people to dwellings Internal space provision Extendable houses Sound insulation Nationally described space standards

3. Layout Details

Permeability and legibility of the layout Legibility Criteria for layout at densities Below 20 dwellings per hectare Criteria for the creation of urban space at densities over 20 dwellings per hectare Criteria for placing buildings at densities over 20 dwellings per hectare Criteria for development types over 50 dwellings per hectare Housing layout and design - plots and internal spaces Urban grain Movement Mixed uses Private space

Densities for sustainable development Influences upon sustainability Renewable energy for developments Electric vehicles

4. Parking Design

Accommodating the car Types of parking Visitor parking Residents parking Underground parking Under-deck parking Multi-storey parking Under-croft parking On-street parking Parking for electric cars, cycles, autonomous vehicles and mobility aids Car-sharing and car clubs Cycle facilities

5. Street and Roads

Services Post boxes Television and radio aerials and satellite dishes Street name-plates and markers **Refuse collection** Pedestrian and cycle movement Designing streets in support of buses Vehicular movement in residential areas Character and speed Street design Access to non-residential uses Speed restraint Surface materials Gateways Shared surfaces Smart technology Car-free zones Adoption criteria Street trees Public art

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6. Highways Technical Manual 🖪

Street type table Street type description Parking square Pedestrian and cycle movement Bus stops, routes and termini One-way street Speed restraint within a 20mph zone Junction types and design Junction spacing Visibility Planting in sight-splays Turning heads Vertical clearance under structures Driveways to individual dwellings Bollards Kerbs Street lighting Access for fire tendersw Commuted sums Adoption and maintainence of roads, footpaths and open spaces

7. Flooding

What are Sustainable Drainage Systems? Sustainable development Design criteria Local principles Local standards What are watercourses? Consulting the Lead Local Flood Authority

8. Landscape and Greenspaces

The benefits of Green Infrastructure and Biodiversity Landscape - key requirements The key principles of public open space Allocating space for green areas Community space for growing food Public space for growing food in developments Technical and practical considerations of food growing Use of landscape in urban spaces Public open space Recommended plant species Urban public space Mental health Successful criteria for public open spaces Ecology and Biodiversity