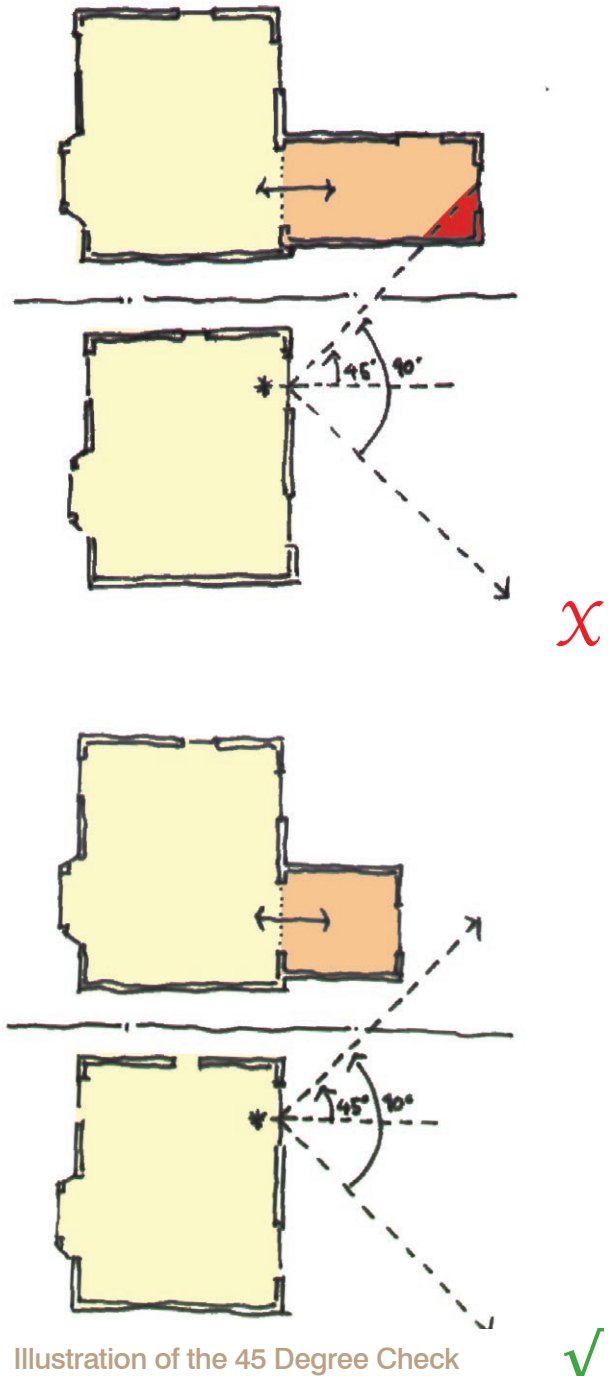


Appendix 1

Overlooking / Over-shadowing in new development

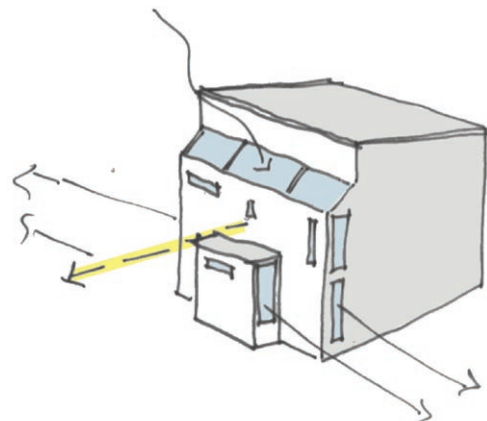
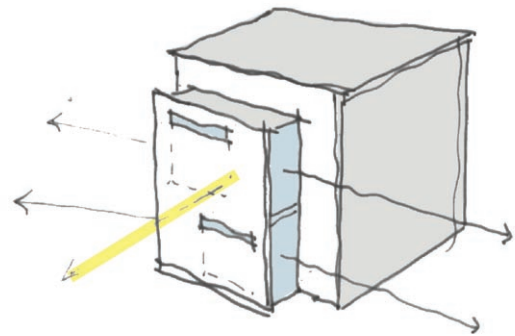
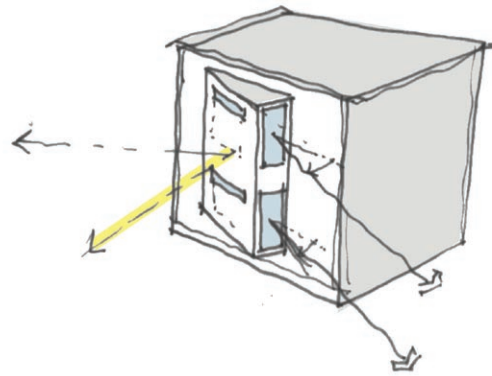
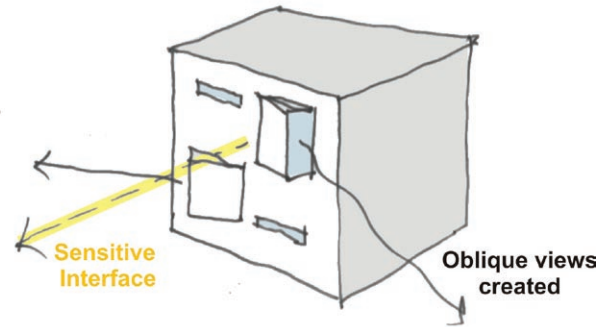
- Overlooking and overshadowing are important considerations in designing new development, especially in respect of extensions to existing buildings. Problems associated with overlooking and overshadowing will need to be avoided for an extension to be deemed appropriate. Overshadowing is an issue of form and location of buildings where design details cannot alter the impact of the development on its neighbours. Overlooking is different in that design can help avoid potential problems. The Council encourages a design-led approach to this issue with the aim of creating appropriate and neighbourly relationships that avoid overbearing new development.
- The Council will make use of the 45 degree check when considering the appropriateness of new developments over single storey height. This check is based on ensuring that no new development crosses a line taken at 45 degrees from the mid point of the nearest window of an adjoining / neighbouring building. This is a check and not a hard and fast rule, and the design of the new building and its fenestration will be important when considering development proposals. Similarly the nature of the nearest adjoining / neighbouring window will also be a factor, for example in terms of the room it serves.



↑ Illustration of the 45 Degree Check

- Overlooking is a key issue in respect of relationships between different new buildings, but also more importantly between new and existing buildings. Innovative and careful design can help to overcome potential problems and the Council promotes a design-led approach to this issue. The following techniques will help to avoid potential problems of overlooking:

1. Assess and record all existing windows and private amenity spaces associated with neighbouring buildings and properties and the implications of these for the new development.
2. Ensure the form of the new building responds to the challenge of the site and the adjacent buildings to create appropriate separation between new and existing, considering the 45 degree check;
3. Use directional windows where the orientation of windows is controlled within the wall of the building to avoid direct overlooking and sensitive interfaces. Directional windows can create architectural features both internally and externally;
4. Use high and low windows within a room where 'strips' of glazing towards the top and bottom of the room space replace standard (mid) height windows on sensitive interfaces. The aim is to avoid windows at or close to 'eye level' either when standing or sitting within the space;
5. Use roof windows to light a room from above and avoid the need for windows within walls. This is generally more suitable for smaller rooms in residential developments, such as bathrooms, but can work effectively alongside other high- level windows in larger non-residential spaces, such as galleries, leisure, education and commercial developments; and
6. Use opaque glazing where necessary to limit views out of (and into) rooms. This approach should not be used for large and prominent windows, or as a cheaper alternative to architectural design solutions.



↑ Illustration of Directional Windows

Appendix 2

**Replaced by the
Shopfronts Design Guide -
October 2019 SPD**

Appendix 3 - Glossary

Active Edges The creation of development boundaries where activity is created by entrances and can be enhanced further by pavement cafes as opposed to edges of car parks or walls without entrances.

Arcading An arcade of row of arches, usually forming openings in a wall. Blind Arcading is a row of arches which form recesses in the wall as opposed to openings and is used to enliven an otherwise blank wall.

Bargeboard A decorative feature, often wooden, placed over the gable end of a roof to hide the join between roof and wall.

Biodiversity The ecological richness (number of species) present in an area, and an important asset for development to enhance rather than harm.

Blind Arcading (see Arcading)

Block A parcel of land surrounded by streets on all sides, particularly in urban areas a 'perimeter block' has a continuous, or almost continuous street frontage on all sides.

BREEAM The Building Research Establishment Environmental Assessment Method is a set of environmental standards with increasing levels. Attainment of a particular level is often encouraged and for some developments required, especially when the public sector is involved.

Casement The part of the façade at the sides of a window.

Casement Windows are windows hinged at the sides, opening like a door.

Castellation Architecture designed with features such as battlements (known architecturally as crenellation) and turrets to resemble a castle.

Contemporary Design Design particular to a specific point in time. It can be used in the context of the past, but is usually used without context to mean design particular to the present time period. Architectural historians usually refer to contemporary design at present as 'post-modern'.

Context In terms of design and architecture, the characteristics of the area in which a place, building or site sits; including vernacular and period styles, street pattern, urban form, legibility, landscape and views.

Continuity The quality of an unbroken street frontage which can create enclosure; unity where a common theme is used in the architecture, and visual interest where different themes meet.

Crenellation (see Castellation)

Dentils Detailing beneath the eaves, either in plasterwork, masonry or using side-on bricks which resemble a row of teeth or upside-down battlements.

Desire Line A line drawn across a site or an area which represents a route people might desire to take but can't; and can be exploited in the design process. They could be either desirable as the quickest route between two important locations, or desirable for scenic reasons.

Dormer A small gable end projecting from the sloped side of a pitched roof which usually contains a window.

Dutch Gable A distinctive gable shape which incorporates curved and stepped sides, and often topped with a pediment, Dutch gables are typically always fractable.

Eaves The bottom of the slope of a pitched roof which makes contact with, and sometimes overhangs the walls.

Embodied Energy The total energy consumed during the construction of a building, including that consumed in the manufacture and transport of materials.

Enclosure The feeling created by standing in a space which is small in relation to the height and continuity of buildings, walls or landscape surrounding it; for example a steep sided valley or a narrow street surrounded by high buildings.

Exposure The lack of enclosure, either through a lack of continuity or a space which is large in comparison to the height of buildings, walls and landscape enclosing it.

Façade The outer wall (usually at the front) of a building facing the public realm, and all decorative features, windows, doors etc.

Fenestration The arrangement of windows, doors and other openings on the elevation of a building.

Finial A miniature spire added to the tip of a gable or pointed roof as decoration.

Fractable Gable A decorative gable which continues above the line where it meets the roof.

Frieze A strip of masonry, paintwork or any other decorative feature running horizontally across the elevation of the building.

Gable The parts of the end wall of a building with a pitched roof which lie inside the triangle created by the roof. The gable may also extend above the roof and be decorative to disguise the true shape of the roofline

Gauged Arch An arch built from bricks which are wedge shaped so the joints radiate from the centre of the arch.

Green Roof A roof with a layer of soil on top and plants growing in it (see Sedum)

Hierarchical (Street Pattern) A planned street layout, where roads branch like a tree off a main distributor into successively smaller collector and access roads, often including culs-de-sac at the tips of branches. This form of street pattern is often found in suburbs and has been criticised for not distributing traffic efficiently.

Hollington Sandstone is the local yellow / pink stone quarried at Hollington in the Staffordshire Moorland, near to Upper Tean.

Hydrology The water-courses and lakes in an area above and below ground.

In-fill (Development) Development which fills a small site sandwiched between other buildings or set into the urban fabric and where the closeness of the other buildings and spaces make respecting the context even more important.

Legibility is the way in which people understand places and navigate through them by forming mental maps of places. The layout and design of legible spaces intuitively 'make sense' and legible design helps people to make mental maps both through the form of the urban area and the design of buildings.

Lintel An architectural element above a window or a door carrying the weight of the wall above, around the opening, traditional English styles often have a large stone lintel in a brick wall.

Mansard Roof A roof with two pitches, a steep pitch on the lower half and a shallower pitch on the upper half.

Millstone Grit (Gritstone) A dark yellow / grey sandstone quarried in the Pennines and Dark Peak areas.

Natural Surveillance The visibility of public spaces by overlooking windows of nearby buildings and adjacent, busier public spaces which deters crime in places which aren't busy and may otherwise be hidden from public view and attract criminal behaviour.

Nogging Brickwork used to fill in the gaps between timbers in a timber framed structure.

Organic When referring to urban form, organic is the pattern of development which grew up naturally and unplanned; for example, winding streets and irregular market places.

Overlooking Natural Surveillance from nearby buildings (see Natural Surveillance)

Period Architecture (or Design) architecture, landscape architecture or urban design to a specific style which follows rules popular over a certain time-period, e.g. Baroque, Georgian, Victorian.

Permeability is the quality of an area to provide a choice of easy routes to travel through it. For example, in an urban area, the permeability of a large shopping centre with only a main route through it would be poor, while the permeability of a traditional town centre with small blocks and great number of streets is better.

Plant (industrial) The miscellaneous machinery found mainly on commercial and industrial buildings, including both the servicing of the building itself, such as air conditioning units and machinery used as part of the building's industrial use, such as ducting.

Public Realm The area which is accessible freely accessible to the public. This includes streets, footpaths, parks, car parks, open land as well as the inside of some public buildings.

Radius In street design, the radius of the imaginary circle which a curve in a road would wrap around. There are often minimum and maximum radii for residential streets.

Render A finish such as lime wash or paint applied over the building material of an exterior wall.

Robust Design Design which has stature and implied strength, or development which can stand the test of time, and is able to withstand changing demands and changes of use.

Roofscape The upper part of a streetscape in an urban area. Including roof shapes and detailing, chimney stacks, tall structures and trees. Especially when viewed from an elevated position and the roofscape becomes an important defining feature of the urban area.

Scale and Massing A common phrase used by professionals to refer to the height and volume of buildings (scale) and their density and distribution throughout the development (massing). It is in these respects that poorly designed proposals often have the most damaging effect on the existing townscape.

Sedum A type of succulent plant popular for planting on green roofs.

Setback The distance between the front of a building and the edge of the street. The setback often contains private realm but public buildings often have setbacks containing public space. The size and variety of setbacks in a street has a distinctive effect on enclosure and visual richness.

Sill An architectural element beneath a window. It is not as structurally necessary as a lintel and brick walls may or may not have stone sills.

SLOAP Space Left Over After Planning, incidental open space which was not intended in the design of an area. SLOAP is often too small or oddly shaped to be developed and is created when development is the wrong shape for the site (e.g. a round building on a square site). SLOAP often suffers problems in deciding who is to maintain it.

Stakeholders are people and organisations with a vested or statutory interest in the development. This includes the developer, adjoining landowners, residents, local businesses, local community and business groups, the local authority and statutory consultees such as servicing providers and highways, heritage and other authorities.

Street Frontage The boundary between the street and the land use adjacent. A street frontage can be 'live' or 'active' when it contains access points to a building or public open space, 'dead' when it is a blank wall or glass façade, and 'absent' when there is no boundary, for example when the land use is a car park.

Streetscape The view from the street of the features which define its enclosure or exposure, including the physical characteristics of buildings, walls, other structures and vegetation, the surface of the street itself and street furniture.

Suburban The type of development typical of the twentieth and twenty-first century where large areas of countryside at the edge of towns were developed into housing estates designed to be partly separate from the town and with low density housing intended to create a more rural character.

SUDS Sustainable Urban Drainage Systems are drainage systems based on nature, often being combined with green-space to allow waste surface water to drain away naturally and gradually, seeping into the existing hydrology, both reducing energy use by the drainage system and reducing flooding.

Sustainability A combination of social, economic and environmental factors which together means development, or any activity, which contributes towards social inclusion, economic growth and environmental friendliness within a stable framework.

Townscape The pattern of streets and spaces; the views and locations of landmarks; feelings of enclosure and exposure; and continuity and breakage of street frontages created by the layout of the buildings.

Under-croft Car parking beneath a building but above ground, at site or ground floor level.

Urban Grain The urban grain is the complexity and 'small-scaleness' of the pattern of buildings and spaces. The fine urban grain of many old towns and neighbourhoods is characterised by small blocks with a large number of streets, lanes and passageways. Modern retail parks with few through routes and large floorspace buildings are examples of loose urban grain.

Vernacular The traditional, local building style and materials which evolved through functional needs, without the input of professional architects.

Vista A view towards a single point, such as a landmark building, often enhanced by features such as the sides of a valley or a street which channel the vista towards the object.

Visual Richness The quality of a building elevation or townscape which is highly detailed or contains a variety of interesting features at a variety of scales.

Water Attenuation The ability of a development to get rid of excess rainwater. The most sustainable method is through a SUDS (see SUDS), traditional storm-drains, combined with

non-porous hard landscaping directs storm water too quickly into the nearest watercourse and leads to flooding.

Water Butt Water storage cylinder or tank used to capture rainwater

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g = glossary entry

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