

# ***Supplementary Committee Agenda***



**Epping Forest  
District Council**

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## ***District Development Control Committee Tuesday, 10th October, 2006***

**Place:** Civic Offices, High Street, Epping  
**Room:** Council Chamber  
**Time:** 7.30 pm  
**Committee Secretary:** Simon Hill, Research and Democratic Services  
Tel: 01992 564249 Email: [shill@eppingforestdc.gov.uk](mailto:shill@eppingforestdc.gov.uk)

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### **10.a Essex Design Guide - Urban Place Supplement - Presentation (Pages 3 - 26)**

The presentation made at the meeting is attached.

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# Essex Design Guide

## The Urban Place Supplement



**Eva Herr**  
**Peter Dawson**  
ECC Built Environment Branch

# Essex Design Guide

The Urban Place Supplement

- The Essex Design Initiative
- The Urban Place Supplement



# **Urban Place Supplement**

A Brief Background

**The current situation.....**

# Urban Place Supplement

A Brief Background: Vehicle Dominated





# Urban Place Supplement

A Brief Background: No Communal Spaces



# Urban Place Supplement

A Brief Background: Standard Approaches





# Urban Place Supplement

A Brief Background: Uninspiring Development



# Urban Place Supplement

Aims Objectives and Principle Outcomes

Ensuring new development:

- **produces lower carbon emissions than current practice**
- **is better designed**
- **produces a safer and more useful public realm**
- **improves existing urban conditions**



# Urban Place Supplement

Components: the 3 strands

## Quality Design

- Investment in the public realm
- New street types
- Street safety and designing out crime
- Design teams
- Building design



## Building in context

- Context appraisals
- Audit of existing services and infrastructure



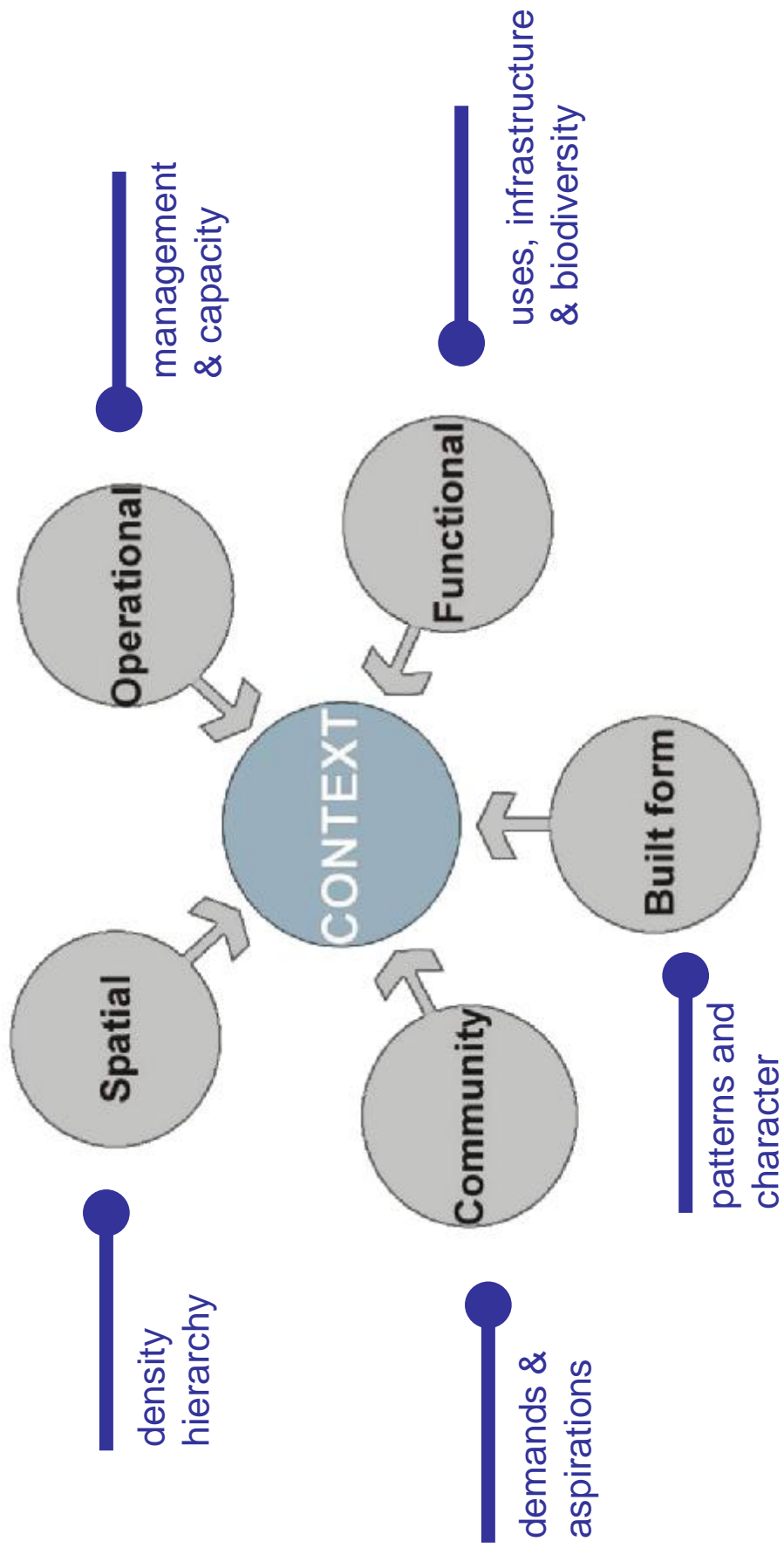
## Sustainable Development

- Spatial rationale for compact development
- Community enterprises and local area management
- Renewable energy and sustainable travel



# Urban Place Supplement

Building in Context: methodology



# Urban Place Supplement

Building in context: collaboration





# Urban Place Supplement

Building in Context: economics and the public realm

Mixed-use and adaptability: many developments fail to understand and capture the economic, environmental and social opportunities of their location



# Urban Place Supplement

Design Quality: public realm and amenity



- More investment in public realm
- Varied character and functional
- Well managed safe places
- Percentage for art



# Urban Place Supplement

Design Quality: public space

Popularity of urban development is dependent upon the design and quality of public space



# Urban Place Supplement

Design Quality: buildings

Building style informed only by context: local distinctiveness but opportunities for diversity





# Urban Place Supplement

Design Quality: life time home standards





# Urban Place Supplement

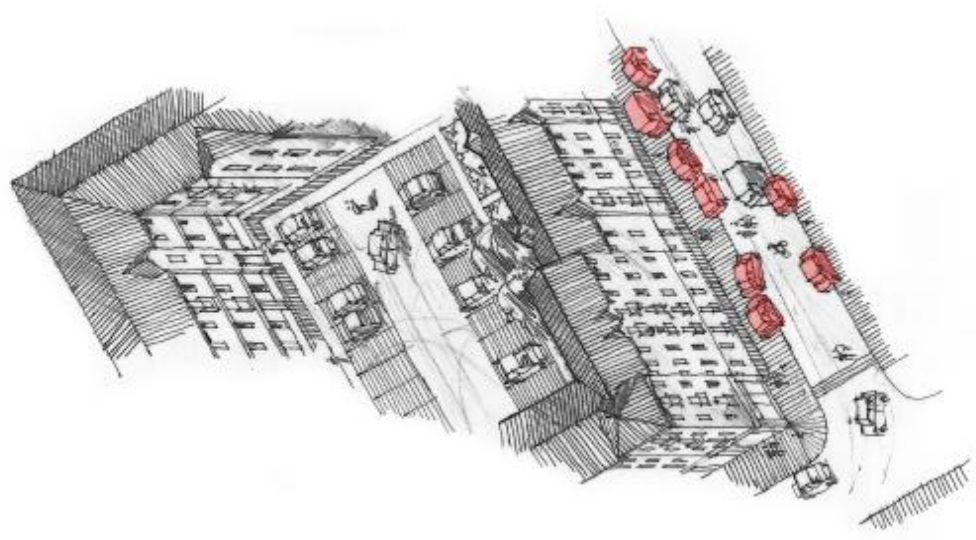
**Car parking courtyard**

**No communal space**

**Poor outlook**

**Unregulated street parking**

**Parking on pavements**



# Urban Place Supplement

Design Quality: accommodating the car- the benefit

The result of alternative parking solutions



# Urban Place Supplement

How can we improve sustainability

The construction and use of buildings has a critical impact upon the environment.

- The choice of materials and construction methods**
- Design for reduced energy use + 10% renewable energy**
- Design to conserve water**
- Preservation and enhancement of biodiversity**





# Urban Place Supplement

Green points systems for incorporating nature



**1ha = 100 points**

**Positive points include:**

- Enhancement of particular species and habitats
- Habitat linkages
- Dry Habitats- with plants requiring little water
- Tree planting of locally native species
- Green and Brown roofs

**Negative points include:**

- Loss of Biodiversity Action Plan species and habitats
- Loss of high priority Brownfield land
- Loss of mature trees

All of the above will be assessed, agreed and over seen by and appropriately qualified Ecologist.

# Urban Place Supplement

## Summary

- **Development in Context**
  - Community collaboration
- **Quality public realm**
  - Alternative car parking
  - New street types
- **Sustainable development**
  - Renewable energy on site
  - On site recycling
  - Provision for Biodiversity



# Urban Place Supplement

## Process

- Six week public consultation for each District September/October 2006
- Response and feedback assessment and implications
- Amended document printed January 2007
- Adoption by ECC and Districts 2007
- Essex Design Initiative training workshops



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