PERTH & KINROSS COUNCIL




Placemaking Guide

Adopted March 2020

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Introduction

Placemaking has a critical part to play in the success of our cities, towns and villages. It is integral to the environmental, economic and social dynamics that shape our lives and influence our activities.

> **"Good placemaking can provide communities with an important cultural context; a sense of pride and belonging; and a sense of local and national identity."**
>
> **(Scottish Government, 2015)**

Perth and Kinross has a tradition of inspiring designers. Sir Patrick Geddes, who is widely regarded as the founder of modern town planning, was educated in Perth and keenly influenced by the conditions he observed as a child. Geddes encouraged exploration and consideration of the "whole set of existing conditions", studying the "place as it stands, seeking out how it has grown to be what it is, and recognising alike its advantages, its difficulties and its defects".

This document develops the placemaking criteria and gives further guidance on how to achieve the policy requirements provided in the Local Development Plan and provide clear explanations as to how to achieve high quality development that responds to the unique setting of the Perth & Kinross Council area.

> **"Town-planning is not mere place-planning, nor even work-planning. If it is to be successful it must be folk-planning."**
>
> **(Geddes, 1915)**

The Placemaking Process

What is Placemaking?

Placemaking is the collaboration of all parties committed to producing sustainable, well-designed places and homes which meet people's needs by harnessing the distinct characteristics and strengths of each place to improve the overall quality of life for people. Delivery of good placemaking is dependent on the following:

- a shared vision;
- the appropriate skills;
- working together.

When assessing a potential new development, there are many stages within the process, regardless of the size, type or applicant. To demonstrate that you have considered all the issues that apply to a proposal, you need to provide evidence that you have understood the local context and engaged with the key stakeholders.

Preparing the Development Proposal

Identify Aims and Objectives

Whether it is an extension on a house or a strategic development site, there are always aims and objectives for any new development. It is important that you establish these from the outset through an examination of the site or proposal. A quick analysis of the Strengths, Weaknesses, Opportunities and Threats (SWOT) is a valuable way of demonstrating that you have considered the issues that are important to this development.

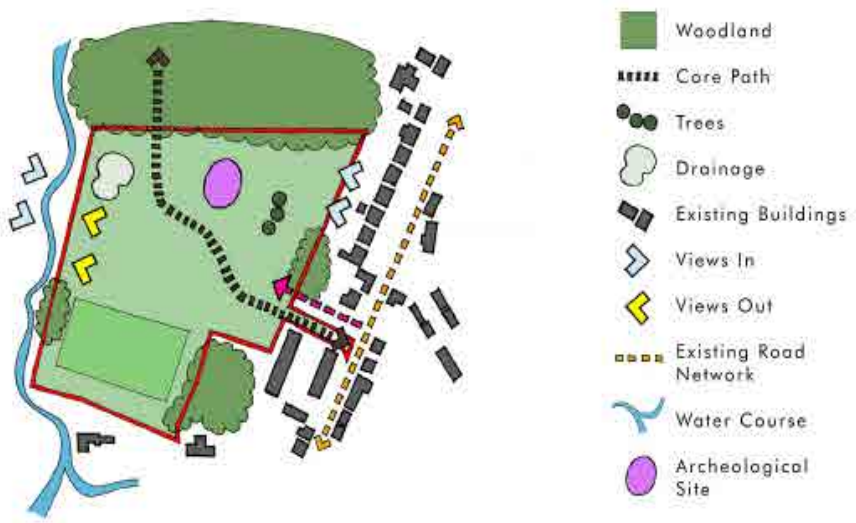
Example of SWOT Analysis

Strengths	Weaknesses
• Enclosed woodland setting. • Good potential vehicular access. • Established open space. • Good footpath connections. • Walking distance of centre.	• Narrow access points. • Sloping site with levels that have been cut and filled. • Adjacent to industrial unit. • Impact on local amenity space.
Opportunities	**Threats**
• South facing site. • Attractive views out into surrounding countryside. • Good recreational facilities including open space and footpaths. • Sloping site that could create attractive design. • Mixed tenure site.	• Loss of mature trees. • Loss of habitat for endangered species. • Loss of open space. • Expensive design due to slope.

Collate Baseline Information

For larger or more sensitive proposals, the collation of baseline data is a crucial part of the process. This can be very detailed environmental data such as local habitats or archaeology within the site but it can also be as simple as what type of windows are used in the local street or whether the proposal can be served by Public Waste Water Treatment Works. The size, type and location of the proposal will determine the information that you will need when making an application.

Example of a site analysis diagram



This example demonstrates some of the key issues that will need to be addressed including proximity to a watercourse and access points into the site.

Draft Site Appraisal

An initial site appraisal can help guide your proposal and identify the key issues. The following areas should be looked at as part of a site appraisal:

Site Features

- Consider existing interfaces of a site - this helps determine the type of edge treatment that is needed, e.g. permeable, screened or visually open.
- Consider landscape character and landscape setting such as skylines and landmarks as well as key views into and out of the site.
- Existing buildings on the site.
- Watercourses, waterbodies and associated habitats within and adjacent to the site, and site hydrology - natural drainage pattern and water features of the site
- Natural features and habitats (e.g. trees or woodland and type, species diverse grassland or type of coastal habitat).
- Identify any flooding/drainage issues.
- Archaeological or historic interest both in and close to the site, including the setting of listed buildings and conservation areas.
- Local built character of the surrounding area.

Linkages

- Access into the site (larger sites will require a Transport Appraisal or Statement).
- Access to public transport.
- Consider pedestrian/cyclist desire lines, access points & linkages to wider routes.
- Existence of and relationship with green/blue networks.
- Power/heat supply.

Kenmore village has a distinctive local character

Photographs and aerial mapping can visually support your site analysis and highlight key opportunities and constraints.

Aerial image of site at Luncarty

Establish Site Ownership

This can be a vital question if you are proposing to develop a large strategic site that may have multiple owners. Before any investment is made in creating a vision, you should ensure that joint working has been established so that the landowners are in agreement in terms of the development of the site. This is particularly significant for access and developer contributions to community facilities.

Identify the Impact on Neighbours

Whether it be a local community group, Historic Environment Scotland or your next door neighbours, it is vital that you communicate from the outset about your proposal. Ensure that you have identified all the local residents, agencies or companies that might be affected by your development. For larger sites, detailed guidance on the consultation process is provided in the next section.

Illustrate a Vision

It is valuable to provide an early vision for the project. Detail what it is you are proposing, how you intend to deliver it and what the end result will be. A simple statement of your main objectives can be extremely helpful in ensuring early consensus and as a continual reference point during the project. This will also be helpful for larger projects to allow the initiation of the feasibility and budget checks.

Implementation Planning

For any proposal, you should consider from the outset how you intend to implement your proposal. For minor applications, this might be who you intend to undertake work (architect, builder etc). A trained architect, planner or landscape architect can support your application and ensure that you meet the requirements in terms of placemaking and design.

In the case of larger sites, an Implementation Strategy forms a vital element of any Masterplan. Any application should describe the arrangement between the partners involved in implementing the development. This should include a single point of contact for the communities during the development stages. The Implementation Strategy should also address existing and potential sources of funding, how these will be secured and likely timescales.

Designing for the future

It is now a vital requirement for us to all to reduce carbon emissions and improve sustainability. All applicants seeking to undertake development in Perth & Kinross should consider from the outset incorporating the following measures wherever possible in order to increase the long-term sustainability of their development:

- Energy
- Orientation & passive design
- Surface water runoff
- Ecology
- Construction & materials
- Retrofitting Sustainable Design

Where a design statement is required as part of a development proposal (see **Policy 2 of the Local Development Plan**), developers should demonstrate how the key sustainable design principles have been taken into account as part of the proposal. Details of what is expected from a Design Statement are provided in checklists in the **Applying the Policy** section.

Preparation Checklist:

- **Identify aims and objectives through SWOT analysis.**
- **Collect baseline information regarding a site.**
- **Examine site ownership and put in joint working measures if applicable.**
- **Identify the impacts on your neighbours.**
- **Undertake site appraisal including: analysis of site features, local context and linkages.**
- **Draft an Implementation Strategy if applicable.**
- **Develop a vision of your proposal.**
- **Consider incorporating sustainability measures into the proposal.**

Community Engagement on Proposals

Identify and Engage with Key Stakeholders

Early engagement with Scottish Environment Protection Agency, Historic Environment Scotland and Scottish Natural Heritage will allow you time to respond to any issues that they raise. This may prevent your proposal being delayed during the application process. Issues that may involve these government bodies should be identified through the site appraisal process. **Please check with the respective bodies for further information on how to consult them.**

Who does the proposal affect?

For any new development, it is vital that you communicate your ideas at an early stage in the process. In the case of minor applications, this could be simply discussing your idea with your neighbours before you submit an application. It is recommended that discussion should take place prior to submitting an application so they can visually see the proposal.

For more major projects, you should involve community representatives, including the local Community Council. Community Planning in PKC can provide contact details for local groups in the area. This can assist any proposal to allow community input from an early stage as well as ensure collaborative working and the deliverance of better services. To deliver a truly great place to live, you need to identify local needs and respond to community aspirations.

Engage with Local Action Partnerships

There are five Local Action Partnerships:

- Perth City
- Kinross-shire, Almond & Earn
- Strathearn & Strathallan
- Highland & Strathtay
- Eastern Perthshire

These Action Partnerships are made up of elected members, communities and public services and can provide direction on local priorities. Early engagement will identify local priorities in terms of social needs and develop an understanding of the potential social inequalities of the area. Any new proposal should respond to these local needs and provide evidence of how they can assist in creating sustainable, successful, new and regenerated communities.

For further information about consultation, look at the PKC website: www.pkc.gov.uk/consultation

Contact Development Negotiator for PKC

In parallel with the community planning process, any large development will need to be in close contact with the Council regarding Developer Contributions. This will identify more specific needs within the local area including open space provision, education requirements, transport infrastructure and community facilities. Early dialogue is beneficial as these requirements will have a specific impact on how the proposal can be designed and delivered. The Local Development Plan provides requirements for allocated sites. The Developer Contributions and Affordable Housing SG proides further information.

Pre-Application Consultation

Perth & Kinross Council encourages and welcomes early discussions with applicants and developers prior to the submission of any application. The submission of a fully detailed and comprehensive application allows all parties involved to achieve timely and quality decisions.

Further information on the pre-application process can be viewed here.

Major developments of 50 or more homes require a Proposal of Application Notice (PAN) before a planning application is submitted. This will form part of the pre-application consultation (PAC) process to be carried out between the developer and the community. This ensures that communities are made aware of and have an opportunity to comment on certain types of proposals before a planning application is submitted.

It is the developer's responsibility to undertake this consultation although the exact format will depend on the nature and scale of the development. A PAC is there to help improve the quality of planning applications. This can help identify need to be submitted at the planning application stage.

For smaller proposals, the same early engagement can ensure that there is a reduction in the number of objections to an application. It is important that all parties are kept informed about issues and requirements.

Key issues to establish through the PAC:

- Discuss proposal with PKC Planning Department
- Provide an opportunity for individuals and communities to contribute
- The timing of public involvement and the recognition that early involvement is likely to be more productive. Provide contact information for project managers and the construction team who can respond to complaints
- Ensure the community know who to speak with if they have any problems or questions regarding the proposal
- Always provide evidence of how you feel the consultation went by sending your report to the Community Council prior to submitting it to the Council
- Provide details of any aspects of the development that could change or what is fixed and what is up for debate
- Give the community a chance to contribute to details such as landscaping and materials

Engagement Checklist:

- Identify and engage with key stakeholders.
- Who does the proposal affect?
- Engage with Local Action Partnership.
- Contact Development Negotiator for PKC.
- Publicise the Masterplan and organise events.

Applying the policy

All proposals should meet all the following placemaking criteria:

(a) Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.

(b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.

(c) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.

(d) Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.

(e) All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.

(f) Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible.

(g) Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.

(h) Incorporate green infrastructure into new developments to promote active travel and make connections where possible to blue and green networks.

(i) Provision of satisfactory arrangements for the storage and collection of refuse and recyclable materials (with consideration of communal facilities for major developments).

(j) Sustainable design and construction.

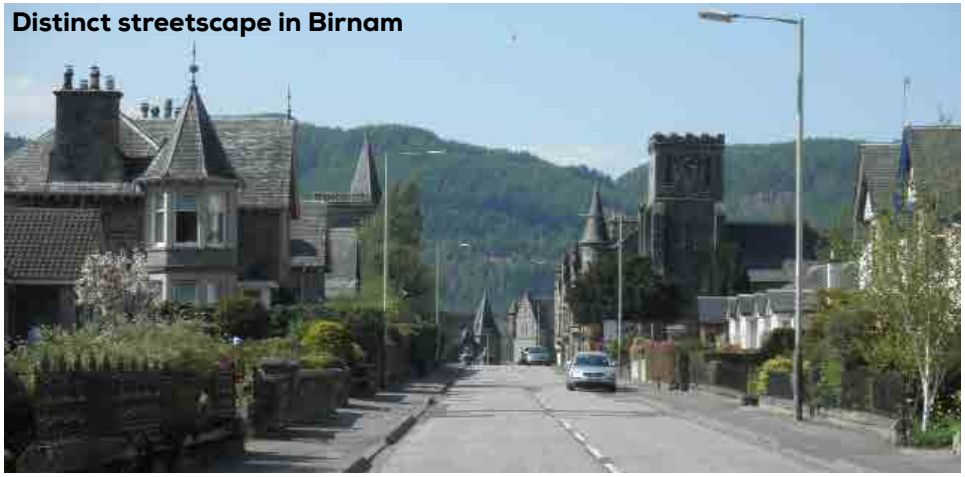
The Scottish Government identifies six key areas to research and respond to in the Placemaking process:

1. Distinctive
2. Safe & Pleasant
3. Easy to move around and beyond
4. Welcoming
5. Adaptable
6. Resource efficient

1. DISTINCTIVE

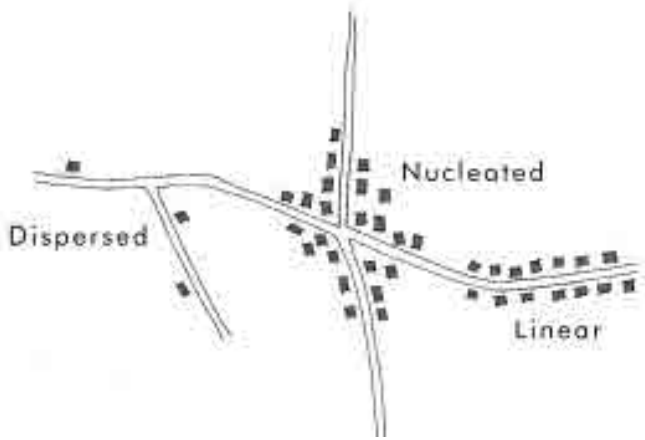
Built Heritage

The towns and villages of Perth and Kinross offer us a wealth of visual stimulus, with a huge range of architectural styles, building uses and landscapes. A medieval core for many settlements provides a herringbone pattern with pends, wynds and vennels that is scaled at a very human level, designed long before the influence of cars. The formal approach of the Georgian period can be seen with townhouses adhering to the classical rules of symmetry. In smaller villages, row housing is often present, terraces with a mixture of sizes and forms. The late 19th and early 20th century saw the advent of villas, larger detached or semi-detached houses that sat back off the street with front gardens. The latter part of the 20th century saw considerable expansion of settlements, with development that is less responsive to its locality and landscape.



Distinct streetscape in Birnam

Examples of different types of settlement pattern



Settlement patterns are determined by their origins, with layers of development providing distinctive form and density. New development requires to be connected to these features, acknowledging the local buildings and streets rather than standard house types and road geometries. A townscape appraisal is a valuable way to analyse urban character.

In more rural locations, understanding the settlement distribution and origins of human habitation can be assisted through the use of historic maps and local site analysis. When making an early analysis of the built heritage, always check for Listed Buildings or Conservation Areas to ensure your design does not have an adverse impact on the local heritage setting.

Existing Buildings and Structures

In cases where there are existing buildings within the site, conversion should be considered as part of the proposal. Often these buildings or structures can provide a focus for the development and further the sense of identity within an area. In cases where they are a significant landmark to the settlement or area, the building/s should retain the outer façade to identify their original use. Where the buildings are listed, these will have to be preserved and enhanced through conversion and should be incorporated into the proposal. There will be a presumption against their demolition.

Creation of New Focal Points and Landmarks

New development has the opportunity to create new landmarks and focal points both within the site and for the wider area. This can be done through the design of key buildings that demonstrate a meeting point or crossroads. These can be created though thinking about the long views into a site and by establishing a hierarchy of building forms within the streetscape. The creation of public space within a site can also provide a focus, reinforced through public artwork and street furniture.

The Museum & Art Gallery is an A listed building and an iconic landmark within Perth

Perth Concert Hall has created a new focal point within the city

Streetscape

A wide variety of types and styles currently characterise and may be considered acceptable within Perth and Kinross streetscapes. The physical structure of a place is defined by a network of streets and spaces. A figure ground analysis of the local built form can be a useful way of understanding the pattern of building to street or space. This helps define the "urban grain" of an area, whether it is narrow, informal streets or larger, regular blocks.

Urban grain is essentially a description of the pattern of plots in an urban block. When this pattern is dominated by small plots, it is described as fine urban grain. Redevelopment and roadbuilding has had a huge impact on places, creating a coarse grain with less permability. Services and shops that would once have been located in walkable distances from homes are now in blocks to accommodate cars. The finest urban grain is likely to located where the greatest activity takes place. Urban grain can be coarser away from the centre which reflects the less intense demands on movement.

Fine

Coarse

Vibrant streetscape in the centre of Perth

The scale of built form should be respected, ensuring that the pattern and form of building lines, setbacks, rooflines and elevations are harmonious with the surrounding townscape. Street proportions, open space and focal points should all be scaled appropriately to their local area. Frontage, plot widths and boundary treatments all contribute to the character of an area, as well as the roof pitch and frontage design of the buildings.

Street Lighting

Lighting can have a significant contribution to safety, reduction in crime, creating a sense of safety and enhancing the appearance of an area at night-time. It can help to create a sense of hierarchy in terms of streetscape and make a place more navigable. The design of street lighting can also ensure greater footfall in the evening providing a night-time economy for areas of mixed use. Any lighting strategy should be designed at the outset with careful thought to new planting and the location of buildings.

Attractive lighting in Perth supports the night-time economy

Street Furniture

Street furniture can also assist in creating a sense of place and should be planned as part of the overall design concept. It should encourage human activity and not place barriers on key pedestrian routes. New street furniture should be of direct benefit for its users and integrated into the overall appearance of a new development. The design should be creative and reflect its locality whether a conservation village or an urban street. Avoid clutter on footways and use build-outs. There may be times when street furniture such as textured surfaces, benches and planting can guide pedestrians to ensure safety.

Public Art

Public art can contribute to a sense of place and create a local identity. They can create significant landmarks for an area that eventually becomes synonymous with the character of a place. Artwork provides a context to our public experience, demonstrating our view of the area, a reference to the current economic or social climate, a statement to future generations. The creation of artwork by local artists should be encouraged in new developments, reflecting the Council's commitment to innovation, local identity and contemporary culture. To promote this, there may be a requirement for a public art percentage from new developments in the Perth and Kinross area.

Sculptures celebrating Beatrix Potter in Birnam

Material, Colour and Details

Although the predominant, and therefore most noticeable, traditional buildings in Perth and Kinross tend to be simple rural houses, cottages and steadings in stone, harling and slate, the district does contain a wealth of various building styles reflecting the history of building development in the area.

Materials

Local buildings were traditionally built in materials sourced within the area and have often contributed to the unique character of a settlement. New development should reflect this and source high-quality, sustainable materials from local sources whenever possible. Use of timber can provide a high-quality, natural finish if sensitively designed. Whilst local materials might not always be feasible, the use of stone detailing, individual walls or boundary treatments can assist in the overall sense of local character.

Harling and timber finish provides a sense of rhythm in Muirton

Timber and sheet metal blend well within the rural landscape

Coloured fibre cement panels contrast with the use of render and cement at Broxden Dental Centre

Colour

Choice of colour can have a clear visual impact on the surrounding area. An individual house in the rural setting can dominate the landscape if the choice of colour does not fit with the local palette. Colour can also define specific parts of a building. Contrasting colour on doors or windows can create simple detail that enhances the overall design and creates visual interest. On a larger development, a consistency in terms of colour can help unify a new site and create a sense of place for residents.

Colour uniformity in Muirton

Detailing

Careful consideration of finishes and detailing can allow development to integrate effectively into the local context. A key principle is to look for, identify and use good examples of local building characteristics which can be found in the area and around the site. This can help build a new house which is in harmony with its neighbours and can ensure that extensions and conversions respect the existing building.

Good detailing will not only improve the appearance of the house but will make it more durable and weatherproof. There is considerable scope for modern architecture and building techniques to support new lifestyles but an honest contemporary approach can be matched with local building characteristics to provide attractive modern living. It requires sensitivity and care by the designer but will not necessarily result in additional expenditure.

Examples of how the form of a building can determine details such as window openings and roof pitches

Scale, Height and Massing

New development should acknowledge the scale and form of the surrounding buildings. This can make a huge difference to the visual impact of a development. Whilst it is not desirable to copy traditional buildings, it is important to harmonise with them. The vernacular of rural Perth and Kinross was rectilinear, single storey structures with gabled ends or hipped roofs. The urban equivalent was larger but retained a similar rhythmic pattern that provided a harmonious form. Frontage width versus plan depth should be addressed by looking at the local context.

Proportion

Proportion is a fundamental element of architecture, and relates to the building as a whole and also as sections working harmoniously together. Individual elements of a building must work together to create a coherent design that balance. The building envelope, windows and doors, eaves and roof ridgeline should all work in balance with each other. Whether symmetrical or asymmetrical, the overall composition should be balanced and proportionate. If window openings are too small or too close to the eaves, the building can look out of balance. Traditional houses maintained a balance of proportions between walls and openings. By responding to the local character through the building lines, eave heights and lintel heights, new development can relate positively to their local surroundings whilst allowing for contemporary design.

Extension to Dunning Primary School compliments the traditional building

Roofs

Modern housing can sometimes lack the balance between plan depths to roof mass, resulting in visually dominant roofs. Roof massing in the context of the building envelope should create a proportionate balance, reflecting or interpreting the traditional form. In developments of more than one house, the design of the group roof forms should be carefully considered, designing the overall visual composition and rhythm of the roofline. Steeper roof pitches are considered more durable and easily maintained. They can also can provide useful storage or habitable accommodation within the roof space.

Boundary Treatments

The quality and character of boundaries between public and private space play a significant role in the creation of legible and attractive streets. Boundary treatments can define an area and are an active part of the public realm. As such, they require special attention in any new development's design. Traditional boundary treatments such as course rubble walls and non-coniferous hedges can help anchor any new development to its local setting. Maintenance for these should be considered from the outset.

Beech hedge in Gannochy

DISTINCTIVE DESIGN STATEMENT CHECKLIST:

	Major Application	Local Application	Householder Application
Built Heritage	?	?	?
Streetscape	✓	✓	?
Materials, Colour & Details	✓	✓	✓
Scale, Height & Massing	✓	✓	✓
Boundary Treatments	✓	✓	X

2. SAFE & PLEASANT

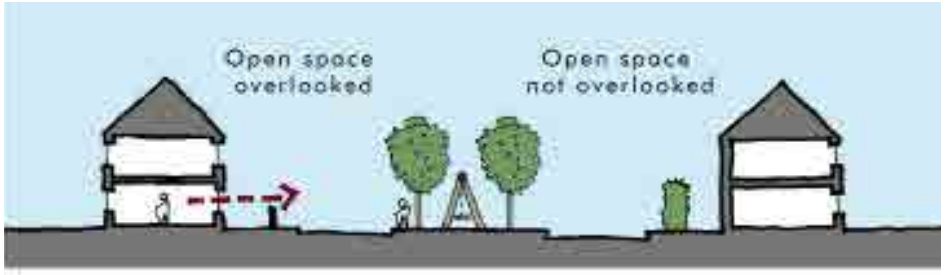
Safer by Design

The front of the buildings within a street, park or open space should create an active frontage, with windows and doors overlooking the street. This creates opportunities for eyes on the street, providing a sense of safety and welcoming appearance. When gables face the street, these should incorporate windows or other openings, providing further opportunities for passive surveillance. Building frontages should positively address the main streets within the development, representing their civic role within the settlement.

Public Spaces

Centrally placed and overlooked public spaces that are easily accessed can provide an important focal point within a development or a settlement. The existing public spaces of Perth and Kinross are extremely popular both as a service to their local community and as a focus for the wider public, attracting visitors and tourists through a range of uses including Highland Games and farmers' markets.

Windows and door openings face onto open space



New public space requires to be considered from the outset of the design process, avoiding the creation of left over space that has little purpose or function. Open spaces should be sited and orientated to provide sunny, accessible areas that are sheltered from the prevailing wind and defines the character of the area. Their siting can provide opportunities for central points or nodes for active travel and reen networks. For further information, see the Open Space SG.

South Inch in Perth is used for a wide range of activities all year round

Semi-Private Spaces

Semi-private spaces, such as small front gardens, closes and courtyards, have traditionally been defined through the buildings and residents that live within them. These spaces were often to mark the transition between public external space and private living areas. A clear distinction between public and semi-private should be made in any new development, with boundary treatments that provide an attractive and long-lasting edge that provides a sense of enclosure.

Shared courtyard space at Cuthill Towers

Private Garden Spaces

All new houses should benefit from private garden space, for drying clothes, accommodating pets, children's play, quiet enjoyment, etc. Front gardens do not constitute private garden space. Private spaces require to be sized appropriate to the property they serve, proportionate to the size and layout of the building. Appropriate screening with hedges, walls or fencing may be necessary to ensure that the garden space is not overlooked from surrounding houses or gardens. Private spaces must be designed so that residents have a reasonable amount of sun/daylight. They should not be closely bounded by high walls or buildings.

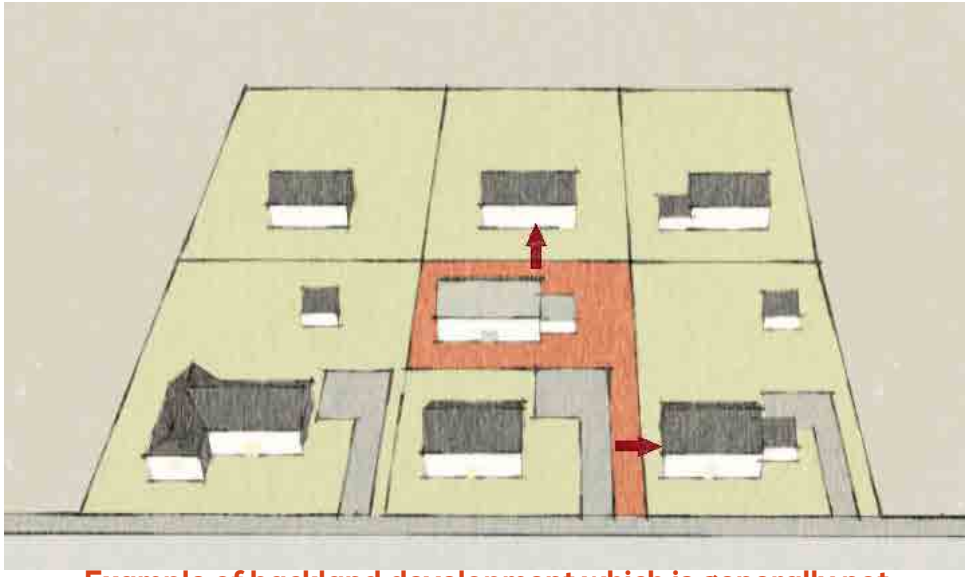
As a rule, it is good practice to provide a minimum of 60 square metres for private space for a 1-2 bedroomed house and 80 square metres for 3+ bedrooms. Each dwelling should have a minimum garden depth of 9 metres.

Effects on neighbouring properties

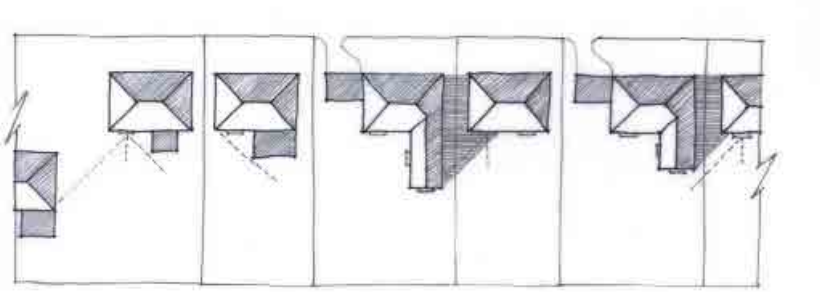
It is vital when considering any new development that you consider the privacy and amenity of neighbours. Intrusive views into neighbouring properties can create long term tensions that could easily prevent if the design is carefully considering. The more closely spaced dwellings are, the more important it is to consider the amenities of occupiers of adjoining houses and gardens. Privacy may be infringed through a poorly designed layout in a large housing development or the construction of an extension which allows direct views into a neighbouring property. New buildings must be carefully sited to avoid undue loss of daylight or sunlight to the habitable room windows and private garden ground of the neighbouring property.

Key issues to consider are:

- **The effect that any development has on the internal living space of neighbouring residential properties.**
- **The impact that overshadowing has on neighbouring properties includng garden ground.**
- **The privacy of adjacent properties both internall and within the garden.**
- **Access to any new development and who this might effect in neighbouring properties.**



Example of backland development which is generally not supported. The amenity of neighbouring properties would be impacted by the new dwelling and additional driveway.



Example sketch of shadow analysis

Greenspace

Any development should recognise the wider recreational and link with the wider recreational and access value of greenspace and green networks. Understanding the wider footpath network and open space provision of a settlement helps to identify the local needs and how any new development can create better connections to greenspace. This reaffirms the identity of a place, making it a more attractive place to live. It creates an environment which supports healthy lifestyles and encourages outdoor recreational activities that can improve physical and mental wellbeing. When creating new open space provision, the design should consider how to create attractive linkages into the wider green network through pedestrian/cycle access. For further information see the Open Space Provision for New Developments SG.

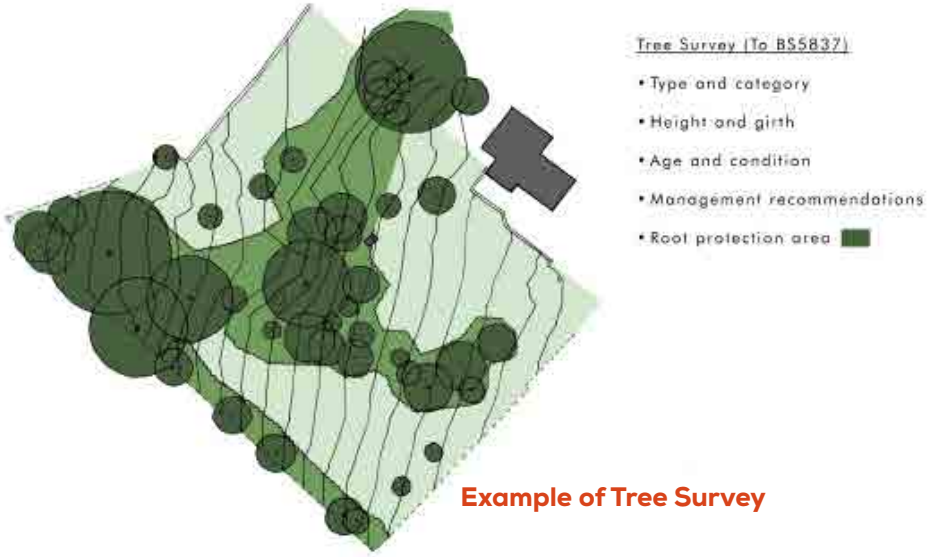
MacRosty Park provides excellent access into the wider footpath around Crieff

Shelter Belts

In sites where there are conflicting winds, appropriate shelter should be created through planting and the design of the street pattern. Sites with existing trees or woodland adjacent can provide further opportunities for shelter but excessive shading should be avoided as it prevents solar gain.

Tree Survey and Retention of Existing Trees

The natural landscape features within a site should be well designed and enhance the local character of the settlement. Woodland and trees can form an attractive visual backdrop to buildings, framing development and enhancing opportunities for local biodiversity. Healthy woodlands can also play a part in managing flood risk. Existing trees and hedgerows should be assessed through a professionally accredited tree survey. These features should be retained whenever possible.



Example of Tree Survey

Cycle storage at Invergowrie Primary School

Designing Out Air Pollution

Good quality air is an important part of human health. It is vital that we recognise this in the development process and design out exacerbating factors to support the reduction in air pollution. Many strategies are interlinked with other key placemaking requirement. For instance, providing sustainable forms of travel, alternative heat and energy sources and new planting can all contribute to quality design. Furthermore, the internal design of a building can contribute to cleaner air. New development should therefore ensure the following:

- The Air Quality Management Area measures at Crieff High Street and Perth should not be contravened. Any proposals will require to demonstrate that they do not elevate pollution levels in these areas.
- Buildings and street layouts should be designed to allow for the dispersal of pollutants and should prevent areas of concentrated pollution sometimes known as street canyons.
- Orientation of buildings and room positions should be designed to reduce exposure to polluting factors such as busy roads.
- Use sustainable design construction methods to prevent any exacerbation of pollution.
- Create linkages between sustainable forms of travel, providing more opportunities to make journeys without a car.
- Air pollution can be designed out by seperating open space, and pedestrian or active travel routes away from areas of traffic.

Drainage and SUDS Requirements

As well as locating inappropriate development away from areas at risk from flooding the Council will seek to ensure that new development does not contribute to flooding and increased surface water run-off. This shall be considered through the preparation of a Drainage Impact Assessment The proposal will need to conserve any existing water bodies within the site and address how they could be incorporated into the design of development. In addition, any potential flooding issues should be established early on in the process and highlight whether there is a need for a flood risk assessment and/or a drainage impact assessment. See the Council's **Flooding Supplementary Guidance** for more details.

Where drainage is required, SuDS (sustainable drainage systems) are in place to reduce the total amount, flow and rate of surface water run-off as well as providing treatment before discharging into a storm sewer or watercourse. Besides water management, SuDS should also deliver multiple benefits for amenity and biodiversity. The **Open Space Supplementary Guidance** includes detailed advice on SuDS. Any design should take account of any flood risk assessment findings.

There are a range of options available:

- The ownership and responsibility for maintenance of each SuDS element is clear and long term management is in place.
- SuDS are designed to match the site context and respond to factors such as run-off rates, ground conditions and topography, as well as the size, type and density of the development.
- Planting in and around SuDS solutions can enhance the habitat for wildlife including aquatic birds, invertebrates, amphibians and reptiles. Consideration of how amphibians in particular will migrate through a site should be incorporated into design and through the use of wildlife kerbs or underpasses.
- In terms of handling water, designs should promote the use of porous surfaces in order to minimise run-off, particularly during periods of intensive rain. The following table provides a list of posisble approaches.

SuDS in North Inch designed as a water feature and riparian habitat within the park

Pervious pavements	Materials that reduce flow by allowing water to infiltrate into subsoils or underground reservoirs
Infiltration Trenches	Stone filled trenches that temporarily store stormwater run-off to allow exfiltration into surrounding soil.
Filter Trenches and Strips	Shallow stone-filled trenches or vegetated strips to minimise run-off
Swales	Vegetated channels leading to further treatment, particularly effective alongside roads or pathways.
Basins	Vegetated depressions used for temporary storage or run-off, reducing peak flows.
Ponds & Wetlands	More environmentally beneficial and attractive alternatives to basins, providing both storage and treatment.
Rain Gardens	Domestic scale solutions such as planters and planted areas in gardens to attenuate and treat run-off
Green Roofs & Walls	Planted surfaces that can store and filter run-off, and provide wildlife, aesthetic and cooling benefits.
Rain Water Harvesting	Collection of rainwater for use in a building or garden, reducing consumption and storm water flows.

SAFE & PLEASANT DESIGN STATEMENT CHECKLIST:

	Major Application	Local Application	Householder Application
Safer by Design	✓	✓	?
Neighbours	✓	✓	✓
Greenspace	✓	?	X
Shelter	✓	✓	?
Air pollution	✓	?	X
SUDS	✓	?	X

3. EASY TO MOVE AROUND & BEYOND

Movement & Streets

Human settlements have always been focused in areas that could access food and water. Longer distance routes have therefore been a vital part of the economic growth of Perth and Kinross, from drover's tracks to military roads, and the success of settlements has relied heavily on access to resources. This is still crucial and presently promoted through the focus of development within the tiered settlements of Perth and Kinross (**LDP2, page 15**). Proximity to existing transport networks, utilities and community infrastructure should all be considered when siting and designing development.

The layout of access roads should respond to landscape views by creating vistas. It should aim to create a distinct and legible non-labyrinthic pattern that helps orientation by providing foci and visual and spatial continuity, including larger scale continuous connections across a site and beyond. The layout should be based on a clear hierarchy of roads that differ in their function, length or continuity and spatial arrangement across its width.

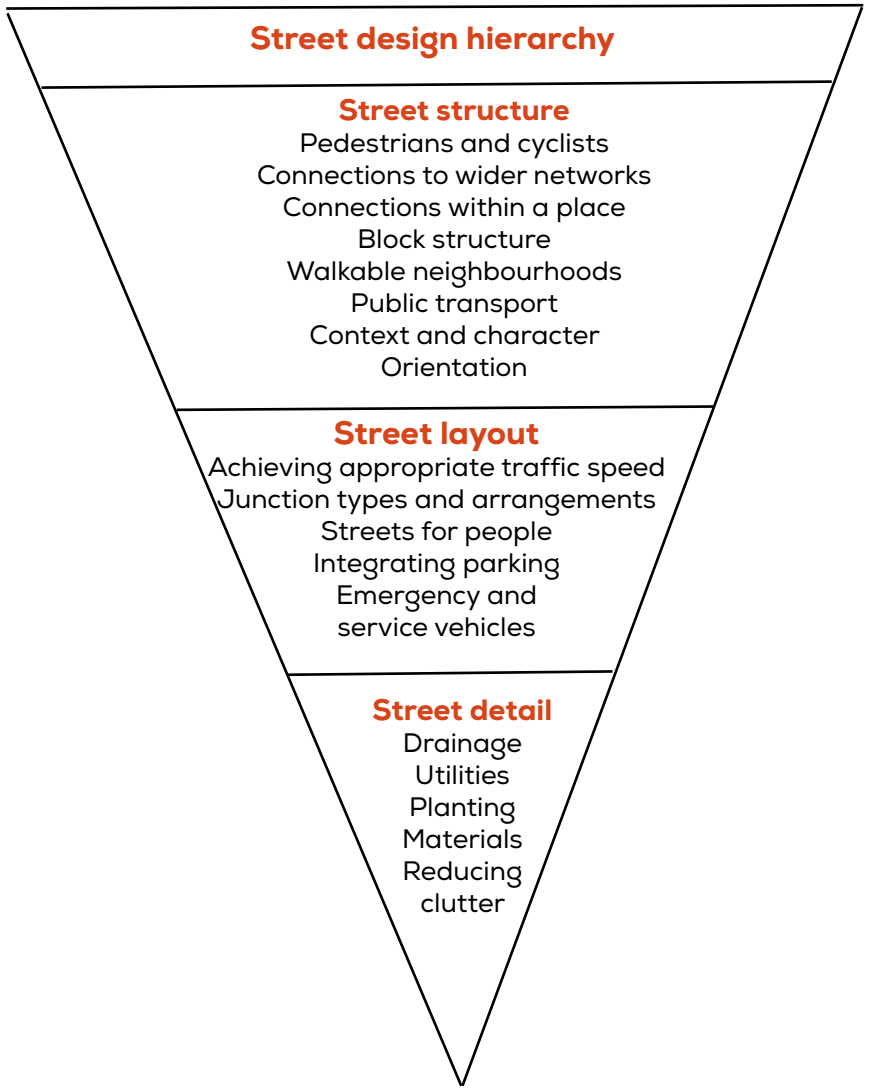
Traffic calming through these labyrinthic, short range visibility patterns should not become the defining factor of the street layout of a new development as it can result in non-legible townscapes where there is no larger scale continuity and it is hard for people to orientate. It can also remove the benefit of vistas into the landscape which contribute to the amenity, distinctiveness, a sense of place and a sense of orientation (such as in Crieff High street looking towards the Highland Boundary Fault or in Edinburgh New Town looking towards the Firth of Forth). Rather, it should be achieved with other measures such as alternate planting or car-parking.

Map demonstrating road hierarchy

When designing a new development, it is important to consider buildings and spaces before creating the road network. Streets should be shaped by the activities that take place within them, promoting interaction, ease of movement and the role that they play within civic life. Design should therefore respond to the following:

- Site features such as topography and views into the wider landscape.
- Orientation (easy to move around) and overall legibility of the geography of the development (the layout needs to have a strong and memorable rationale).
- Hierarchy of streets and street typologies (these can be shown in profile in their spatial arrangements and function).
- Relationship between buildings to the streetscape.
- Streetscene and spaces between buildings.

Street design hierarchy diagram taken from Desiging Streets



Cycle Routes and Cycle Friendly Infrastructure

Cycle routes and infrastructure must be considered as part of any new development. Access to safe and direct routes for cyclists can reduce car usage significantly, so providing links to the existing cycle network can help to create attractive new places. The following are considerations for any new cycle infrastructure:

- Create safe routes that provide consistency and allow for a wide range of users.
- Identify the most logical route for cyclists, allowing navigable and accessible destinations.
- As with pedestrian routes, identify key desire lines that minimise detours and delays.
- Create surfaces that are smooth and well-maintained with gentle gradients.
- Create attractive new routes that make cycling an attractive option by allowing seperation from cars.

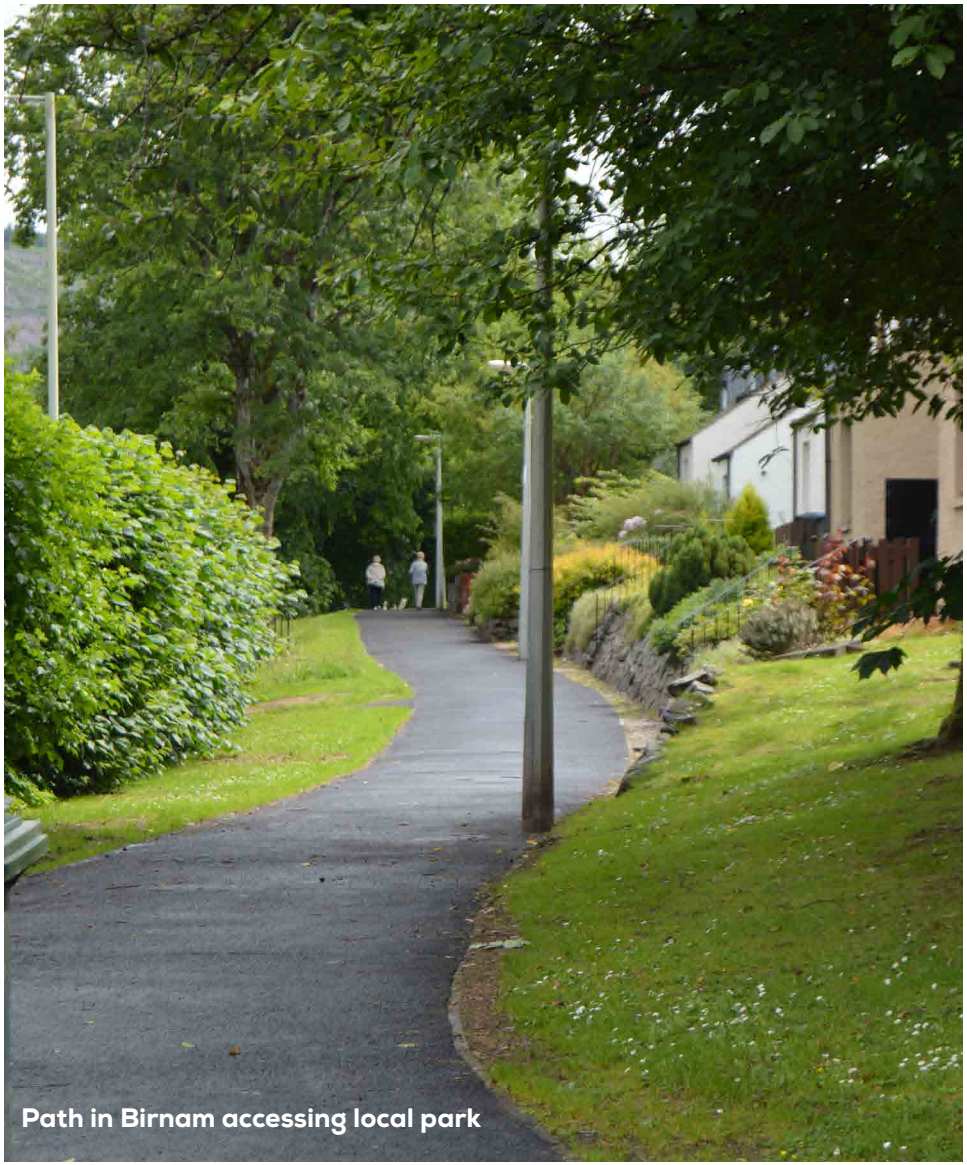
Berth Park SuDS pond and cycle route (Springfield)

Public Transport Modes

Access to public transport should be considered from the outset and is linked directly to the street hierarchy that is designed in larger developments. It is important that new developments can accommodate public transport routes and discussions with local public transport operators should be initiated during the identification of key stakeholders. A swept path analysis can help to determine whether streets can accommodate larger vehicles.

Provision for bus stops and access to railway stations can significantly reduce car usage. Creating active travel nodes that are linked to public transport supports an integrative approach to travel. Providing a realistic alternative for people within the new development will, however, depend on the size and density in terms of service levels as well as the locality of the site. Sites that are located near good public transport links are far more desirable than those that have little or no provision.

The siting of public transport stops and the relationship that this has to key pedestrian desire lines should be identified and exploited. Locating bus stops near junctions creates greater access to them. Ensuring that they are overlooked and are of quality design will make them more attractive to use. Creating streetscape features and landmark buildings can allow users to use bus stops more confidently, creating identifiable places that act as nodes within the new development.



Path in Birnam accessing local park

Access and Paths

"Desire lines" are the most likely routes people will walk from one place to another. Identifying the routes that people are most likely to take through the site informs its design and ensures the integration of any new routes into an existing settlement. New development should also create permeable places where development relates to the surrounding routes. It is desirable where possible to provide more than one through route into a new site as this provides a number of opportunities for people travelling into the development as well as through it.

The footpath network should be analysed to establish the hierarchy of existing streets. This will assist in creating the most permeable design, merging the new site into the existing network of footpaths. Sites work best if they provide a range of choices, The access network is extensive throughout Perth and Kinross, and provides an invaluable recreational facility for residents and tourists. It is essential that existing access is preserved and enhanced through new development and is particularly integral to edge of settlement developments. Rights of access are a material consideration of planning applications. The Core Path Plan details existing rights of way within the area.

Further information on creating safer walking, cycling and wheeling routes for everyday journeys can be found on the Sustrans Scotland website.

Green/Blue Network Connections

Green and Blue Infrastructure is a network of strategies that assist development, providing "ingredients" for solving urban and climatic challenges by building with nature. The main components of this approach include flood management, climate adaptation, less heat stress, more biodiversity, food production, better air quality, sustainable energy production, clean water and healthy soils, as well as increased quality of life through recreation and providing shade and shelter in and around villages and towns. Green and blue infrastructure also serve to provide an ecological framework for social, economic and environmental health of the surroundings. A multifuntional blue/green network can form a structural backbone and an attractive framework for new development. The Council's **Green Infrastructure Supplementary Guidance** provides a guide on incorporating green infrastructure within a development and should be used when designing a new development.

Existing and new watercourses or water bodies, including SuDS, as a basis for a green corridor, can provide recreational and wildlife resource. Buffers and appropriate planting can provide for wildlife shelter and movement, with paths kept to one side. The opportunity to restore the water environment should also be considered, where appropriate, through the development process. Planting in and around SuDS solutions can enhance the habitat for wildlife including aquatic birds, invertebrates, amphibians and reptiles. SuDS should be carefully considered as it is a legal requirement to integrate it in at the earliest stage of the design. The Council's **Flood Risk Supplementary Guidance** provides further advice on this.

Habitat Connections

Any new development should reinforce the local and wider habitat network, supporting habitat enhancement and preventing the fragmentation of wildlife. This can be done through the identification of key linkages between sites and the development of new routes. Animals, just like humans, develop desire lines over generations which, when altered, can have a detrimental effect on the wider habitat. These should be identified early on in the designing of a site to ensure that key routes are retained whenever possible or compensated for.

Any proposal should show how habitat connections and wildlife corridors within and through the site will be maintained, enhanced and created. Consideration of how amphibians in particular will migrate through a site should be incorporated into design and through the use of wildlife kerbs or underpasses.


Amphibian wildlife curb

Sustainably designed urban development can restore some of our diminishing urban wildlife resources. An evaluation of the suitability of the new site and existing species in the area can inform the provision of an enriched environment through measures such as:

- Incorporation of wildflower areas and pollinator corridors
- Integrated bat roosts in new buildings
- Integrated swift nesting bricks in new buildings
- Facilitation of hedgehog commuting through gardens

Muirton wild flower meadow

EASY TO MOVE AROUND AND BEYOND DESIGN STATEMENT CHECKLIST:

	Major Application	Local Application	Householder Application
Movement & Streets	✓	✓	?
?	✓	?	X
Cycle Routes	✓	?	X
Public Transport	✓	?	X
Access & Paths	✓	✓	?
Green/Blue Infrastructure	✓	✓	X
Habitat Connections	✓	✓	?

4. WELCOMING

Landscape Impact

Perth and Kinross is an area with a number of distinct landscape characters, from the lowland river corridors to the highland moorland and plateaus. These features are integral to the shaping of the historic settlements, the traditional industries and the styles of buildings. Placemaking plays a major role in maintaining but also developing these unique characteristics, ensuring that we conserve and evolve our communities for future generations. For further infomration on landscapes, please refer to the Landscape SG.

Before proposing any site for development, it is vital to research the designations within that area and check the LDP policy.

National and local designations:

- **There are four National Scenic Areas located within the Perth and Kinross region: Loch Rannoch & Glen Lyon, Loch Tummel, the River Tay and the River Earn.**
- **Special Landscape Areas, a regional designation, are spread across the Perth and Kinross area covering about 27% of the land.**
- **There are 42 gardens and designed landscapes that influence the design of any new development.**
- **There are 6 Wild Land Areas in Perth & Kinross.**

Orientation of Development

The landform of an area informs the land cover, land uses, the microclimate and human activity. It inter-relates with waterways and this in turn is interconnected with the siting and shaping of settlements. Any development must consider the wider landform and the hydrology patterns which inform the site. It should also respond to the relationship existing development has to the landform and topography and which elements of the landscape informs important parts of a settlement's setting.

Views and Skylines

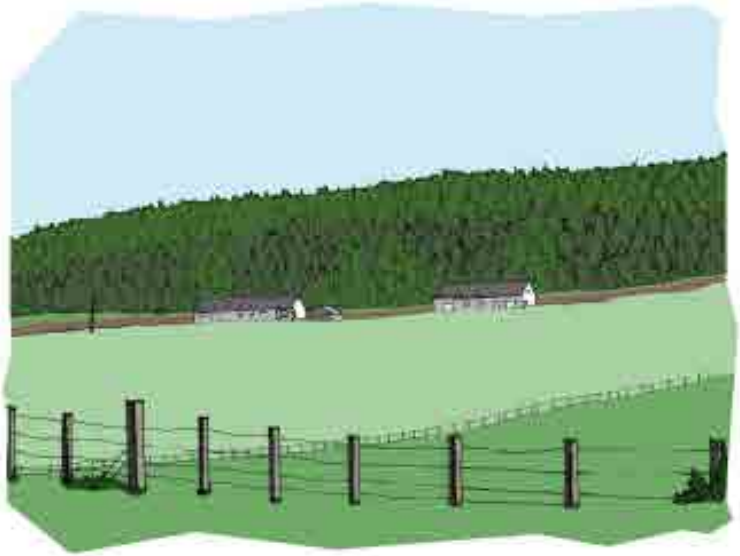
Wider views are largely determined by the landform of an area. Highlands, river valleys, woodland and open agricultural land can create enclosure and exposure, influencing how a settlement fits into the landscape. Long, medium and short views into any development require to be analysed, identifying where buildings and viewpoints will be affected. Roads, cycle lanes and footpaths around the site should be assessed, as this will be the first impression someone will have of the development. Using mapping, photographs and illustrations, new developments must provide evidence that the visual impact of the development has been acknowledged.

Ridgelines

New development should not dominate ridgelines and should accommodate appropriate setbacks or planting to prevent conspicuous breaks in the horizon. Trees can provide a backdrop reducing the impact of the built form on the settlement.

View of Invergowrie Primary School from the core path

New houses in the Ochil Hills sit within the landform



Key Points

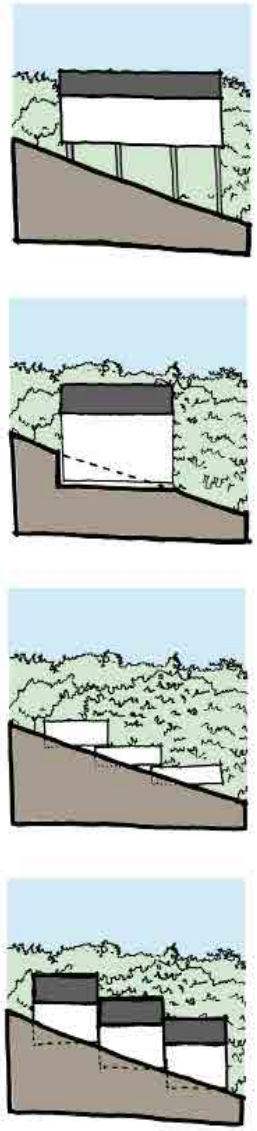
Any design of a new site should identify areas where new development will be visible from (often called visual receptors). It should provide an understanding of the affect that the new development will have on these views and whether the site can visually fit into the surrounding landscape in the context of these viewpoints.

Analysis of key views into the site

Slopes

Any sites located on slopes should use the existing landform to create the design rather than creating platforms through the cutting and filling of land. The challenge of this can encourage more creative responses to a site design and allow for a distinctive quality that works with the contours rather than challenging them. Extensive alteration of the topography can also result in damage and loss of existing trees and other existing features of value and character.

Challenging site topography is often perceived as a constraint but can actually create an opportunity for innovative design proposals that work with the unique form of the site. Build with the slope, be creative with garden space or consider different housing types. Retain valuable site features that can provide new landmarks and an individual sense of place, presenting opportunities for planting and open space.



Different approaches to designing buildings on a slope

Planting and Landscaping Requirements

Planting and trees are important contributors to placemaking. New planting should reflect the local patterns of vegetation within an area, using it to define private and public spaces, creating a more attractive streetscape and assisting in the existing biodiversity networks. Appropriate types of vegetation should be considered that will define the character of the area and allow local flora and fauna to flourish. Planting choices should as far as possible reflect, and be sourced from, the surrounding local native habitat. Large mature trees, ancient woodland and riparian woodland, provide the greatest biodiversity value and should be incorporated into the design.

Native planting is preferred, although other flowering and fruiting varieties can enhance the mix. These provide a wildlife resource and enhance the setting through changing colours and textures. Other suggestions include:

- planting community orchards, or fruit trees in gardens to create a virtual orchard
- including a mix of hedging varieties
- providing larger growing native trees in larger open spaces

The **Open Space SG** provides more guidance regarding planting.

Planting can add colour and interest to an area as well as providing vital habitats

Edge of Settlement

As towns and villages expand, the edge of settlements is often the siting of new developments. These can be prominent sites in terms of visibility, often the point of entrance into a settlement and the transition between countryside and town. This edge requires careful consideration, incorporating the possibility of longer term growth with shorter term visual impact. An overall visual composition of the settlement boundary including buildings, rooflines, boundary treatments and structural landscaping should all be assessed to create a positive edge to the settlement and the surrounding countryside. A landscape framework such as a tree belt or an attractive open edge with appropriate planting should be an integral part of the design. Native trees, landscaping and hedges should be used in settlement edges as this will help integrate the settlement edge into the surrounding rural landscape and support habitat connectivity.

WELCOMING DESIGN STATEMENT CHECKLIST:

	Major Application	Local Application	Householder Application
Landscape Impact	✓	✓	?
Orientation of Development	✓	✓	✓
Planting & Landscaping	✓	✓	X

Harsh edge to settlement with no landscaping

Village entrance responsive to landscape and local character

5. ADAPTABLE

Density

The design of a development should create a strong sense of local identity that complements its surrounding area. New development should form pleasant, walkable neighbourhoods that support local facilities and reduce the need for cars. The settlements of Perth and Kinross have traditionally evolved over time with a mixture of uses located within close proximity to allow the community to access a range of services.

In recent years, new development has been focused on detached or semi-detached housing, often located on the edge of settlements and at a medium to low density. Sometimes, this has resulted in new development having little variation and being difficult to navigate. The creation of higher density around new nodes or focal points can not only provide a strong sense of place but also sustain any new local services. Creating new neighbourhoods through a range of densities, built form and layout can allow for a local sense of identity. This requires careful consideration of house types, building groups and proportionate spaces between buildings.

Methodology for establishing site capacity

The Local Development Plan has calculated capacity ranges for each allocated site. The methodology involves identifying the developable area of each site based on physical constraints and developer requirements such as open space and infrastructure needs. A baseline of 80% was assumed for each site initially with 20% retained for landscaping. The developable area percentage was then amended further depending on the individual site characteristics and any known or suspected constraints.

The percentage of developable area identified for a site was then used to calculate the capacity. Three ranges of density were used in this calculation:

- High density from 26 to 40 units
- Medium density from 16 to 25 units
- Low density up to 15 units

Density ranges were chosen based on the context of the site, the surrounding urban grain and the impact that the site has on local infrastructure. The capacity of windfall sites should be calculated using the same methodology.

Proposals outwith identified capacity ranges

If a planning application proposes a density that falls out with the capacity range for a site in the Local Development Plan, the applicant should demonstrate that the following questions have been answered:

- Does the design provide the necessary open space requirements as defined by the planning authority?
- Has the design met the required landscaping and biodiversity requirements?
- Do the additional units create concerns on the capacity of the local road network and/or impact on other relevant local area transport matters?
- Can the local community facilities absorb the number of inhabitants?

- Is there capacity in the local primary school to cope with this development?
- Does the applicant provide the required percentage of affordable housing?
- Does the design provide a high level of residential amenity?
- If private garden grounds are provided, do they meet the minimum requirements as defined by the planning authority?

Parking is seperated from housing at Cuthill Towers

Parking Arrangements

The integration of parking should be designed to reduce the visual impact of large numbers of cars and provide flexibility. Extensive areas of car-park should be avoided near areas where people live. If car-parks cannot be avoided the design should consider the car-park's appearance and potential for shared use as public space when it is not in use. Planting can help create an adaptable area and provide habitat opportunities.

On-Street Parking

This can support the reduction of traffic speeds and allow for both residential and visitor car parking. Informal arrangements rather than rigid standards should be explored and an analysis of the positive and negative affects should be undertaken before decisions are made as to the numbers it can accommodate.

Off-Street Parking

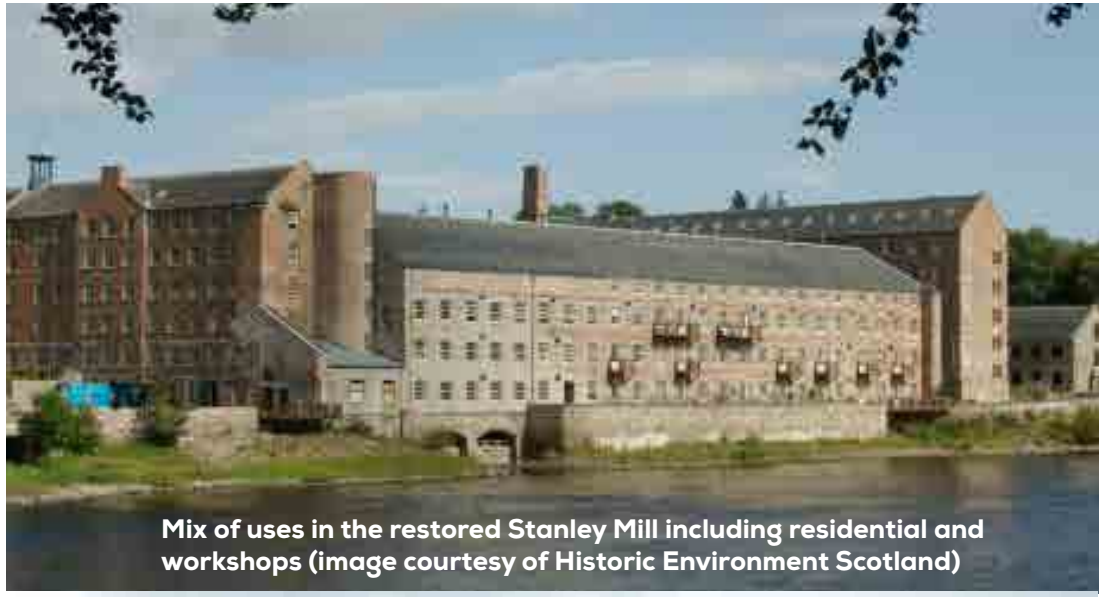
Off-street parking will often be required to accommodate residential parking. Parking provided within the plot should not dominate the front gardens of houses. Courtyards or side parking can provide useful alternatives to this approach. Good natural surveillance should be integrated into any courtyard design.

Parking for Disabled People

Parking bays should be designed so that drivers and passengers can access the car easily. Consider the width and the use of dropped kerbs to allow for easy access to footways.

Mix of Uses

A mix of uses within new development can help create more sustainable communities, providing opportunities for facilities and services that can serve the wider community. Traditionally, settlements have had a mix of housing, industry and shops all within walking distance, allowing for people to live and work within their local community. Although the invention of the car has allowed us to travel greater distances to access employment and services, the principle of providing a community with a range of opportunities that creates safer, inclusive places will ultimately create a more sustainable environment. This mix of uses could be housing, shops, community facilities, open spaces or employment, producing potential focal points around which residential development can be concentrated.



Mix of uses in the restored Stanley Mill including residential and workshops (image courtesy of Historic Environment Scotland)

Mixed Tenure

A mixture of housing can further assist in a local sense of community and social cohesion, which allows for owner-occupiers, rented and shared ownership. A variety of tenure that is visually integrated into new development and distributed evenly across the community allows for greater inclusivity. "Pepper-potting" or more structured "clustering" of social housing is considered to improve social mobility and prevent the segregation of different socio-economic groups.

Mix of tenure in Muirton

Affordable Housing

There is a range of affordable housing that can be provided within a development. Scottish Planning Policy defines affordable housing as "housing of a reasonable quality that is affordable to people on modest incomes... affordable housing may be in the form of social rented accommodation, mid-market rented accommodation, shared ownership, shared equity, discounted low-cost housing for sale including plots for self-build, and low-cost housing without subsidy". The following types are recognised as affordable:

- "Affordable Rent" can be social rented accommodation from a Council or a housing association at an affordable rent or mid-market rented accommodation which is slightly higher than social rents but lower than private rent.
- "Low cost ownership" can be housing where a household buys a share of a house at 25%, 50% or 75% and pays an occupancy charge for the remaining share of the property or shared equity where the buyer purchases 60-90% of a property and the remaining portion of held by the Scottish Government with no occupancy charge.

Any new development with an affordable housing requirement should offer a range of suitable housing that will assist the local area.

Community Facilities

New development can have a significant impact on community facilities. In order to ensure sustainable communities, proposals should research local needs and identify whether the proposal can work closely with the infrastructure capacity process but can also help support existing resources such as community halls, local toilets, car parking and sports facilities. These types of issues can be identified through close communication with the Community Planning Partnership groups.

Broxden Dental Centre provides the local community with dental care as well as an important training centre for dental students

Access for All

To create a truly sustainable community, places should be adaptable and able to provide for lifetime neighbourhoods. The location, design and layout of any new development should be considered in terms of adaptability and longevity. New development should provide places that support independent living for all, from the design of the streets to the adaptability of buildings. For larger developments, a range of homes should be provided with services and facilities easily accessible to ensure social inclusion. Travelroutes and the supporting infrastructure should be considered carefully in order to cater to a wide range of users, and the co-location of key services such as healthcare and social care facilities can allow for ease of access.

ADAPTABLE DESIGN STATEMENT CHECKLIST:

	Major Application	Local Application	Householder Application
Streets	✓	✓	X
Parking	✓	✓	?
Mix of Uses	✓	?	X
Mixed Tenure	✓	✓	X
Community Facilities	✓	?	X
Access for All	✓	✓	?

6. RESOURCE EFFICIENT

Energy Efficiency

New development should reduce reliance on fossil fuels through the use of alternative sustainable forms of energy production including energy storage solutions where feasible.

- Energy efficiency measures have been considered in order to achieve energy savings in new development or retrofit to existing development

Energy efficiency measures can include wall insulation, cavity insulation, solid wall insulation, loft insulation, floor insulation, double and triple glazing, water tank and pipe insulation and draft proofing

- Technologies that can be used to provide heat and electricity to a building, emitting low or no net CO2 emissions, have been considered and incorporated in the proposal where possible.

Heat pump at Mains of Mawcarse


Biomass plant at Crook of Devon

These can include, solar hot water, air and ground source heat pumps, micro wind turbines, solar photovoltaic (PV), biomass heating, Combined Heat and Power (CHP), efficient gas boiler and efficient appliances and communal or district heating

The Council's Environmental Health and Development Management teams should be consulted at the earliest possible opportunity in order to fully consider any potential impacts when selecting renewable and low carbon energy options. Supplementary Guidance on Renewable and Low Carbon Energy providing further infomration is expected to be published later this year.

Passive Design

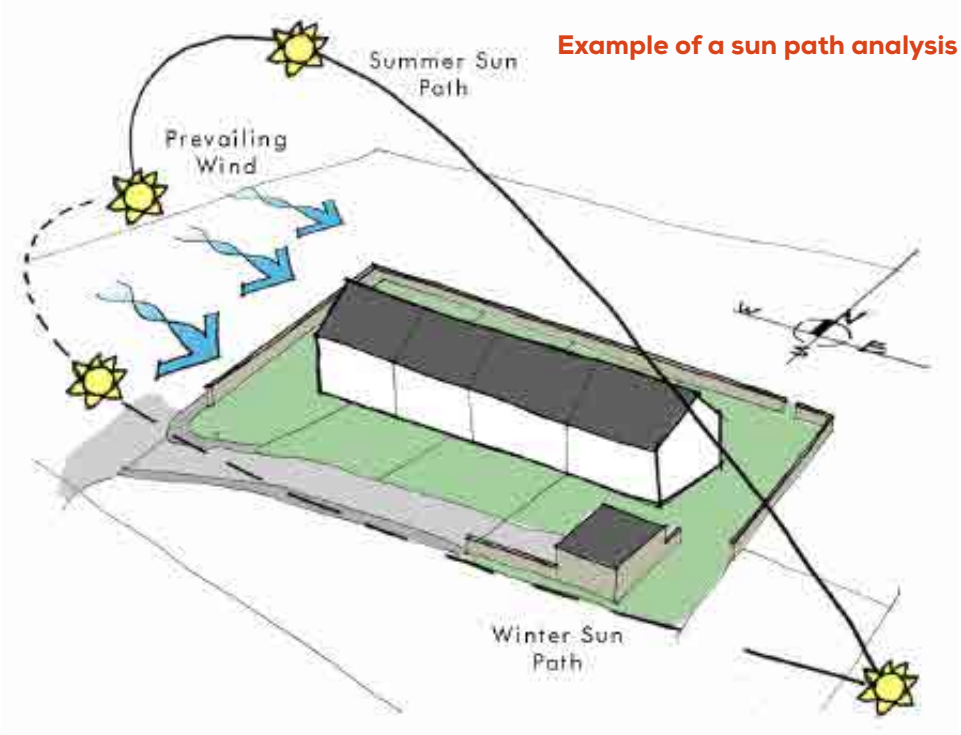
The principles of sustainability should be incorporated in the design, layout and orientation of new neighbourhoods, streets as well as individual dwellings.

- The layout of streets and/or the siting of building(s) maximise opportunities for solar heat gain, natural ventilation and daylighting throughout the year
- Street widths and building placement ensures that there is good daylight exposure to building frontages and key public spaces - wider east-west streets will expose south-facing buildings, allowing for good day lighting and natural heating

Skylights, light monitors, clerestories, light shelves, light tubes, atria, courtyards, and glass or glass-block partitions and doors all contribute to increasing natural light in buildings. Technologies that can be used to provide heat and electricity to a building, emitting low or no net CO2 emissions, have been considered and incorporated in the proposal where possible.

- Landscaping and planting is designed to reduce exposure to wind, provide shading and mitigate against the `urban heat island` effect

Deciduous trees can be planted near buildings to provide shade in the summer, whilst allowing heat and light through in the winter. 'Wind cowls' can be placed on the roof of buildings which respond to breezes and circulate air through the building.



Example of a sun path analysis

The microclimate of a development can assist in the usage of both inside and outside space and provide natural energy sources in terms of lighting and heating. A response to this microclimate is therefore integral to creating sustainable development that works in the long-term. Working with the existing landform, streets should be aligned against the prevailing wind direction to avoid wind tunnels. Furthermore, buildings should have a southerly aspect for private spaces and living room, taking advantage of the maximum hours of daylight.

Construction & Materials

New development should maximize the use of materials from sustainable resources and the use of sustainable construction methods. Materials to be used in construction projects are responsibly sourced and are sourced from local suppliers wherever possible. The Council will also encourage the use of recycled materials on site. The proposal should minimise the impact (e.g. noise and air pollution) of construction activities on its neighbours.

Existing and new watercourses or water bodies, including SUDS, as a basis for a green corridor, can provide recreational and wildlife resource. Buffers and appropriate planting can provide for wildlife shelter and movement, with paths kept to one side.

Construction waste is limited as much as possible in order to reduce environmental impact and also save on significant costs of landfill.

On-site waste can be minimised by:

- **Design that utilises whole units of construction materials**
- **Appropriate storage of materials on site - minimises loss of re-usable material**
- **Separate out waste materials at source to aid re-use on site or recycling**
- **Wood or natural materials can be utilised for composting and/or biofuel energy generation**

The production of a Site Waste Management Plan (SWMP) for a proposal can help reduce the amount of waste produced during the construction phase and manage site waste more efficiently. More information can be found here.

The issues outlined above should be considered within a 'construction management plan' which will generally be covered by planning condition for major developments.

Retrofitting Sustainable Design

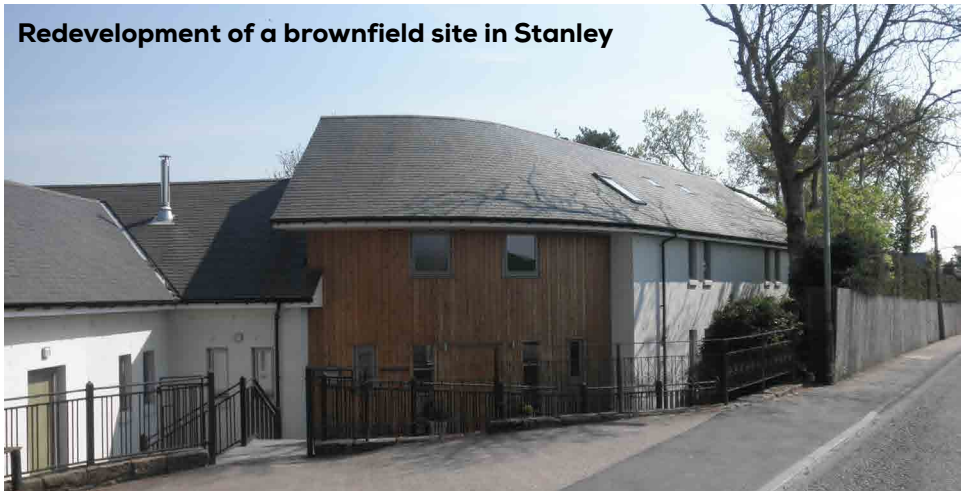
New build development represents approximately 1% of the total housing stock each year, highlighting the importance of addressing the sustainability of the existing housing stock. There are a number of technologies that can contribute to the reduction of carbon emissions from the existing housing stock. These technologies are generally focused around energy efficiency in premises through increasing the thermal efficiency of a building so that less energy is required.

Improving efficiency is a combination of improving insulation and using the most efficient way of producing heat and energy. Measures such as cavity wall insulation, micro Combined Heat and Power (CHP), solid wall insulation and air/ground source heat pumps have the potential to achieve large carbon savings and some funding streams are available for such initiatives. Despite a high up-front cost there are long term economic benefits for the property owner through energy cost savings.

Previously Developed Land

Developments located on brownfield sites can contribute to sustainability as they make the most efficient use of previously developed land. Retaining existing buildings can be more sustainable than demolishing and rebuilding, which has associated embedded carbon emissions. Further, sustainable design and construction lends itself easily to refurbishment schemes, offering cost effective opportunities for development.

Previously developed land also tends to be well served by an existing sustainable transport and utilities network, reducing the need to redirect services and the energy needed to do this. Contamination, however, is a key consideration when developing on brownfield land and sites must be fully assessed for potential contaminants prior to development.



Redevelopment of a brownfield site in Stanley

Historic Environment

Approximately 19% of Scotland's housing stock was built before 1919, long before Carbon Emissions Reduction Targets, Building Regulations and Energy Performance Certificates were enacted. It is therefore important to consider the energy efficiency of historic buildings to discover possibilities to reduce their carbon footprint. At the same time it is important to consider the conservation and preservation of the character and appearance of historic buildings.

Historic Environment Scotland have recognised the importance of improving the efficiency of Scotland's historic building stock and provided guidance on the subject.

Steading conversion at Cuthill Towers uses the original buildings

Recycling Facilities and Initiatives

It is vital to minimise the waste produced from a development once the buildings are lived in. In terms of water usage, harvesting rainwater using run-off from roofs can provide an alternative source for grey water or irrigation. On-site composting and recycling should be provided if possible and any storage needs for recycling should be designed sufficiently to provide good access for collection. These issues need to be integrated into any design scheme at an early stage.

Innovative design at Wolfhill with green roofs

RESOURCE EFFICIENT DESIGN STATEMENT CHECKLIST:

	Major Application	Local Application	Householder Application
Energy Efficiency	✓	✓	?
Passive Design	✓	✓	?
Constrcution & Materials	✓	✓	?
Retrofitting Sustainable Design	?	?	X
Recycling Facilities	✓	?	X

Technical Guidance on Placemaking

5

The following is guidance on how to approach specific types of planning applications in relation to placemaking principles. These can be treated as part of the Placemaking Supplementary Guidance but also as standalone documents that will be updated as and when required. The guidance covers the following application types:

- Householder Applications
- Masterplanning
- Shopfronts & Advertisements
- Urban Infill
- Windows & Doors in Listed Buildings & Conservation Areas

Any issues regarding **Housing in the Countryside** are dealt with in the **Supplementary Guidance** produced seperately.

Householder Applications

An extension to a building can be conceived to either appear as an integral part of the original architecture or, alternatively, it may be of a contemporary or contrasting design. In the former, an extension may go unnoticed. In the latter case the extension would purposefully be different yet aim to be equally compatible and complementary. It is not often appreciated that the best extensions are architecturally attractive in their own right. Both approaches require particular skill and the Council recommends that you seek professional advice from someone trained and experienced in designing buildings. A well designed extension can enhance a property.

Permitted Development

Certain types of development can be carried out without planning permission. This is known as permitted development, and covers a wide range of minor developments. While there may be instances where planning permission is not required, the following Council guidelines are best practice and should be considered in the context of any proposal. You can find more out about permitted development rights here.

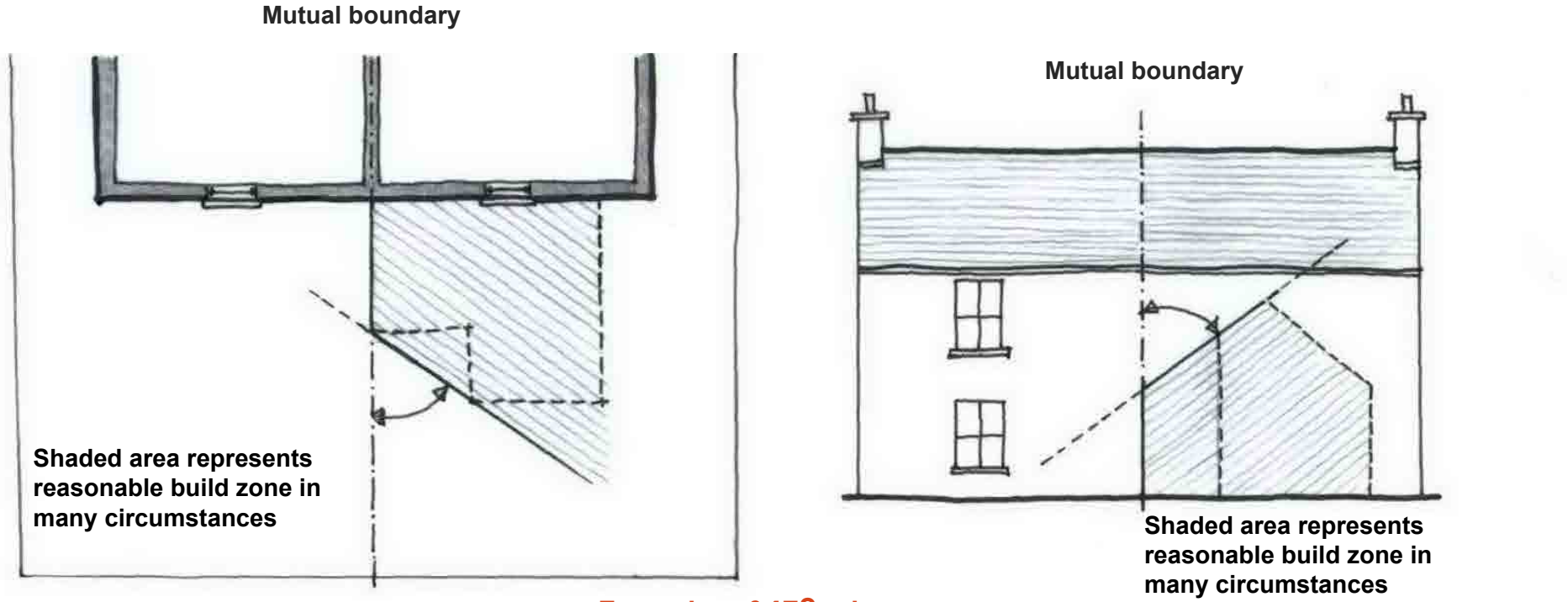
Effects on Neighbouring Property

Extensions can intrude, to a greater or lesser extent, on the privacy and amenity of neighbours. The more closely spaced dwellings are, the more important it is to consider the amenities of occupiers of adjoining houses and gardens. Privacy may be infringed through the construction of an extension which allows direct views into a neighbouring property or a secluded garden.

Extensions must be carefully sited to avoid undue loss of daylight or sunlight to the habitable room windows and private garden ground of the neighbouring property (particularly when affected garden is small); the appearance and orientation of the extension must be considered from the neighbour's house or garden.

An extension built directly along a boundary line may be acceptable with the agreement of the neighbouring property but you need to think about long term access and maintenance. There may be an opportunity for neighbours to share a party wall and consequent drainage arrangements for their mutual benefit.

Overshadowing



Examples of 45° rule

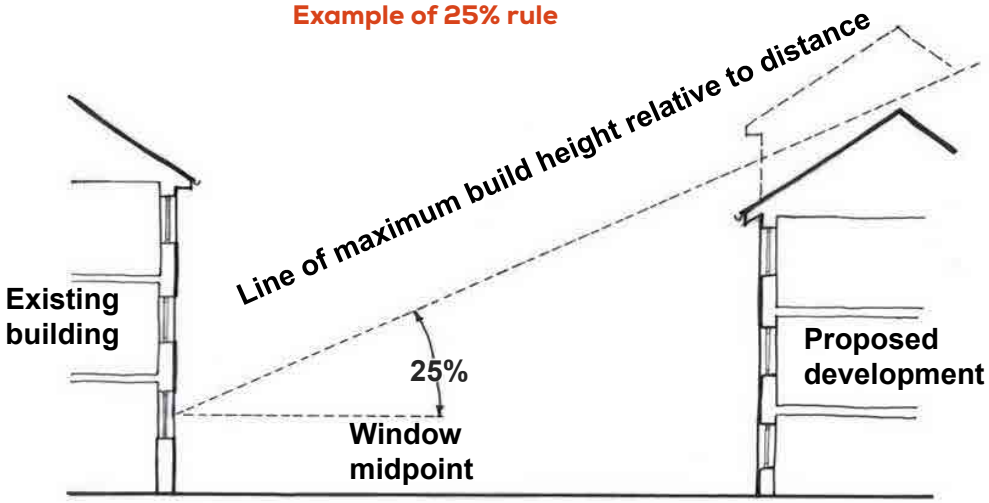
A single storey rear extension of 4m depth, from the original building's rear wall, would in many circumstances be acceptable; even if directly on a property boundary. Thereafter the extension would have to step back from the boundary at an angle of 45 degrees from a point 4m from the original back wall of the property.

Some relaxation of these standards may be considered where the extension is to the north of an affected neighbour or not impacting on a neighbouring habitable room window.

Daylight

The climate of northern Britain relies heavily on diffuse sun light as the principal source of daylight. The availability of natural light can be anticipated by the resultant block form of a building, its topography, aspect and relationship to surroundings. Any proposed extension should maintain and allow for a reasonable level of natural daylight to internal living space of a neighbouring residential property. Established practice determines that 25° is a suitable maximum obstruction path which should be afforded directly to a front or rear aspect. Beyond this point, windows to living spaces may become adversely affected through relative shadow paths.

Example of 25% rule



Overlooking

- Windows should be located to avoid, or otherwise minimise, overlooking adjoining houses and private gardens.
- Overlooking may in certain occasions be resolved through the use of rooflights or boundary screening as appropriate.
- Balconies above ground floor level, roof gardens, decking and raised patios will generally be resisted where they diminish the privacy of neighbouring houses and gardens or raise safety concerns.
- Windows of habitable rooms should generally be a minimum of 9m from rear boundaries which they overlook unless adequate and appropriate screening is utilised.

Scale, Shape and Form

Extensions should respect the shape, scale and proportions of the existing building and relate to the roof pitch and original building depth.

- In most cases an extension should be a subordinate addition in all respects.
- New roof ridges should not normally exceed the height of the original. A new ridge line which is set lower than that of the original will generally be more acceptable.
- Extensions should seek to achieve a building depth which respects traditional building forms and avoids dependence on artificial lighting and ventilation.

Detailing

Detailing is key to the successful integration of designs for extensions. Extensions to older properties may benefit from matching stone coursing and mortar specification. Details can determine the character of a building; over-elaborate detailing on an extension where the original architectural style is of a seamless and modest appearance would be inappropriate. Details such as lintels, sills, eaves and verges have to be carefully considered to help integrate any proposed extension.

The Scottish Government provides further details about householder applications here.

Modern extension on traditional building reflecting the simple vencular of the original building

Materials

The Placemaking Guide emphasises the importance of using appropriate materials to the surrounding context. When it comes to extensions, using materials that reflect the existing building helps to create a harmonious addition.

Timber extension blends in sympathetically with the stone building whilst using a contraasting material

When designing your extension:

- Choose materials characteristic of the existing building.
- Ensure that the colour of the materials is harmonious with the exiting building.
- Chose high quality materials that are sustainable and long-lasting.
- Recycle materials whenever possible and avoid unsustainable materials whenever possible.

Types of Householder Applications

There are a range of householder applications that require careful thought before making an application. The following section provides some guidance the issues that a planning officer will consider when assessing a submission.

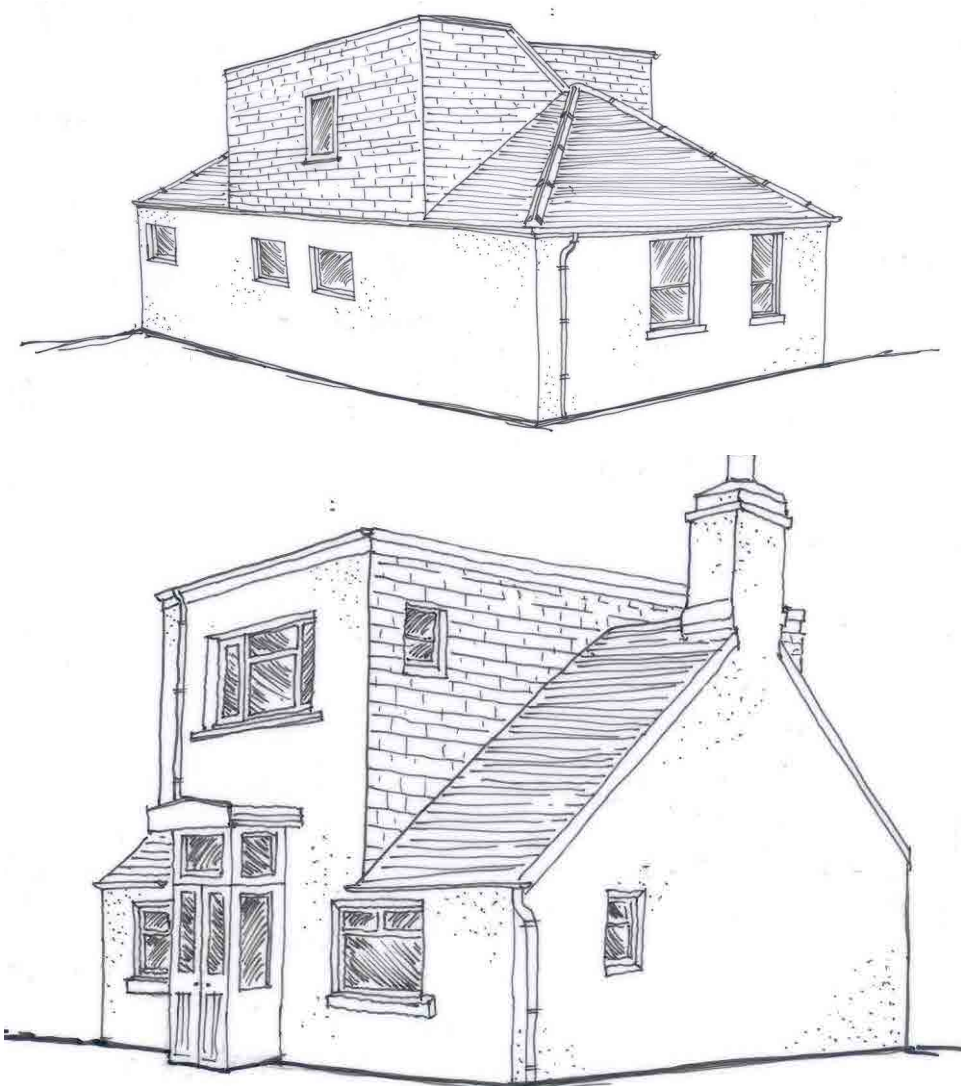
Roof extensions and alterations

It is important that roof extensions and alterations fit with the local street character. Think carefully about the context before:

- Converting an existing hipped roof into a gabled roof.
- Altering the streetscence by changing the roofscape and space between buildings.
- Creating over dominant dormer windows.

An appropriate dormer extension should as a minimum:

- Be set below the ridgeline of the roof.
- Be set back from the wall-head.
- Be generally of pitched roof form.
- Be physically contained within the roof pitch.
- Relate to windows and doors in the lower storey(s) in terms of character, proportion and alignment.
- Have the front face predominantly glazed.
- Not extend more than half the length of the roof plane.



Poor responses to roof pitch

Front extensions

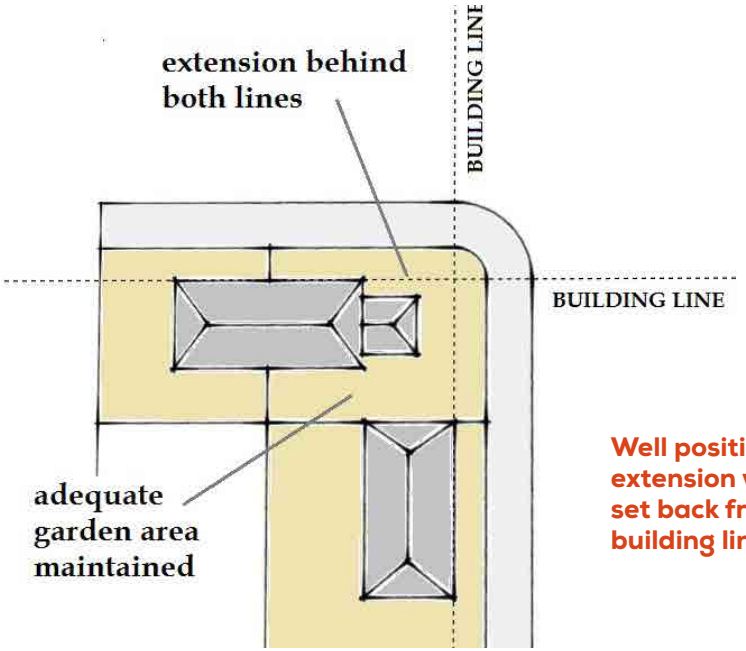
Front extensions should generally be avoided, in particular:

- Where they dominate the principal elevation of the property
- Where visual impact on an established streetscape is evident

However:

- Modest porches or canopies may be an acceptable addition, providing that the rhythm of a repeating streetscene is not impaired. A well designed porch can occasionally enhance the character and appearance of a dwelling.

Modest porch painted to match the windows



Well positioned side extension which is set back from the building lines

SIde extensions

- Provide an adequate and distinct separation between properties.
- Set back the extension from the frontage of the building to establish subordination to the existing building.
- Lower the roof ridge level on extensions to establish a separate identity to extension.
- Ensure that windows on extensions provide adequate light whilst ensuring privacy to neighbouring properties.

Rear extensions

- Appropriately designed rear extensions are generally preferable to side and front extensions, particularly on traditional and historic properties.
- If the plot and original building can accommodate it, then a two storey extension may receive planning permission providing the design is satisfactory and there is no unacceptable loss of sunlight, daylight or privacy to adjoining properties.

Rear extensions can provide greater opportunites for contemporary design

Conservatories & sun rooms

- Designs should be site specific and proportionate to its location. Choose materials appropriate to the building.
- Site conservatories to the rear of properties and of an appropriate height.
- Proposals for a new conservatory on a listed building should ensure that the original stonework inside a conservatory remains unpainted and that the colour and materials of the conservatory respects the building and wider area.

Outbuildings & garages

Generally, these buildings should:

- Be subordinate to the original building and should not obscure the approach to the house.
- Be set back from the frontage.
- Be built with materials which respect the house and its surroundings.

Balconies, roof terraces and decking

Generally, balconies and roof terraces should avoid:

- Being located too close to boundaries.
- Overlooking neighbouring properties.
- Dominating or detracting from the appearance of the house.
- Over-dominant lighting that adversely impacts on neighbours.

Decking

Generally should be designed:

- Close to ground level, whilst working with garden levels.
- Of a simple design (including barriers and steps).

Flues & fuel storage facilities

Whilst wood burning stoves and biomass boilers located within the house do not require planning permission, the flue and any fuel storage facility may require permission. It is best to check with the Council before installation. A building warrant will be required to cover installation, the flue and fuel storage. This advice covers domestic stoves and boilers up to 45kW (heat) output.

Decking that works well with garden levels

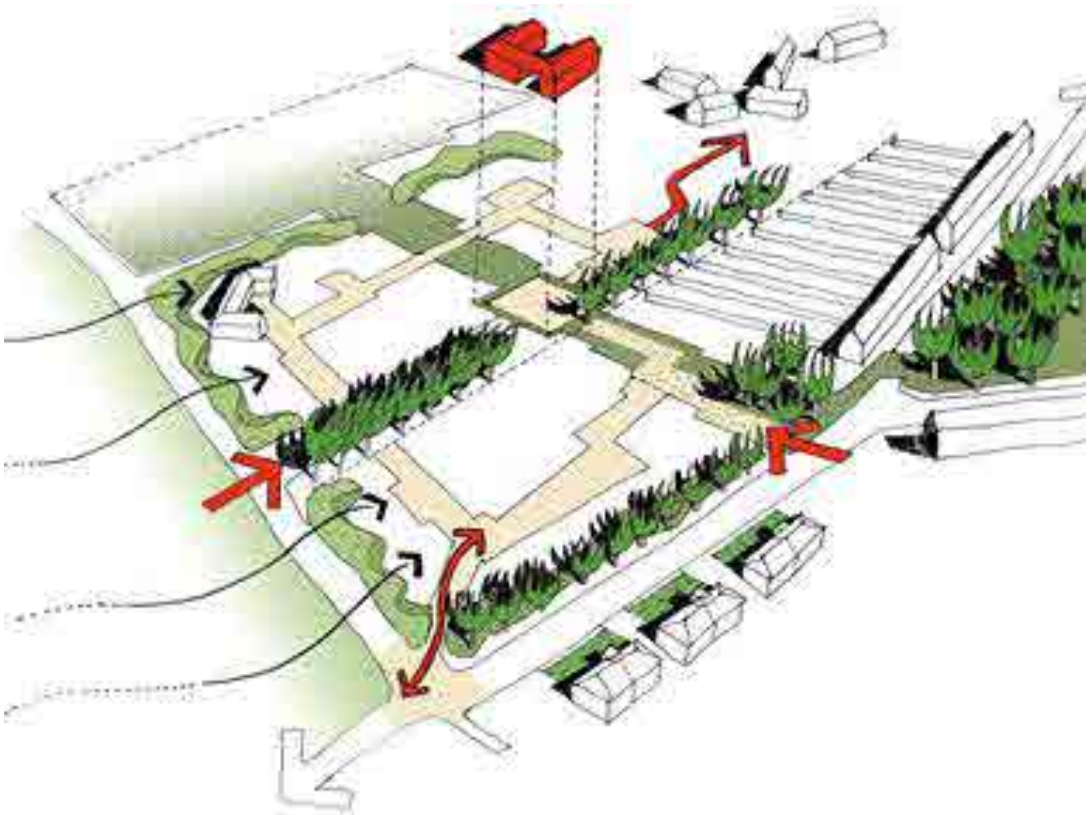
Masterplanning

A Masterplan is not simply a document, a layout or a vision for a site. A Masterplan is a process that requires to be undertaken in order to reach the decisions, the vision, the layout that you determine for a site. The following section provides a checklist of what Perth & Kinross Council requires in terms of a Masterplan.

Muirton redevelopment Masterplan provided a clear framework from the outset that was then delivered in phases

- **Engage with the local community. How does the proposal relate to local needs and aspirations? Read more on Community Engagement here.**
- **Initiate pre-application discussion with the Council to discuss early design decisions, open space requirements and road layouts.**
- **Confirm requirements on access and services with key agencies.**

THE MASTERPLAN PROCESS:



Concept sketch indicating movement patterns and open space connectivity (Proctor & Matthews Architects)

1. Determine the status of your site

- Check LDP for designations & any site specific requirements
- Identify relevant policies and guidance
- Establish site ownership and identify key stakeholders

2. Develop initial idea and design concept

- Study the wider context and site features to draft an appraisal
- Form a vision for the project and identify aims and aspirations
- Prepare conceptual design and initial sketches
- Draft your Implementation Strategy
- Start the pre-application consultation process early and leave room for flexibility and input from stakeholders

3. Finalise the detailed proposal

- Take the outcome of consultation on board and continue discussions with key stakeholders to refine the detailed proposal
- Go through the development checklist below to make sure your proposal meets all the requirements
- Complete the Sustainability Statement

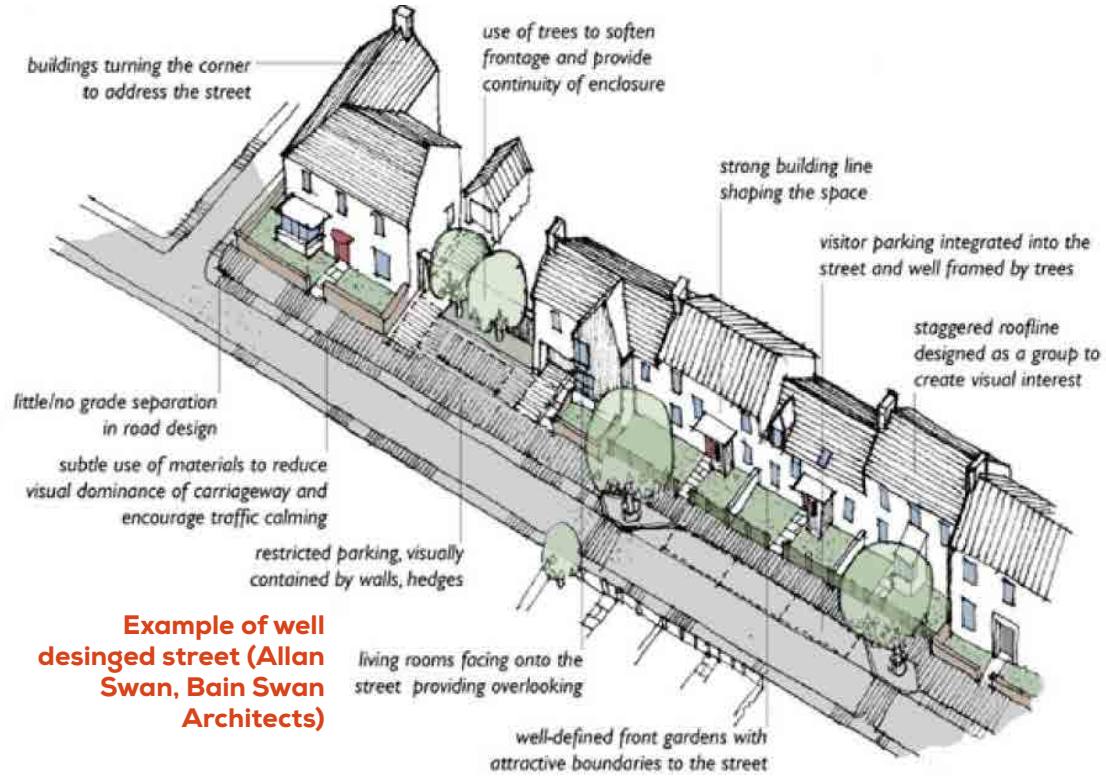
4. Submit planning application

- Show how the proposal evolved throughout the design process
- Have a look at the submission checklist. Make sure drawings and illustrations are clear and easy to understand

Distinctive

- Materials, colours and details fit in with the character of the area.
- Historic features such as listed buildings and their settings are preserved where possible and incorporated with the proposal.
- Appropriate boundary treatment is used to define new settlement edge and provide a clear division between public and private space.
- The proposal provides active frontages to the street and attractive private spaces to the rear.

Use 3D visuals to illustrate heights and massing and materials (Proctor & Matthews Architects)



Example of well desinged street (Allan Swan, Bain Swan Architects)

- Density, scale, height and massing are appropriate for the given context without creating a poor imitation of what exists.
- The development creates new points of interest (e.g. key views, distinctive design) to help people navigate around the site.
- Street furniture is designed well and located carefully to avoid clutter.
- Enhance streetscapes and car parking with wide pavements or shared surfaces, street-trees or swales.

Safe & Pleasant

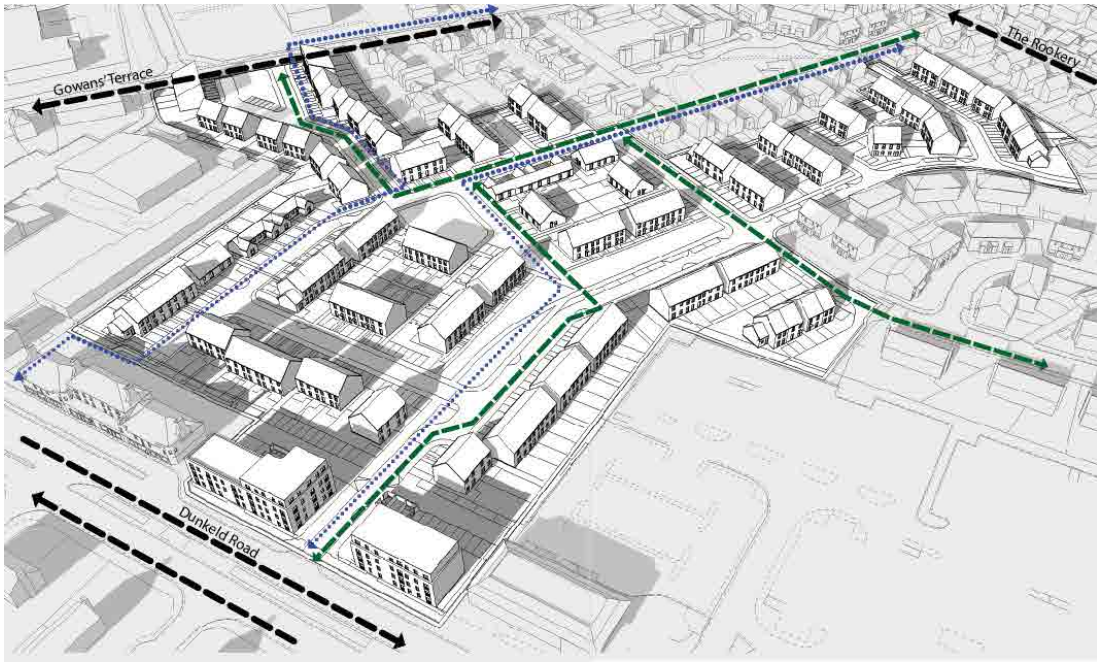
- Flood risk has been considered and mitigated against. Drainage and SUDS are considered from the outset and are designed, based on the existing natural drainage patterns and as part of the wider green infrastructure
- The arrangement of buildings encourages various road speeds and natural traffic calming.
- Front gardens, especially on prominent frontages and gateway points are retained and parking is provided to the rear.
- Public spaces, streets and paths are well-lit and they are overlooked by windows providing natural surveillance

SuDS basin deisnged as part of wider amenity space. Planting increases biodiversity value.

Open space in Muirton has been desinged to be overlooked and reduce road speeds

Easy to move around and beyond

- The proposal has a street pattern that connects strongly to the existing settlement and improves connectivity - cul-de-sac layouts should be avoided.
- The hierarchy of roads and pedestrian routes and sizes of urban blocks create accessible places which are easy to navigate.
- The proposal fits in with the existing built form and enhances the connectivity of streets and green spaces.
- Public transport nodes in the vicinity of the site are graphically represented and are easily accessible from the development.
- Opportunities have been taken to create a walking and cycle friendly infrastructure and connect to existing active travel routes.
- Existing natural features such as hedgerows, trees or watercourses have been surveyed and incorporated in the right locations with the layout and design of the proposal - shelter belts and wildlife corridors are retained with adequate buffer space around them and connections are enhanced.
- The layout of access roads should respond to landscape views by creating vistas and aim to create a distinct and legible non-labyrinthine pattern that helps orientation by providing foci and visual and spatial continuity including some larger scale continuous connections across a site and into other neighbourhoods, overall providing a clear hierarchy of roads that differ in their function, length and width.
- The proposal includes a highly functional network of walking and cycling paths forming larger connections across and beyond the development, linking points of interest and greenspaces. These should be wherever possible be separate from vehicular traffic and aligned with proposals for green networks and greenspaces and connect into existing routes .



Sketch shows public transport routes and movement patterns. There are clear connections to the subsequent phases of development (Barton Willmore & Urban Union)

Visulisation drawing of Bertha Park set in surrounding landscape demonstrating planting and open space (Springfield)

Welcoming

- The proposal fits into the landscape and the natural topography and is designed to avoid excessive re- levelling or terracing of the site. It introduces or reinforces structural landscaping where appropriate.
- Connectivity between different phases of development is considered.
- Open spaces are biodiverse, safe and maintenance efficient.
- All open space has a purpose and defined function - they are connected, creating a network of blue and green infrastructure.
- Planting and landscaping requirements have been met.
- Open spaces and streets are designed holistically with a clear framework and hierarchy.

Adaptable

- In mixed use areas compatible uses are located beside one another.
- The built form is flexible and allows for changes over time.
- Residential tenures are mixed throughout the site while keeping a consistent, high-quality design.
- The proposal supports local infrastructure and contributes to the improvement of facilities where possible.

Resource efficient

- Buildings and public spaces are orientated to maximise solar gain and views to the wider landscape or greenspaces.
- Shelter is maximised by the topography of land, trees and buildings.
- Renewable energy solutions have been incorporated.
- Local materials are used where practical in order reduce the development`s carbon footprint.
- Recycling facilities and initiatives have been incorporated.

Solar panels and planting visulised for Bertha Park (Springfield)

Checklist of reports for Masterplanning:

- **Technical data (e.g. Drainage Impact Assessment, Flood Risk Assessment etc).**
- **Record of Community Engagement.**
- **Design & Access Statement.**
- **Landscape and Visual Impact Assessment.**
- **Form & layout.**
- **Visual representation of the development (3D model, graphic illustrations etc).**

Shopfronts, Advertisement and Signage

A wide variety of types and styles currently characterise and may be considered acceptable within Perth and Kinross streetscapes. In each case, it is important that a shopfront is designed within its wider street elevation context and integrates or successfully relates to the architecture of the building.

Historic and modern shop fronts

- Proportions, detailing, colours and materials all add to the quality of a building or streetscene.
- Listed buildings and unlisted buildings in conservation areas and existing historic shopfronts and signage should always be retained and repaired.

Contemporary shopfront with a high quality material finish

Where historic shopfronts have previously been altered unsympathetically, applicants are encouraged to repair and reinstate missing elements. New shopfronts should seek to:

- Reinstate the historic design where evidence for this exists (e.g. from historic photographs or where original shopfronts remain in a uniform group).
- Respect the historic design, proportions and materials of the building and the wider group.
- New shopfronts of contemporary design of high quality may be acceptable where this respects its context and can be introduced without undermining the uniformity of a group composition.

Restoration of historic shop front

Inappropriate boxed and internally illuminated deep fascias, out of scale with their buildings

New lettering sensitively designed and installed on historic fascia, both in scale and in keeping with shopfront

Signage and advertisement

Appropriate projecting sign with quality materials and detailing

- Remain within the limits of the historic proportions of the shopfront and fascia.
- Use appropriate materials, usually traditional or natural materials including timber, paint and applied metal.
- Have sensitively designed and integrated illumination - on many listed buildings and in important group compositions, illumination may not be acceptable at all.
- Plastics, deep box-type fascias, internal illumination should be avoided.
- Projecting signs should be sensitively attached to the façade, normally at fascia level and avoiding important architectural elements - there should generally only be one projecting sign per elevation.

Canopies

- Awnings or canopies on historic buildings should only be installed where they will not harm the character of the building or street elevation.
- Where acceptable they should be of a traditional, retractable canvas design with the roller box recessed into the shopfront.

Shopfronts can often be enhanced with outdoor displays. However, they must not block the street or prevent access to the shop. If you wish to place non-permanent features or displays on the street, ensure you speak with PKC beforehand.

Dutch blind or canopy (left), which is not a typical detail found in the Perth& Kinross area. The reinstated projecting (retractable) canopies in the picture to the right are more in keeping with the historic canopies found in the area.

Urban Infill Development

Urban infill development is recognised as the practice of developing vacant or under-used parcels within existing urban or developed areas that are already largely developed. Many settlements or neighbourhood areas have parcels of vacant land within a settlement boundary which have been overlooked or left undeveloped for historic reasons. Where appropriate, infill development should look to involve more than the piecemeal development of individual plots. Looking at the wider area, an optimal infill development scenario should focus on the holistic development of joined up vacant parcels to serve and reinforce well-functioning neighbourhoods.

There are two areas of infill that this technical note will focus on:

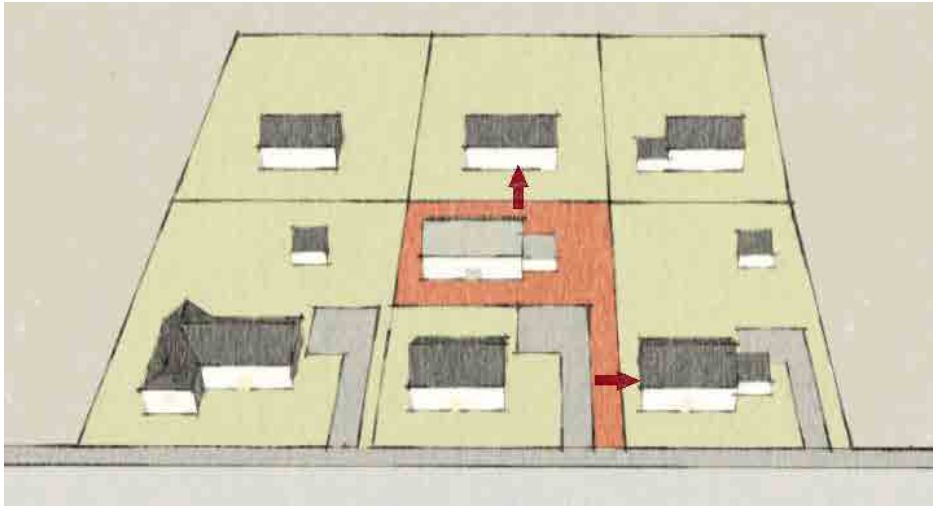
- Backland development
- Gap & Brownfield Sites

Tip: Don't forget to check if you need a bat survey as this may delay your application. See the Bat Survey Guidance for further information.

Backland development

Backland development consisting of one or more dwellings situated immediately behind one another is generally unsatisfactory in any location, but particularly when sited on modest sized plots or sharing a single access due to associated problems with:

- overlooking
- noise and light disturbance
- general loss of amenity
- adverse impact on the character of the area



Example of backland development which is generally not supported. The amenity of neighbouring properties would be impacted by the new dwelling and additional driveway.

On exceptionally large plots it may be possible to achieve a sufficient separation between dwellings. There may be potential to add a sensitively designed new dwelling which appears subservient to the existing house.

Backland development may only be permitted where:

- a separate and satisfactory vehicular access can be provided;
- the amenity of both new and existing properties can be safeguarded;
- the proposal is subordinate or in keeping with the scale, density and character of existing development in the locality;
- the proposal conforms to other salient policy and guidance.

In every case, regard should always be given to the local building context, character, density and site specific circumstances.

Traditional tight urban form and historic building character provided this opportunity for a contemporary house on a backland site where a outhouse once stood

Gap & Brownfield Sites

Gap and brownfield sites can both contribute positively to the regeneration of a street or wider settlement, depending on the site scale, situation and proposed end use.

Be aware that in certain cases, development plan policy may dictate that a site should remain undeveloped or retained as open space for its wider amenity value.

Gap sites in Perth & Kinross commonly relate to one or two plots as part of an urban street, which have been previously developed or undeveloped.

Brownfield sites are previously developed sites and can include single house sites, right up to large former industrial sites, which may most appropriately be addressed by a masterplan, development brief or other salient development plan policy.

Any proposed development on a gap or brownfield site may only be permitted were:

- The proposal enriches and does not detract from the character and qualities of the existing built environment.
- The site size, form, density, architecture and the scope fits in with the character of the surrounding area.
- Any direct or indirect impact on landscape or biodiversity have been considered and mitigated.
- Environmental assessment of ground conditions and/or associated building contamination through historic site uses or associated building materials have been considered and the proposal is viable despite these constraints.

Positive examples of urban infill sites where contemporary design and traditional solutions fit in well with the historic streetscape.

Windows & Doors in Listed Buildings & Conservation Areas

These planning guidelines set out the main considerations when carrying out work to windows and doors in a listed building, or a traditional unlisted building in a conservation area.

Windows

- Planning permission is required for replacement windows in a conservation area.
- Listed building consent is required for replacement windows in a listed building.
- A building warrant may also be required – contact the Building Standards service for further advice.

Replacement windows, double glazed but retain slim, elegant Georgian proportioned astragals

Windows are a vital part of a building's character. By replacing them using a different style or material, it can have a negative effect on the appearance of the building. Small changes may only affect one building, but many small changes over time can be detrimental to the character of a whole area.

In many of the domestic properties in Perth and Kinross the traditional window is timber sash and case. This type of window has been in continuous use since the late 17th century, and while styles may have changed over the years, it is a testament to their effectiveness and construction that they have survived for so long.

Timber windows differ greatly in terms of their style and detailing. Some older properties may have leaded windows or casement windows that open inwards and are manufactured of timber, cast iron or later, steel. In Georgian buildings, round-headed windows and semi-circular fanlights often feature; and in Victorian and Edwardian buildings, stained glass can be an important element of windows and doors.

It is an offence to alter the character of a listed building without permission, and this applies to replacement windows. Work that alters the character of a listed building requires Listed Building Consent which is issued by Perth and Kinross Council.

Development Checklist

On receipt of an application we will consider whether the proposals protect and enhance the traditional character and appearance of a listed building or conservation area. Where the work relates to a tenement or flat it should be ensured that new windows are in keeping with the original scheme, in order to retain uniformity.

Where it is proposed to replace windows in a listed building, justification will be required in order to process the application. This should take the form of an illustrated report setting out the condition of each window and the reasons for its replacement.

In listed buildings:

- Retain and repair existing traditional windows where possible.
- Ensure that replacement windows match the original in every detail including materials, design, opening method and paint finish.
- Take the opportunity of installing appropriate new windows where the existing windows are modern replacements not in keeping with the building.

In unlisted buildings in conservation areas:

- In listed buildings and conservation areas the use of external secondary glazing and plant-on or sandwich astragals (non-structural astragals applied to the glass surface) is not acceptable.
- Ensure that replacement windows on the front and all sides of the building visible to the public match the original as closely as possible.
- Take the opportunity of installing appropriate new windows where the existing windows are modern replacements not in keeping with the building or area.

Unacceptable replacement window with flat, wide astragals (left) & original window requiring some repair only (right), both first floor found in the same property

Issues and considerations

Repairing and upgrading existing windows

When considering repairing or replacing timber windows, a professional with experience of working on historic buildings should always be consulted.

It may be cheaper to repair and upgrade existing timber windows and features such as shutters to modern standards rather than to replace them, and retention of original features is always preferable in historic buildings or areas because it retains character and authenticity. Appropriate repairs will often improve the thermal efficiency of your home without the negative effects that may result from the use of inappropriate modern materials.

Retaining and repairing existing windows is a sustainable way of improving your home. Many timber windows and doors have lasted over 200 years. In contrast, some modern windows may only last 20 years and when they fail, replacement of the whole unit is often necessary.

Original crown or cylinder glass may remain in timber windows. This has a subtle, rippled effect that cannot be created in modern glass and adds greatly to the character of a building. Every effort should be made to retain it.

While many windows have been painted brilliant white since the 1950s, the use of shades of blue, greys, green, dark red, brown and off-white are traditional and will be encouraged where there is evidence of a colour having been used in the past, e.g. through paint sampling. The unity of whole buildings or blocks should be ensured, and the impact a change of colour may have on a conservation area taken into account. Colours will be agreed in writing with the Council prior to painting and the colour to be used will normally be specified by its BS number rather than trade name.Modern stained finishes are not acceptable.

Replacement windows

If windows have deteriorated to the extent that repair is no longer viable, replacement windows should replicate the original in every respect. They should be fitted in the same plane as the originals, made up of timber sections (the profile and dimension of which match the originals), and have the meeting rails in the same position as the originals. Mullions (vertical dividers that separate windows) should be retained.

Poor response to traditional sash and case window

Doors

- Planning permission is required for replacing external doors or changing the paint colour of doors in a conservation area.
- Listed building consent is required for replacing external doors or changing the paint colour of doors in a listed building.

Doors and their associated features such as steps or surrounds are a vital part of a building's character. By replacing them using a different style or material, it can have a negative effect on the appearance of the building. Small changes may only affect one building, but many small changes over time can be detrimental to the character of a whole area.

Traditional doors are generally painted pine or oak, with the design dependent on the building type but usually a variation on vertical boarding or panelled construction. There may be a storm or outer door with an inner vestibule and internal glazed door.

Development Checklist

On receipt of an application we will consider whether the proposals protect and enhance the traditional character and appearance of a listed building or conservation area. Where the work relates to a tenement or flat where there is more than one entrance door it should be ensured that new doors are in keeping with the original architectural design, in order to retain uniformity.

In listed buildings:

- Retain and repair existing traditional doors where possible.
- Ensure that replacement doors match the original in every detail including materials, design, glazed elements, ironmongery and paint finish.
- Take the opportunity of installing an appropriate new door where the existing is a modern replacement not in keeping with the building.

It is an offence to alter the character of a listed building without permission, and this applies to replacement doors. Work that alters the character of a listed building requires Listed Building Consent which is issued by Perth and Kinross Council.

In traditional, unlisted buildings in conservation areas:

- Ensure that replacement doors on the front and all sides of the building visible to the public match the originals as closely as possible.
- Take the opportunity of installing an appropriate new door where the existing is a modern replacement not in keeping with the building or area.

Two positive examples, where replacement doors enhance the appearance of the historic building & conservation area

The choice of colours on door and window frames impacts on the original symmetry of the building

Issues and considerations

- It may be cheaper to repair and upgrade existing timber doors and associated features to modern standards rather than to replace them, and retention of original features is always preferable in historic buildings or areas because it retains character and authenticity. Appropriate repairs will often improve the thermal efficiency of your home without the negative effects that may result from the use of inappropriate modern designs or materials.
- Retaining and repairing existing doors is a sustainable way of improving your home. Many timber windows and doors have lasted over 200 years. In contrast, some modern doors may only last 20 years and when they fail, replacement of the whole unit is often necessary.

Placemaking Action Plan

Monitoring

The Placemaking Guide will be monitored and reviewed in terms of its value to Development Management, Developers, Elected Members and Communities. This will be implemented through annual workshops discussing the successes and weaknesses of the guidance in terms of the planning application process. A placemaking evaluation toolkit will also be undertaken using the guidance checklists as the basis of the assessment.

Design Panel

The Council will investigate the establishment of a Local Design Review Panel to support the Placemaking process when assessing planning applications. This will be attended by a range of representatives who have an understanding of the local context, or/and have professional experience, and who can add constructively to discussions on projects. The review process recognises that high qualities of architectural and urban design are key objectives for the planning process and that design is a complex matter. The benefit from informed advice at an early stage will assist projects as they move into the more formal planning process.

Design Training

The Council intends to organise a programme of design training for Elected Members, Officers, Developers and Community Councils. This will help to raise awareness of the importance of good placemaking. There should be a rolling programme of training, ensuring that it captures as wide an audience as possible. This, in turn, aims to raise the standards of design in Perth and Kinross.

Design Awards

The Council aims to promote a set of Design Awards that will celebrate good placemaking in Perth and Kinross. This will highlight good practice in the area and raise awareness of Council's aspirations in terms of quality design. The placemaking evaluation toolkit will be used as the basis for these awards.

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.

You can also send us a text message on 07824 498145.

All Council Services can offer a telephone translation

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