

2.9.12 Design code drawings

Illustrations for design code documents should express key concepts in a way that is readily understood by non-specialists as well as by the professional teams involved in designing new developments.

They typically include diagrams defining the design parameters for layout and buildings.



Frontage Conditions

Dwellings on corners

To achieve good over-lookage of the street consider turning the orientation of end houses by 90 degrees.

Consider increasing over-lookage by extending building line around corners with the use of wide frontage house types.

Apartments 'seen in the round'

Apartments commonly seen from many angles should be designed in the round with minimal blank front walls. The pitch point to POSA provides the opportunity to deliver buildings with several prominent facades.

All highly visible facades should be designed as fronts with habitable room windows providing over-lookage of all publicly accessible spaces and parked cars.

Public space of mews streets

Mews streets are located in the core of most parcels. They are shared surfaces with minimal definition of carriageway. The layout should emphasise a focal point as a local area of play with seating and trees where possible. The space will also include parking and access to parking. Off mews parking can be either screened with walls and gates or under canopies.

Parcels of sufficient depth should provide a number of dwellings within the mews street to provide over-lookage of the core of the parcel and access routes.

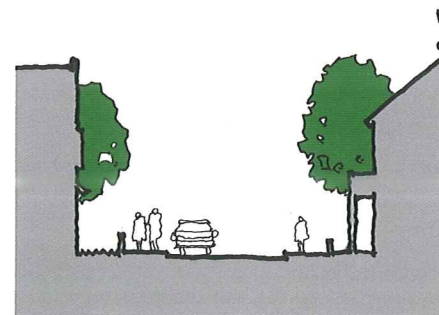
Although these spaces are of an intimate scale, they must retain good operational capacity for service and emergency vehicles without over-emphasising highway design standards.

Mixed-use buildings

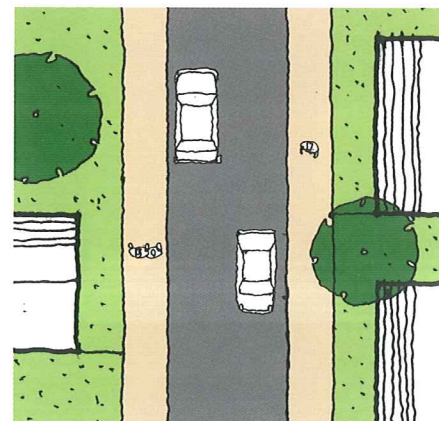
Buildings with a vertical mix of uses must be able to respond to changing demand over the long term. Ground floors require flexibility particularly to allow reorganisation between commercial and residential uses. Some basic considerations include -

- the organisation of circulation cores in line with Building Regulations;
- the aspect of potential ground floor bedroom windows;
- the management of nuisance between commercial and residential accommodation;
- a structural grid which supports open plan layouts;
- well zones which follow the structural grid;
- inclusion of set-backs level with surrounding surface materials;
- facades which should be designed so they can accommodate a variety of ground floor treatments, and show consistent proportions with upper floor facades; and
- ground floors with taller floor to ceiling dimensions may require split level arrangements with future change of uses.

Extract from a design code document



	2.0m	5.5m	2.0m	
	Footway	Carriageway	Footway	



Local street