

POLICY AR3:

ENCOURAGE ACCOMMODATION ABOVE SHOP UNITS

The use of upper floors within the Local Centre for residential purposes will be encouraged and supported where car-parking and refuse disposal facilities can be provided to an acceptable standard in line with Local Plan Policy 32 and the residential amenities of the area will not unduly affected.

In some cases, where retail and some other commercial uses are already established at ground level, planning permission is not required for the formation of flats on the upper floors of existing premises as part of the current 'permitted development' allowances contained within the Town and Country Planning General Permitted Development Order.

However, these provisions do not apply to all premises and in all circumstances, meaning that planning permission will still often be required to create additional dwelling units above existing commercial premises.

Policy AR2 seeks to encourage the provision of residential accommodation on the upper floors of existing commercial premises in the Anlaby Road policy area without floor space restrictions contained in policy GP8 above which could prevent some schemes going ahead.



Anlaby Road courtesy of AECOM

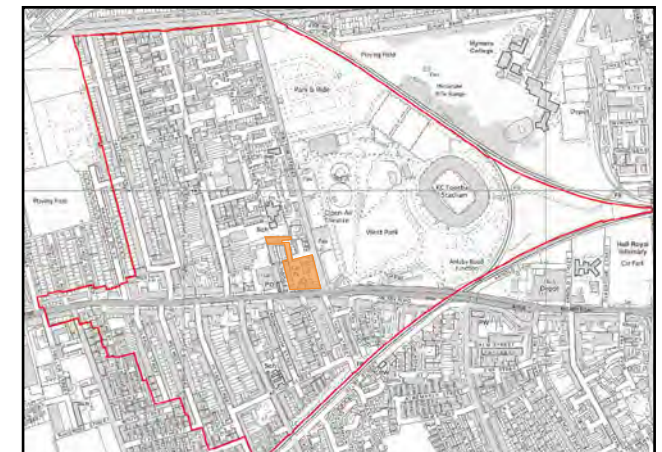
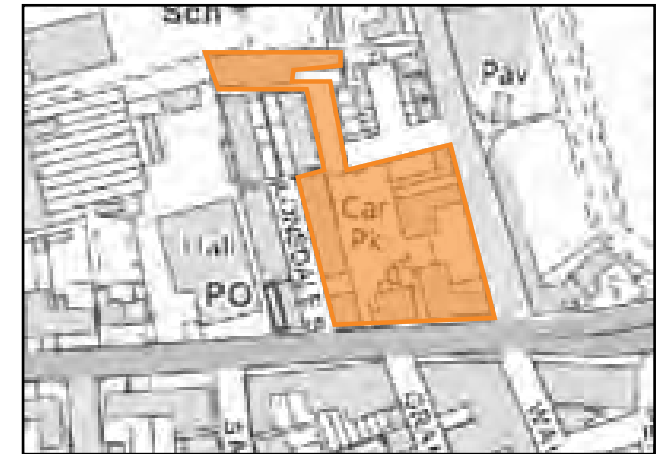
7.0 COMMUNITY HUB POLICY AREA

7.1 The Community Hub Policy Area has been identified in an attempt to consolidate existing and encourage new community uses in the area. A concentration of existing uses and the potential for new ones to become established around the Lonsdale Community Centre led to the identification of the Policy Area in the Neighbourhood Plan.

7.2 The Walton Street Leisure Centre is a City-Council owned building that is not being used to its full potential and is in need of substantial refurbishment. In light of this, the Neighbourhood Plan seeks to encourage its re-use for appropriate leisure and community-based purposes as part of the Community Hub proposals, provided that local amenities are not adversely affected by such development.

7.3 The Goathland Close car-park is well-established and serves a vital function allowing shoppers to visit premises at the eastern end of the Anlaby Road Local Centre as well as being immediately next to the Walton Street Leisure Centre and several other local businesses. However, its appearance leaves much to be desired and potentially discourages use of the car-park, particularly in the evenings.

7.4 The Neighbourhood Plan encourages and supports development within the Community Hub Area that could, potentially, contribute towards the maintenance and improvement of the Goathland Close car-park.



7.0 COMMUNITY HUB POLICY AREA

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POLICY CH1:

GOATHLAND CLOSE CAR PARK

Proposals for the extension and environmental improvement of the Goathland Close car-park, either as free-standing proposals or as part of other local schemes, will be encouraged and supported.

Such schemes could include improved signage, lighting and security arrangements and the provision of small planted areas to encourage greater use and improve the appearance of the site and could be delivered through public or privately funded schemes, possibly in conjunction with development on other nearby sites.

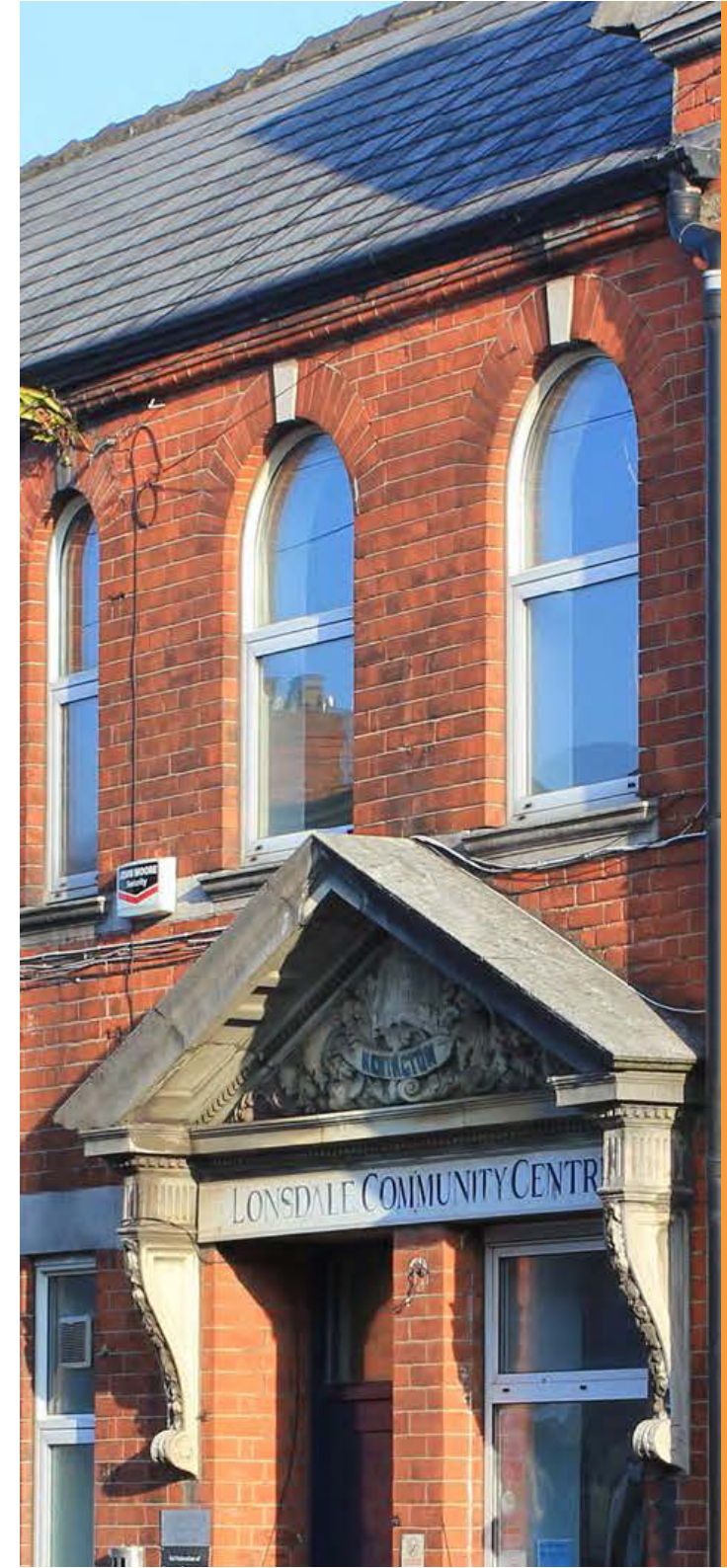
POLICY CH2:

THE WALTON STREET LEISURE CENTRE

Proposals for the renovation, refurbishment, and re-use of The Walton Street Leisure Centre for community, sporting, and other leisure-related uses will be encouraged and supported where car-parking and refuse disposal facilities can be provided to an acceptable standard in line with Local Plan Policy 32 and neither the residential nor the visual amenities of the area will be adversely affected.

The Neighbourhood Plan does not seek closure of any significant restrictions of use on the existing Leisure Centre which is owned by Hull City Council and leased to private operators. However, the state of the building is a cause for concern locally and is preventing more efficient and effective use of space provided by them.

Consequently policy CH2 seeks to encourage wider use of the premises and, in association with the increased use, increased levels of investment in the structure and its immediate curtilage in the absence of which building will eventually become unsafe, unused and, (potentially), have to be demolished.



8.0

LEGACY PROJECTS

8.1 While the Neighbourhood Plan can only address planning policies that address development and the use of land, planning practice guidance states that neighbourhood planning can inspire local people to consider other ways to improve their neighbourhood other than through the development and use of land including specific projects to deliver these improvements. The following four projects came through the community engagement process and are regarded as important to the local community in delivering wider aspirations for the neighbourhood area.

8.2 Whilst Legacy Projects 1 and 2 relate to buildings identified in policies GP6, GP11 and AR2, the delivery of the project is separate.

Legacy Project 1

The former 'Premiere Bar' Anlaby Road

As a result of considerable research and community consultation to bring this building back into use as a vital community asset, a partnership was formed led by Giroscope a local housing charity strongly represented on the Forum, along with its partners Lonsdale Community Centre and Vulcan Learning Centre. Supported by the CIQ Agency, trading as Integreat Plus (an architectural, planning and economic development agency) the partnership has considered at length the feasibility of renovating the building and as a multi-use entertainment, training and hospitality venue, while restoring the building to its former glory as an iconic local landmark.

The vision for the building is as a vibrant multiuse complex with a focus on creative media, hospitality, training and employment and with a strong social inclusion and youth emphasis.

To date Giroscope have provisionally acquired the leasehold of the building from Hull City Council with the intention of drawing down funding to renovate the building (a former cinema) and reviving its original name of 'The West Park Palace'. A feasibility study and an architectural design have already been produced and a through community consultation and involvement strategy is in place.

Legacy Project 2

West Park 'Open Air Theatre'

Popularly referred to as an 'Open Air Theatre' this building situated in West Park is actually an Art-Deco style bandstand which originally opened in 1930 and is of historic significance as it is one of the last surviving examples in the country.

During the 1960s and 1970s Hull City Council sponsored talent competitions and preliminary heats for these were held in the West Park Open Air Theatre with the Grand Finals in the City Hall.

The West Park Open Air theatre has not been used for any entertainment events since the Talent Competition of 1973 and it now stands boarded up, decaying, damp and degraded and inaccessible as it is surrounded by a model railway. The building is recognised as contributing to the heritage and character of the area and the opportunity to bring the building back into use is seen as being a major opportunity to improve local facilities within the park.

Although the building is currently isolated by a model railway which runs around the perimeter, a feasibility study indicates that it would be possible to incorporate two entrances and exits which would facilitate the temporary removal of part of the track to permit access.

Legacy Project 3

Cultural Strategy ‘Neighbourhood of Culture’

Building on the Heritage and Character Assessment of the area completed in 2017 and the recognition of the success of Hull City of Culture 2017, a strong emphasis arising from the consultation process arose to use cultural activities and events to promote a positive image for the area and protect its heritage and local distinctiveness. The aspiration is to utilise culture at a neighbourhood level to be the driver of identity, change, adaptiveness and integration. In order to achieve this, it is proposed to form an alliance of local groups and organisations working together to form a Cultural Strategy for the neighbourhood. It is envisaged that by sharing ideas, resources and assets organisations will be better able to stimulate cultural enterprise and progression as a catalyst for change and regeneration. Culture has been described as ‘the glue that holds us all together’ and such a symbiotic coming together of local organisation’s within our ‘Neighbourhood of Culture’ will permit a holistic shared vision and direction for the future with the capacity to directly involve the community in its delivery.

Vision

We aim to fully integrate arts and culture into the social fabric of the Newington neighbourhood by inspiring the collective imagination of its people and releasing their creative freedom, energy and spirit to create an adaptive and integrated community that supports local well-being.

Aims

- Promote and provide participative access to arts and culture within the neighbourhood.
- Create an annual cultural programme of activities and events.
- Develop the organisational capacity of the local voluntary and community sector to deliver cultural projects and initiatives
- Develop educational and employment programmes that permit people to develop their creative abilities and catalyse growth in the local creative sector.
- Preserve and create an enriched cultural environment opening up familiar spaces in creative new ways.
- Build inspiring and meaningful connections with the local audience.
- Encourage understanding between indigenous people and ethnic minority groups through cultural activities.
- Promote a dynamic cultural heritage and sense of local identity reflective of the area’s history and aspirations.

Legacy Project 4

West Park Festival

West Park is a major asset and focal point for the Newington neighbourhood community and one means of promoting the park and of improving its facilities is to regularly use it for community events and shared activities for the benefit of all age groups and sections of the community. Following the pandemic and the necessity to re-designate the Forum our Local Ward Councillors encouraged us to engage and consult with the various ethnic communities within the Neighbourhood which led to numerous meetings and discussions with several ethnic groups all of which identified a common theme of providing local events to allow their input and involvement to promote and share their different traditions, languages, music and food with the intention of bringing different section of the community together to provide a unique experience of community cohesion. For example, the Sikh community were especially keen to run an event in the park to celebrate the Sikh New Year and enthused about Bhangra dancing groups and Rickshaw tours. Through further engagement with local artists and groups the idea of an annual festival in West Park developed with the intention of building on and working with existing provision in the park including the Skate Park and the Carnegie Heritage Centre. Initially the planned festival would be a modest event but with continual input from the community and support by local organisations it is planned to make it an annual festival featuring music, displays, food, stalls and events within the Open-Air Theatre.

9.0 DESIGN GUIDANCE

9.1 This Design Handbook has been created to assist and guide those who are planning to develop within the Newington Neighbourhood Plan area.

9.2 The issues discussed relate to all scales of development and so they are applicable to homeowners, businesses and developers alike.

9.3 The Handbook has been drawn up in tandem with the Neighbourhood Plan, to ensure that local distinctiveness will be enhanced, and so that local issues can be addressed.

9.4 This guidance is part of the Neighbourhood Plan. Whilst compliance with Neighbourhood Plan policies is expected, in very exceptional cases, some divergence will be accepted where a reasoned justification is made. This will allow for unique design solutions to result, whilst maintaining a high quality of new development.

9.5 Unlike a more stringent 'design code', this document aims to assist in the decision making process at an early stage rather than prescribe specific solutions.

9.6 This illustrated guide provides advice about certain aspects of development and suggests strategies to achieve positive design outcomes for the Newington area.

9.7 The aim is for the Handbook to improve the quality and value of a proposal, give more certainty in terms of planning and provide a consensus driven approach to the public realm.

9.0 DESIGN GUIDANCE

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1.0 LOCAL VERNACULAR

1.1 Building Details

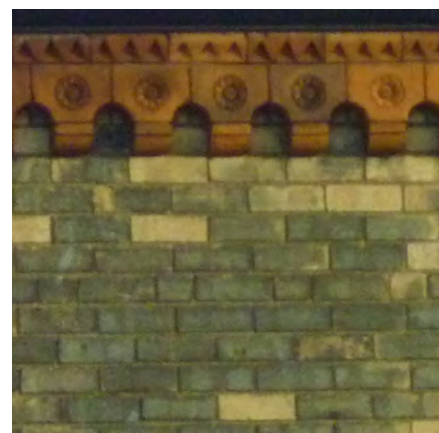
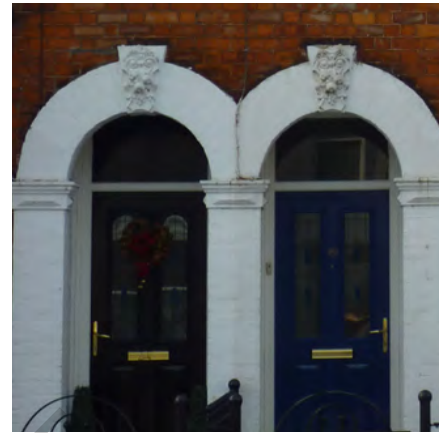
The Neighbourhood Plan process has identified a need to reinforce the Newington context and vernacular, in order to avoid 'identikit' housing or generic responses that have no roots in the local area.

The traditional Newington vernacular has been formed as a result of the historic use of building materials available locally which were easily and cheaply transportable to the area, and has evolved over time.

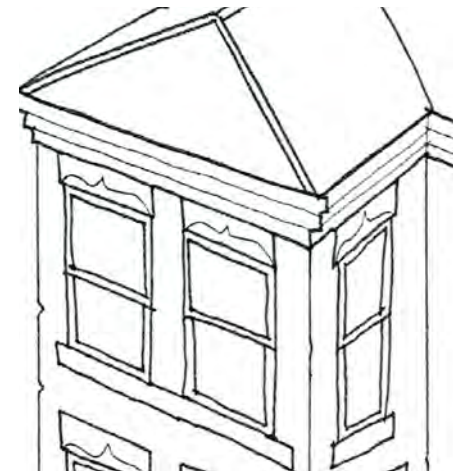
Prevalent design and material details include decorative brickwork, eaves embellishments, bay windows and boundary walls - see photographs opposite.

Responding to specific building details and styles will ensure that new development has a contextual relationship to local built form.

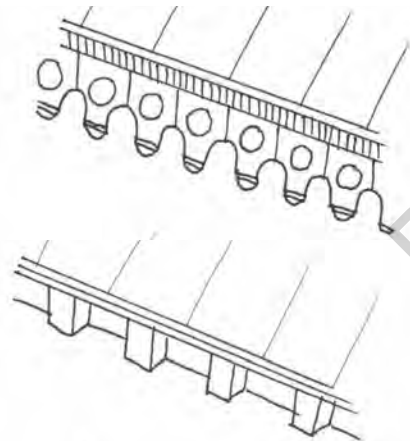
New development in Newington should therefore reference and include architectural, urban design and landscape details that are found in the local area to ensure they sit harmoniously with their surroundings.



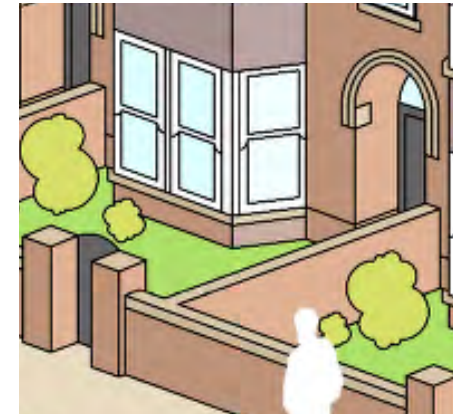
Brick details/coursing: Brick decorations and brick courses on front facades demarking internal floors are in evidence throughout traditional residential properties. The courses tend to be protruding from the main frontage to give a sense of depth, or made from a different colour brick. Different colour bricks are also used at the edges of windows/doors.



Eaves Decoration: Where the roof meets the wall, many properties have decorative timber or brick eaves to give a visual transition and to support guttering above. There are many variations of design and detail. Rather than a simple fascia board, this provides visual interest in the streetscape. Decorative eaves should be included in new development to achieve this same aim.



Doorways: Doorways are celebrated in Newington, with arches and keystones or via decorative porches or door cases. In many properties, the front doors are recessed behind the main facade to allow an area of shelter prior to entering the property. These recesses are often decorated with floor tiles and include lighting which can add extra layers to the streetscape.



Window Bays: Many residential properties in Newington incorporate bays. Rectangular or splayed bays should be used in new development to improve surveillance and security. Double height bays will add vertical definition and internal space. Gables are used extensively above bays to terminate building massing.



Single storey with gable

Single storey bay

Double storey bay

Double storey bay with set back gable

Double storey bay with flush gable



1.0 LOCAL VERNACULAR

1.2 Materials

The use of specific materials and colour palettes can help to ensure that new development can be instantly recognisable as being from Newington.

Using a specified set of materials can also ensure that visual harmony is kept within or between developments where different materials are used.

More traditional materials should be used in modern and innovative ways to give reference to the past whilst ensuring that contemporary sustainable design can be achieved.

Deep orange, red and honey coloured brickwork is prevalent in Newington. Often, different coloured bricks are used in the same building to accentuate features or to create decoration.

When considering how more modern suppliers can match these hues it is also important to think about mortar thicknesses and colours, which can dramatically alter the overall appearance.

Grey slate is commonly used on roofs, as are red ridged tiles. Both are commonly paired with timber eaves detailing and fascia decorations.



Artificial vs Natural

Whilst low cost and low maintenance have resulted in many properties in Newington now having UPVC windows and doors, new development should consider alternatives such as metal or timber to create more detailed and harmonious facades. Painted wood windows and doors can dramatically alter the look and feel of a property (see below).



Natural building materials such as slate and stone should be considered as an alternative to artificial materials. Often natural materials will be more robust, longlasting and weather slower than lower quality alternatives.

Designers / developers of new schemes should undertake a detailed study of materials found in close proximity to inform their design. Palettes of materials should be complementary in nature and used in conjunction and in proximity to enliven streetscapes and to promote visual interest.

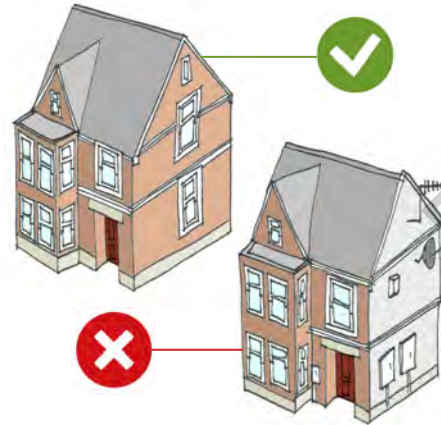
2.0 TOWNSCAPE

2.1 Infill Housing: New houses in existing streetscapes should take reference from surrounding building heights, massing and materials.

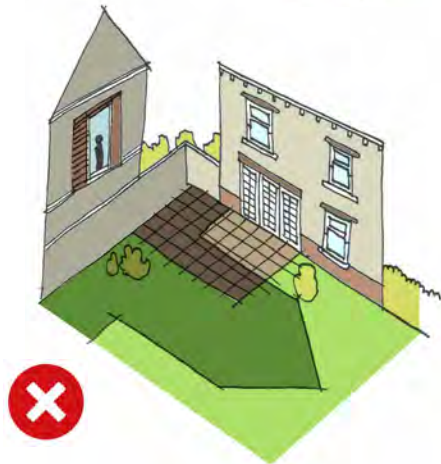
This will help to maintain and enhance the proportions, rhythm and character of the adjacent buildings and contribute more successfully to the streetscape.



Elevation: The elevations of new houses should be treated as important and include architectural details and fenestration. This will avoid a visual clash between the front of the house and the side. Unsightly elements such as meter boxes, satellite dishes and pipework should be designed and located to minimise the impact on the elevation.



Privacy: Adjacent houses should be arranged in such a way so that they do not negatively affect the properties surrounding them. Overshadowing and overlooking should be minimised, especially to glazed openings in living areas, and each opening should have the opportunity for a view that is not blocked by a blank facade in close proximity.



Frontage: Houses should usually be orientated so that the principal elevation faces the main street and continues the existing building line. Presenting a blank gable end to the street should usually be avoided to increase passive surveillance. Orientation should be considered to maximise opportunities for increased internal daylight and the inclusion of renewable energy technologies.



Boundaries: Where a house is to be set back from the pavement, the resulting private space should be adequately planted and greened. The inclusion of front facing surface parking or garage doors should normally be avoided in both existing and new properties. The boundary treatments should match those adjacent to provide definition and visual continuation.



Parking: The relationship between new & existing housing development and parking is an important contributor to the success and livability of the street. Strategies for parking should meet the requirements of residents, visitors and those passing through, and provide adequate spaces for cars in the right locations. Frontages dominated by cars should be avoided.



2.0 TOWNSCAPE

2.2 Boundary Treatments

Boundary treatments can help to identify the public and private entrance sequence into properties, define defensible space and increase security. Boundary treatments can also contribute positively to the streetscape when considered on a larger scale.

New development should ensure that boundary treatments respect surrounding properties and look to traditional precedents. They should also offer sufficient opportunity for screening and/or storage (see opposite page).

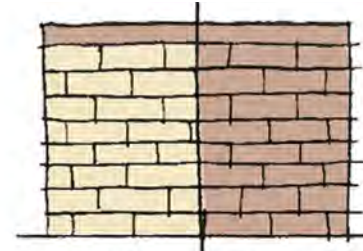
Green boundaries are encouraged to contribute to biodiversity. Selections from the material combinations illustrated opposite are considered acceptable to front facing boundary treatments.

New development should avoid clashes between different boundary treatments in terms of design, materials or scale. The predominant boundary treatments found in close proximity should usually be used as a design driver.

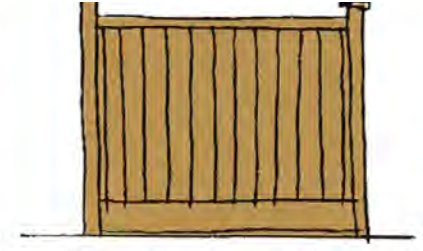
Large blank surfaces at an inhuman scale should be avoided.



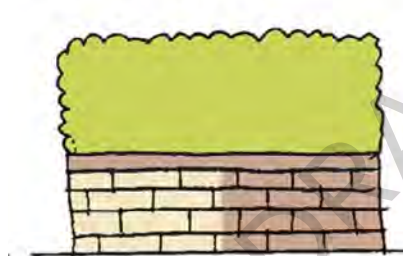
hedge: maintained to approx. 1m when used to front. Can be grown higher when used to the side or the rear of property



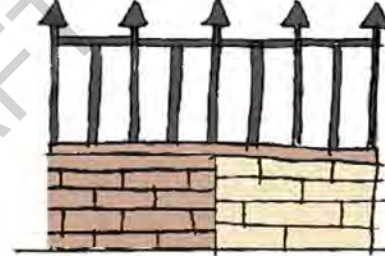
Honey / red brick wall with coping up to 1m in height (when used at front). Up to 2m to side and rear (with piers at regular intervals)



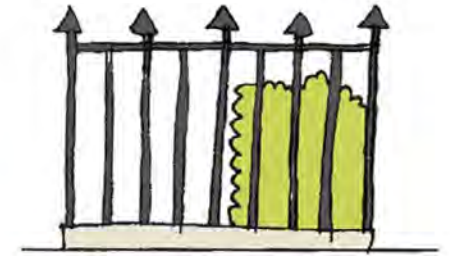
Timber fence: vertical closed board with capping. Only to be used to rear of properties to separate gardens.



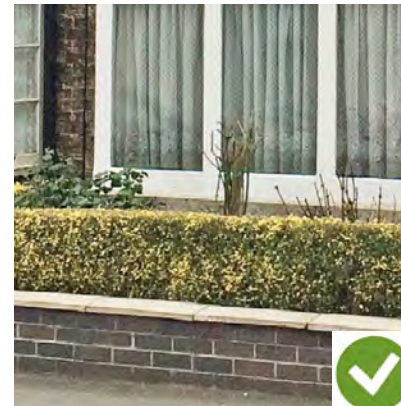
Honey / red brick wall with coping and hedge above. Up to 1m in height (when used at front). Up to 2m to side and rear (with piers at regular intervals)



Honey / red brick wall with metal railings above. Up to 1m in height (when used at front). Up to 2m to side and rear (with piers at regular intervals)



Metal railings on stone base. Up to 1m in height (when used at front). Up to 2m to side and rear.



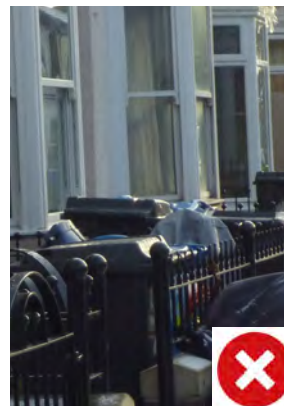
2.3 External Storage

A lack of suitable external storage for rubbish and recycling bins can cause:

- Visual blight -the impact of bins standing in entrances and front gardens can be negative both for residents of these premises and also to the passing public.
- Threat to public health - Unpleasant smells released from bins and storage areas can blight the amenity of adjoining residents. Vermin can be attracted to uncontained refuse bringing the potential for disease and infection.
- Highway Obstruction - bins standing permanently on the street can block the footway. This can be particularly problematic for wheelchair users and people with pushchairs.

The provision of storage for elements such as bins and bikes will be encouraged in new developments to maximise security and reduce street clutter.

Storage elements should be integral in high density clusters. In lower density schemes, storage should be high quality, made of traditional materials, and placed in a location that is both convenient for the owner but not visually obtrusive.



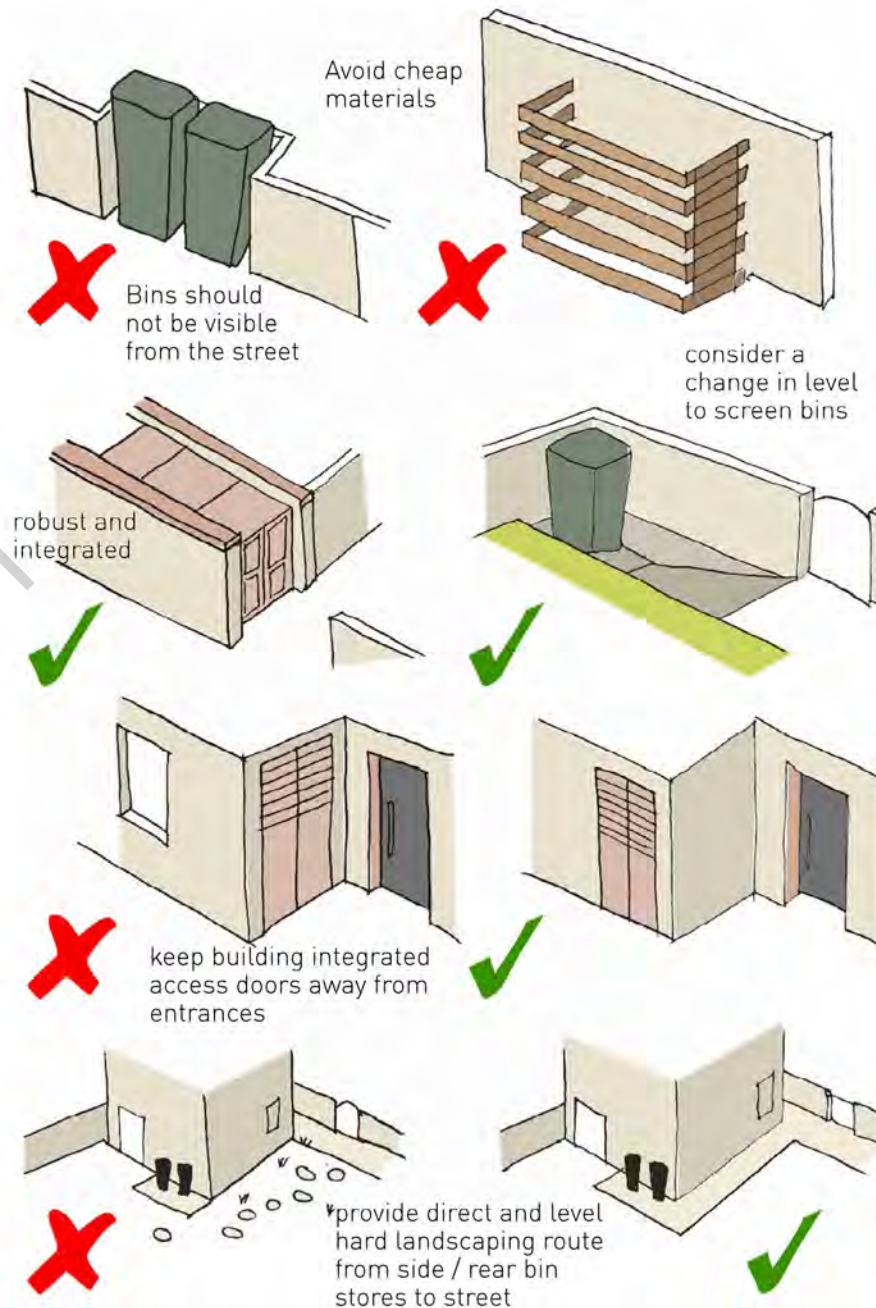
Proposals should consider:

Location - away from entrances / windows or rising up behind street boundaries)

Materials - to match the host building / locality and be robust for impact and continuous.

Screen planting - bushy shrubs or climbing plants to give a natural screen with options for biodiversity.

In enclosed and screened bin stores, sufficient ventilation should be provided to stop the build up of unpleasant odours.



The location of individual and communal bins should be considered from the outset in all proposals, with a clear design strategy outlined. Bins should not be visible from the streetscape and the location of and access to bin

2.0 TOWNSCAPE

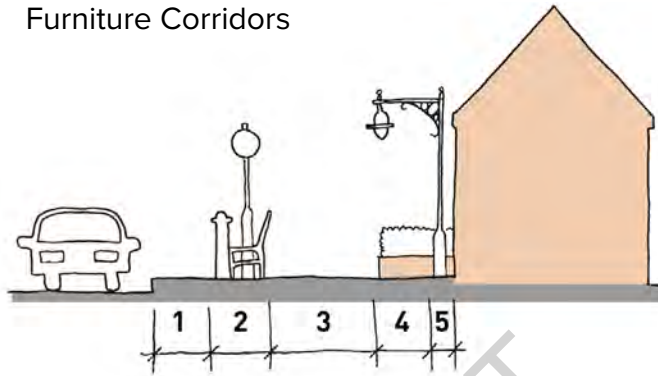
2.4 Street Furniture

The design and location of street furniture can have a major impact on the streetscape and local character. Removing excessive clutter and preventing barriers to pedestrian movement should always be a concern in furniture placement. Alongside this, adequate maintenance strategies should be in place to ensure the visual attractiveness and longevity of the furniture chosen.

KEY PRINCIPLES

- Street furniture should be chosen to relate to its location and the area as a whole, reinforcing a strong sense of place.
- Different elements of street furniture should relate to each other in terms of design, siting and colour (using adopted products from the Local Authority).
- Street furniture should be kept to a minimum to avoid visual clutter.
- Defensive street furniture such as railings and bollards should be minimised.
- Existing high quality / historic street furniture should be retained and refurbished.
- Street furniture should incorporate complementary materials that sit comfortably with hard landscaping and with adjacent buildings.
- Street furniture should be located in a designated 'zone' or 'corridor' along a particular street, to allow maximum legibility and accessibility to all street users.

Furniture Corridors



- 1) Edge Zone - from face of curb to furnishing zone that provides the minimum necessary separation between objects and activities in the streetside and vehicles in the road
- 2) Furnishing Zone - buffer between pedestrians and vehicles, containing landscaping, public street furniture, bus stops & signage. Lighting may also be considered here.
- 3) Throughway Zone - walking zone that must remain clear, both horizontally and vertically, for the movement of pedestrians
- 4) Frontage Zone - used to buffer pedestrians from private dwellings and shop fronts, including boundary treatments
- 5) Lighting Zone - used for the placement of street lighting. Poles should be placed so as not to provide climbing opportunities to adjacent properties.



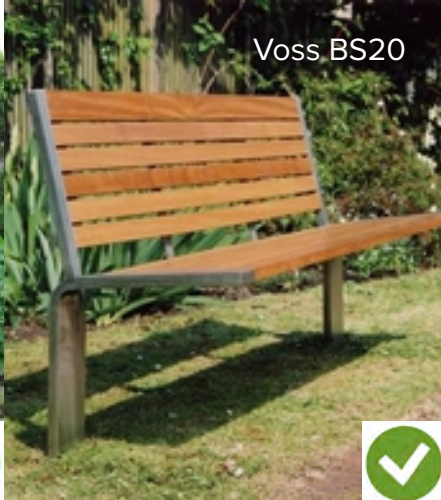
Street Lighting Principles

- Traditional and contemporary columns and fittings should be considered in the right locations.
- Street lighting should take account of energy efficiency and environmental considerations that will minimise impact.
- Lighting shall meet all relevant regulations and standards, aiming to use the minimum number of units.
- Columns should be placed in the most practical and safe locations to minimise the risk of impact from vehicles but always respecting the overall street scene and pedestrian movement patterns.
- Street lighting should be maintained and repaired (including repainting) on a regular basis in agreement with the Local Authority, including electrical safety inspections.

Note: Street lighting shown is from DW Windsor Lighting. Models: Windsor, Portland, Ely, Milano.



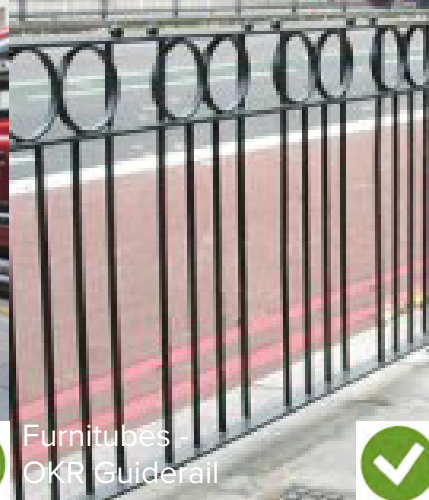
Furnitubes
New Forest



Voss BS20



Furnitubes -
Hammersmith



Furnitubes -
OKR Guiderail

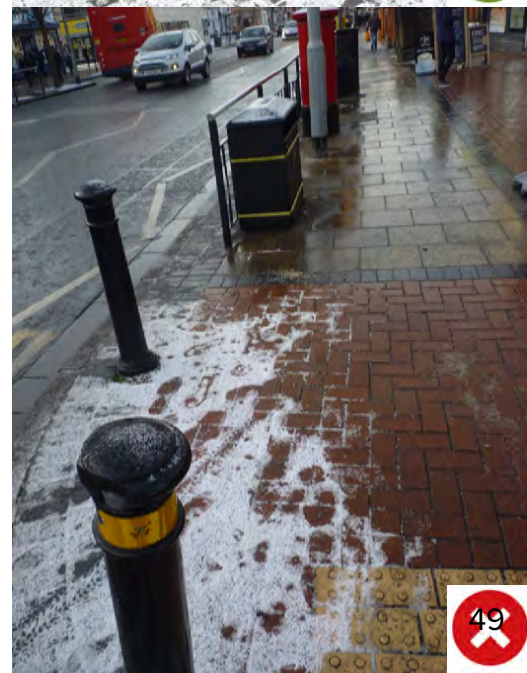


Seating Principles

- Seating design should reference individual character areas within Newington but have consistent elements to ensure coherence and harmony.
- High quality existing seating should be retained and refurbished where possible. The seating products used in West Park should be used as a template for new seating to ensure coherence.
- The design of public seating within the area should consider the use of back rests and arm support for less able users.
- The placement of seating should be carefully considered to respect existing properties security and privacy.
- New seating should be located to be safe for users, this means being located along well travelled and overlooked routes, and away from busy traffic.
- New seating should be located in a favourable position to take advantage of key views and natural sunlight.
- Space for wheelchair users should be provided adjacent to new seating.
- All seating should be regularly maintained: being washed annually and restained/repainted every 5 years.

Railing Principles

- Decorative railings can be an important feature of the streetscape and an important safety feature.
- Railing should meet all Traffic Regulations, Building Regulations and British Standards.
- The need for over engineered guard railings should be reduced.
- The type of railing chosen should be related to and complement its location.
- An appropriate primer and durable paint finishes should be applied to all metal railings.
- Acceptable colours include: Dark green, Black, Dark Blue, Grey. Other colours that complement the surrounding built form can also be considered where appropriate.
- Colour and style of railings should be uniform throughout the area to preserve and enhance character.
- The council should be consulted on products chosen and the required maintenance regime.
- Black is a more appropriate colour when railings are in close proximity to listed buildings.
- Maintenance - wash annually, repaint every 5 years



2.0 TOWNSCAPE

2.5 Street Planting

Street planting can provide benefits to the streetscape whilst contributing towards Newington's ecology and urban biodiversity.

When choosing planting consider initial costs and maintenance frequency/costs. Elements such as a specific plants spread and height should also be determined at the outset to avoid excessive pruning or trimming.

Evergreen and variegated plants are generally recommended. Drought resistant species would also be advisable in direct sunlight.

In every instance, the Council Ecologist's advice should be sought on the most appropriate planting options and maintenance arrangement for any given location.

The Council's Design and Conservation team should also be consulted on the choice and location of planters.

Street planters should be sited so as not to cause a physical or visual obstruction and should be considered in combination with other items of street furniture.

There are three general options for accommodating plants in the streetscape; permanent, mobile/temporary planters, and integrated planting schemes (where plants are planted straight into the ground).

Permanent planters can provide a means of introducing greenery in areas where integrated planting schemes or tree pits are not possible. In such instances, the planters should be fully integrated into the wider street-scene rather than added "ad hoc".

In this capacity, opportunities for the planters to bring aesthetic or practical benefits beyond their primary function should be considered. For example, can the planter's edge act as secondary seating opportunity, or can the planter help overcome a tricky level change?

Where permanent planters are to be used, they should be securely fixed in place for security and safety purposes.

Permanent planters should have adequate drainage and an automatic irrigation system where possible to reduce maintenance costs.

Mobile or temporary planters are more flexible in terms of their siting, but could easily be stolen or pushed into obstructive areas. They should therefore usually be avoided.

Integrated planting schemes can work particularly well within a wider sustainable urban drainage system ("SUDS") arrangement – the SUDS directing surplus surface water to the plants.



2.6 Sustainable Drainage (SuDs)

The term Sustainable Drainage Systems (SuDs) is described by Susdrain as various strategies designed to drain surface water efficiently and sustainably, whilst minimising pollution and managing the impact on water quality of local water bodies. SuDs are a more appropriate and sustainable approach to drainage in Newington than traditional drainage methods because they manage water flow to reduce the impact of new development on flooding.

KEY PRINCIPLES

- The H.C.C Flood Risk Strategy Team should be consulted and referenced when considering new development.
- New development and redevelopment must incorporate SuDs at a number of scales. This could range from water butts in each property or small rain gardens up to swales and attenuation ponds. Collected water should be reused where possible.
- SuDs in adjacent areas should be linked to manage overall water flow in the area whenever possible.
- Swales and other SuDs features should be located to maximise their effectiveness in terms of location and orientation.
- Attenuation ponds and rain gardens could be used as landscape features in green spaces where they are required.
- SuDs features should be designed to maximise safety for the public who will be in close proximity.
- SuDs features should have detailed management and maintenance regimes in place.



1. **SWALES**- Swales are shallow, broad and vegetated channels designed to store and/ or convey run-off and remove pollutants. They may be used as conveyance structures to pass the runoff to the next stage of the treatment cycle and can be designed to promote infiltration where soil and groundwater conditions allow.

2. **ATTENUATION / RETENTION PONDS** A pond that slows the passage of water from surface run-off to the ground or main drainage system. They store runoff at peak flow and slowly release after this has passed. Wide and shallow forms are safer and easier to maintain than narrower, deeper ones.

3. **RAIN GARDENS** - A small and shallow depression with free draining soil planted with vegetation that can withstand occasional or temporary flooding. A rain garden requires an area where water can collect and infiltrate and plants that can facilitate the infiltration. These can be based in individual properties as a first line of defence.

4. **STREET RAIN GARDENS** - Same principle as the rain garden but located on the main street/s rather than private property. Here water slowly passes through planting and gravel beds and eventually ends up in the main drain. These can be used to control building and street run-off and provide landscaped green spaces.



avoid large areas of impermeable tarmac

gardens/green spaces should not be covered

adequately maintain existing drains

2.0 TOWNSCAPE

2.7 Designing Out Crime Checklists

1 Access and Movement:

2 Structure:

3 Surveillance:

4 Ownership:

5 Physical Protection:

6 Activity:

7 Management and Maintenance:

Access and Movement

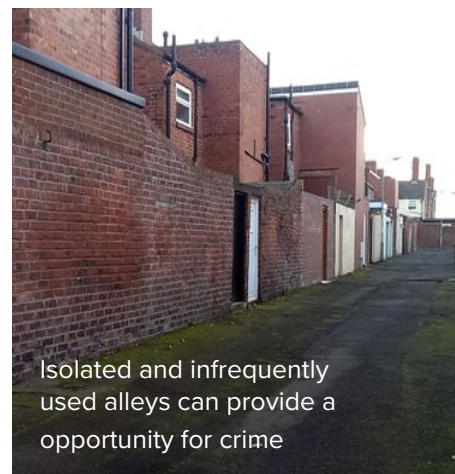
- Have the consequences of the number and nature of all connections been considered?
- Do all routes lead to somewhere people want to go? Are all routes necessary?
- Do routes provide potential offenders with ready and unobserved access to potential targets?
- Are routes for different users segregated when they could be integrated?
- Will pedestrians, cyclists and drivers be able to understand which routes they should use?
- Is there a clear hierarchy of connected streets and is it easy to understand how to travel through an area?

Structure

- Have the types of buildings been selected and designed with security in mind?
- Is the layout of the development appropriate for the identified crime risk, as well as to meet wider planning objectives?
- Will all uses in an area be compatible and have any potential conflicts been properly thought through?
- Does all public space serve a purpose and support an appropriate level of legitimate activity?
- Has the remodelling, removal or re-use of buildings and spaces that are vulnerable to crime been considered?
- Is climbing facilitated unnecessarily?

Surveillance

- Are opportunities for surveillance from the subject and adjacent buildings maximised, such as from windows to habitable rooms and from balconies?
- Have efforts been made to eliminate 'inactive frontages and corners'?
- Where appropriate, such as in public buildings, does the design allow for high visibility into the building or site?
- Are entrances and circulation to communal buildings secure, open and transparent?
- Are parked cars highly visible but secure?
- Has lighting been a primary consideration in planning out crime?



Isolated and infrequently used alleys can provide an opportunity for crime



Layers of security and materiality define boundaries



Natural surveillance over public routes and green space

