

## Ownership

- Will it be clear to users which space is public, communal, semi-private and private?
- Are the boundaries between public, communal and private space signified in the most appropriate manner, be it a physical barrier or a psychological barrier such as changes in paving, surface texture/colour, landscaping and signage?
- Will the place have an identity of its own?
- Are boundary treatments of a high quality of design in their detailing and appropriate to their local context?
- Is parking located near the main property?

## Physical Protection

- Have the 'target hardening' principles of Secured by Design been addressed? Target hardening can include elements such as: fitting better doors, windows or shutters; adding window or door locks; installing alarms; strengthening fencing systems; repairing damaged and derelict property; improving natural surveillance.
- Has the potentially negative visual impact of crime prevention measures been addressed and, where these cannot be ameliorated by good design, have the advantages been weighed against their adverse impacts?

## Activity

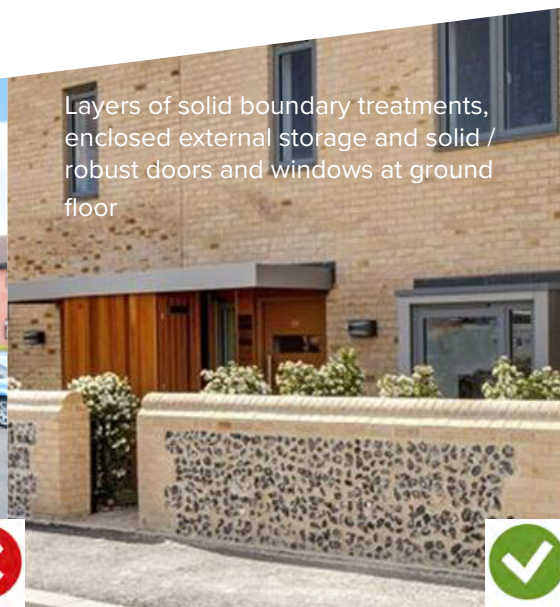
- Will law abiding people be attracted to use the public realm?
- Is there a strategy for encouraging residential population in town centres?
- Should the evening economy be nurtured, and, if so, is it diverse and inclusive?
- Are mixed uses successfully integrated with one another both in adjacent building and in the same building?
- Are all uses in an area compatible and have potential conflicts been thoroughly addressed?
- Is there an events programme for the local area?

## Management and Maintenance

- Has care been taken to create a good quality public realm?
- Are appropriate management and maintenance systems in place? Does the design and layout support these?
- Are users, businesses and residents involved in management?
- Have the correct materials been used in buildings and public realm? How do they need to be maintained/cleaned and at what frequency?
- Have low maintenance designs been incorporated?



Layers of solid boundary treatments, enclosed external storage and solid / robust doors and windows at ground floor



Poor maintenance of street furniture/ paving and litter lead to unused spaces

Unclear ownership and boundaries

Opportunities for activity in mixed use areas

## 3.0 LIVING NETWORKS

### 3.1 Green Spaces

Access to (and connections between) quality green spaces, both physically and visually, can be a key contributor to resident health and well being. The Neighbourhood Plan identifies existing green space, and how it could provide new green space for residents of the area. The maximum distance that a resident should have to travel to reach a green amenity space should ensure equal access for all.

#### KEY PRINCIPLES

- New development should consider surrounding green spaces and vistas by providing key viewing corridors to allow inhabitants to view them.
- New development should incorporate areas of public and formal green spaces that can be used by residents to promote more active lifestyles and a sense of community.
- Green spaces and networks should include the provision for habitats for existing species that will be displaced by development. New species should be encouraged where appropriate.
- Green spaces should link to drainage or water features in the landscape to create amenity space and decrease flooding opportunities.
- All green spaces should have management and maintenance regimes in place to ensure their ongoing success and usage.

New green spaces in Newington could take a variety of forms including:

- ‘Pocket parks’ where leftover land or spaces are greened (including verges or unused parking areas)
- Planting boxes or hanging baskets
- Vertical planting on buildings or walls
- New parks in the area or within new housing developments for public use
- Green routes or networks for pedestrians and cyclists
- Green roofs

All should consider:

Accessibility - green spaces should be accessible for all with limited steps and level changes. Compliant ramps to be used where needed.

Lighting - spaces should be well lit to improve safety, reduce vandalism and increase hours of use. Planting opportunities could be provided on lighting poles.

Seating - seating should be provided for resting and viewing in various locations to allow user choice.

Play - natural play forms should be included if green spaces are located close to residential family areas.

For larger green spaces a Landscape Architect should be involved who will be best placed to advise on high quality design.

Initial considerations should include:

Access points - These should work along the existing grain of the surroundings.

Orientation - Green spaces should have access to direct sunlight for most of the day.

Plant species - native species should be considered and incorporated to link to the local vernacular. New species should also be considered to complement existing planting in appropriate locations.

Materials - should be hard wearing and able to withstand temperature fluctuations.

Shelter - planting or green forms should be located to provide sheltered areas in adverse weather.

Shading - Planting canopies in appropriate areas should provide areas to get out of the direct sun.

Maintenance - Whatever the scale of green space it is vital that a maintenance strategy is in place alongside a funding strategy to ensure quality and longevity. This should include regular litter clearance.

### 3.2 Green Networks

There is no single agreed definition of the term 'green network' but generally speaking they are concerned with the connectivity of open spaces:

*'The linking together of natural, semi-natural and man-made open spaces to create an interconnected network that provides opportunities for physical activity, increases accessibility within settlements and to the surrounding countryside while enhancing biodiversity and the quality of the external environment'*:(Green networks in Development Planning - Scottish national heritage).

New development should improve connections to existing green networks and extend them within new developments to ensure access to all residents

#### PURPOSE AND BENEFITS

- Improves local connectivity and access
- Provides safer walking and cycling routes for residents
- Opportunities for healthy lifestyles and sustainable transport.
- Habitat connection and improvement to increase biodiversity in the area.
- Opportunities for social interaction
- Potential opportunities for growing food
- If planting, materiality and furniture match the rest of Newington then local identity will be strengthened.

#### Design Considerations

Sustrans documents should be a key basis for design. They can be found at [www.sustrans.org.uk](http://www.sustrans.org.uk)

##### Dimensions

Cycle lane width: Minimum = 1.5m Target = 3m (cycle parking provided at regular intervals)

Footpath width: Minimum = 3m. Add 0.25m per side if bounded by wall, hedge or lighting column



##### Materiality

Coloured surfaces can be visually obtrusive and age badly. Subtle forms of delineation are better, such as natural red brick for the cycle path, and a contrasting material for the footpath.



##### Street Furniture

Street furniture along any green network should match that found in the area. See the street furniture section for further guidance.

#### Gardens

Garden spaces can offer an important contribution to the character of Newington.

The following aspects should be considered in all new development:

- New development should consider surrounding plot sizes and garden sizes and provide new units with similar proportions to reference the vernacular of the local area.
- Front gardens should provide green space at varying sizes to create a transition from street to house and to contribute to the greenery of the street.
- Front and rear gardens should comprise porous and permeable landscaping materials to minimise surface run off.
- Front and rear surface vegetation should connect to deeper sub soil and not sit on top of non permeable materials such as concrete.
- Parking should not be the dominant use of the front garden.
- Rear gardens should be of a size to provide suitable amenity space for residents.
- The layout of housing units and their gardens should consider solar orientation so that each garden receives adequate daylight and sunlight.
- Elements such as bat and bird boxes should be included on residential properties to increase biodiversity.



# 4.0 MOVEMENT AND INFRASTRUCTURE

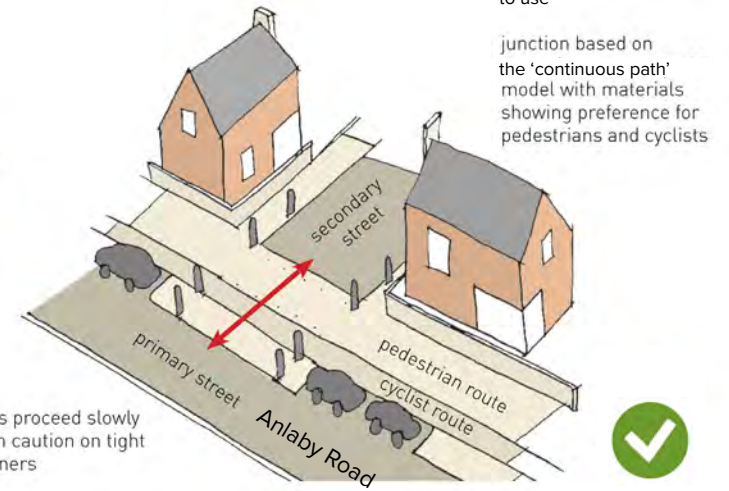
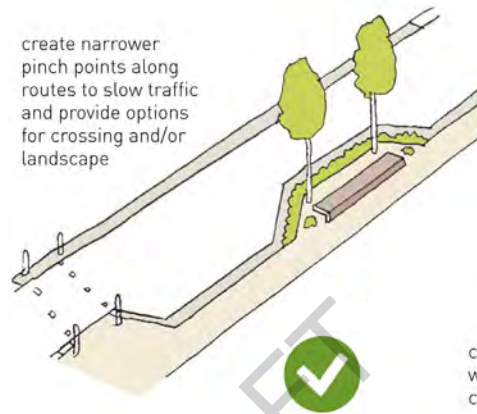
## 4.1 Traffic and Movement

The relationship between residents and vehicular movement / access is one that needs to be considered in great detail to ensure attractive and liveable solutions are achieved. Designs that prioritise vehicles should be avoided, with a more integrated approach being favoured.

### KEY PRINCIPLES

- Design should encourage low vehicular speeds towards the periphery of housing areas and in more central or sensitive areas. Low speed road layouts should not inhibit emergency vehicle access or frustrate legitimate drivers.
- 'Homezone' principles and 'Manual For Streets' should be consulted for best practice examples.
- On well connected sites that link to the main thoroughfares, the layout should discourage through traffic or rat-runs that might negatively affect surrounding residents.
- Pedestrians and cyclists should given priority at key junctions to calm traffic and encourage more healthy and sustainable movement patterns.
- Where new vehicular access points are proposed, clear analysis of traffic impact should be undertaken. Strategies for traffic management at these access points and on surrounding affected streets should also be devised.
- Where shared surfaces are proposed that treat roads and pedestrian routes in similar materials, blind and partially sighted people should be accommodated by providing way-finding features or safe pedestrian areas.
- Cycle parking and storage should be included at strategic locations within properties and on the street.

\* all highway designs should be tested for safety and developed in conjunction with highways engineers prior to use



Traffic calming



Continuous path examples



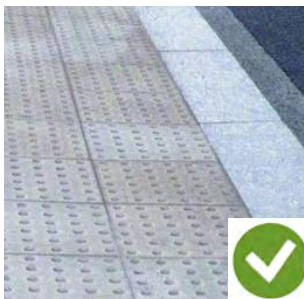
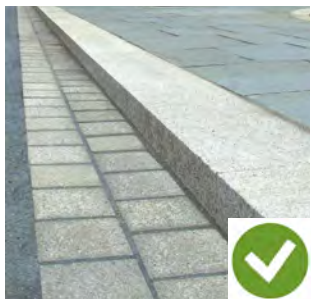
## 4.2 Surfaces and Materials



Drainage - Increased surface runoff from new hard surfaces should be discouraged to manage localised flooding. Impermeable surfaces such as tarmac should therefore be avoided.



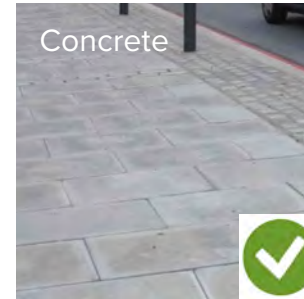
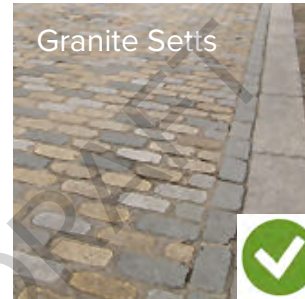
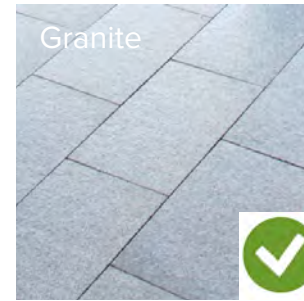
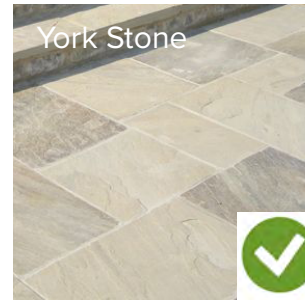
Porous surfaces such as cobbles, slabs, stone setts and gravel are all in evidence in Newington (see opposite) and new surfaces should use complimentary materials and colours in keeping with the area. New alternatives such as grasscrete or porous hard surfaces should be considered as alternatives where a more solid or a greener finish is required.



Kerbs - where new kerbs are created, complimentary materials to the main footway/ carriageway should be used. Dropped kerbs and tactile paving should be incorporated at key locations to improve accessibility.

Granite kerb and drainage setts

York stone tactile paving and kerb



Stone and Granite - Quality in the design and construction of footways and street surfaces is vital to local character. Traditional natural materials should be used for their low maintenance and longevity. Primary paving instated going forward should be 600mm square York Stone slabs, granite paving or stone setts. In secondary areas, similar but alternative materials may be used.

Shared Surfaces - Places where cars and pedestrians/residents co-exist can be designed to minimise traffic speed and provide a more attractive environment, by creating an even surface with delineated areas for different uses. Accessibility for those with disabilities and the partially sighted should be considered from the outset where this strategy is being utilised to avoid any barriers to use.

## 5.0 SHOPFRONT DESIGN

### 5.1 Issues

Improvement of the shopping provision and environment has been identified as a priority for Newington.

The character and quality of Newington's current retail premises are becoming compromised due to unsympathetic signage, alterations, materials and colours.

This guidance will set out some key principles and requirements, the objective of which is to improve the landscape of the Anlaby Road shopping street through the long term implementation of a shopfront guide.

#### KEY PRINCIPLES

- A coordinated approach to shop front design across Newington will enhance the appearance of the built environment and help to provide an effective marketing tool for promoting the wider area to visitors and investors alike.
- Traditional shop front elements and features should be retained, refurbished or re-introduced where appropriate.
- New shop fronts should be of a high quality and use appropriate materials and signage.
- All premises should be accessible physically and visually to all users.

#### Construction Form and Materials

**Problem:** Shopfronts that do not relate to the scale, hierarchy and architecture of the street.

**Aims:** To allow for diversity in shopfront design while ensuring that repair work and new shopfront design relate to existing buildings.

#### Do:

- Retain, and restore if necessary, the framework and features of historic shopfronts where they still exist. New shopfronts can be incorporated within this framework.
- Ensure designs are in keeping with the surrounding scale and relate to the composition of the building above.
- Ensure that fixtures above the shopfront be respectful to the history of the building with traditional details, colours and materials retained. Tidy up cables and untidy finishes of upper storeys.
- Choose materials that are durable and easy to maintain.

#### Avoid:

- Natural or anodised aluminium which weathers badly.
- Fussy detailing that is difficult to clean and maintain.
- Using too many materials.
- Unnecessary steps and obstructions into a shop. Where steps are unavoidable consider a non-slip ramp with a maximum gradient of 1:12.

- Shopfronts that combine two or more shop units that disrupt the vertical emphasis of traditional streets. Retain or introduce an intervening pilaster and break the fascia to ensure the shopfront relates to the surrounding buildings.

#### Stallrisers

**Problem:** Uncoordinated and poorly maintained stallrisers.

**Aims:** To unify the design of stallrisers and retain original design where possible.

#### Do:

- Retain stallrisers and keep to existing height for traditional shopfronts.
- Make efforts to align stallriser depths with neighbouring shopfronts.
- Keep stallrisers below or level with the base of pilasters, if approximate 450mm in height. There may be cases where the stallriser could be higher, so seek advice first.
- Construct using substantial materials that are compatible with the shopfront frame and upper building.

#### Avoid:

- Fussy detailing that is difficult to clean and maintain.



## Signage

**Problem:** Untidy, large and uncoordinated signage.

**Aims:** To de-clutter the shopping streets from untidy signage.

### Do:

- Ensure that any fascia or projecting signs are located within the traditional fascia level and are appropriately illuminated. The depth of the fascia should not exceed one quarter of the height from the pavement to the underside of the fascia.
- Make sure that the text takes up a maximum of 60% of the fascia.
- Choose a muted and natural colour palette to match the main building. Consider painted timber fascias on 19th Century buildings.

### Avoid:

- Putting signage, stickers and posters directly onto glazing and permanent posters in the shopfront.
- Signage above fascia level.



## Access

**Problem:** Shop entrances can be difficult to navigate for people with impairments.

**Aims:** To permit safe and convenient access for all.

### Do:

- Meet all the requirements of the Equality Act to allow accessible entrance to all customers.
- Emphasise the location of shop entrances through the use of contrasting colours and textures between pavement, entrance and the rest of the shop front.

### Avoid:

- Doors that are difficult to identify by partially sighted people- plate glass doors may confuse the partially sighted.
- Heavy manual doors.
- Unlit external entrance recesses.
- Unnecessary steps and obstructions into a shop. Where steps are unavoidable consider a non-slip ramp to meet the requirements of the Equality Act



## Security/Shutters

**Problem:** A visually deadened street scene during closed shop hours.

**Aims:** To retain security while reducing the amount of external solid barriers.

### Do:

- Utilise security glass in place of shutters where possible.
- Consider a lattice grill or rollershutter located behind glazing with concealed housing.
- Consider a combination of internal grilles / shutters behind glazing and external grilles / shutters across recessed areas.

### Avoid:

- Solid external shutters stuck onto the front of existing fascias.



## 10.0 MONITORING & DELIVERY

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10.1 The Neighbourhood Plan, its policies and projects will be monitored annually to check on its effects. This statutory responsibility falls on the Local Planning Authority, however joint working is proposed between Hull City Council and a neighbourhood level body.

10.2 As the qualifying body for the NNP is a Neighbourhood Forum, it will cease to exist once the plan is adopted. The NNP proposes that a committee of organisations recognised as playing an important role in the community will be established and referred to as the 'Newington Neighbourhood Committee' with the aim of holding regular and meaningful liaison and engagement with representatives from Hull City Council in order to monitor the impact of the Plan and projects at the local level.

10.3 Prior to the adoption of the Plan the Newington Neighbourhood Forum will liaise with the Local Planning Authority to establish what bodies, organisations and relevant departments within Hull City Council can assist with the monitoring of the Plan.

10.4 A memorandum of understanding will be agreed between the two parties prior to the formal adoption of the NNP which clearly states which areas of monitoring will be undertaken by which party.

10.5 A record of which policies have been used when determining planning applications will be kept to monitor the usefulness of policies, the weight afforded to them and any issues in implementing policies will also be recorded.

10.6 The delivery of legacy projects contained within the plan will be driven and coordinated by groups of local stakeholders including but not limited to, the Lonsdale Community Centre, Giroscope, Carnegie Heritage Centre, The Vulcan Learning Centre, Hull City Council and other local groups and organisations.

10.7 Additionally, it is envisaged that of a joint liaison group will be convened by Hull City Council and the Newington Neighbourhood Committee with the inclusion of other relevant stakeholders and leisure groups to collaboratively plan, organise and run public events within the West Park Policy Area and to develop the potential refurbishment of public facilities within the area as described within the Newington Neighbourhood Plan.

10.9 It is understood that access to capital and finance is a key factor in the delivery of projects and initiatives contained within the plan and it is intended to draw upon and pool the collective experience of existing local community groups to establish a partnership responsible for taking

# 10.0 MONITORING & DELIVERY



the lead in identifying and applying for funding to carry forward the vision and aspirations contained therein.

This document has been prepared by Integreat PLUS for the Newington Neighbourhood Forum

#### [Integreat plus](#)

Integreat PLUS is the trading name of the Cultural Industries Quarter Agency (CIQA), a social enterprise which provides planning, regeneration, design and economic development support for communities, local authorities & other social enterprises.

[www.integreatplus.com](http://www.integreatplus.com)



