Design Coding for Estate Renewal
Process and Principles

Portsmouth City Council
July 2022

Portsmouth
the great waterfront city

Design
South East

Contents

Purpose of this Guide

This Guide to Design Coding for Estate Renewal has been developed by Portsmouth City Council in consultation with other stakeholders and informed by work undertaken as part of the Department for Levelling Up and Communities (DfLUC) Phase 1 Pilot of the National Model Design Code in which Portsmouth were involved in between February 2021 to September 2021.

This Guide sets out the process, key requirements ('musts') as well as design guidance ('shoulds') for achieving high design quality when renewing estates within the Portsmouth City Council's control and is to be used by officers, councillors, developers, design teams and local communities.

This Guide is endorsed by Portsmouth City Council and should be used by officers and is encouraged to be used developers.

A INTRODUCTION

Introduction

Portsmouth has the title of being the UK's only 'island city'. Its growth and character has been influenced and shaped over time by its geographical location and relationship to the sea which offers a number of challenges as well as unique opportunities for the city and its growth.

Due to its location, with no opportunity to expand the city beyond its defined boundaries (due to the sea and Portsdown Hill) all development must be carefully considered, especially with regard to its design, in order to provide development that responds positively to the diverse character of Portsmouth.

The Council owns and manages close to 15,000 homes in Portsmouth and Havant.

Portsmouth was one of the most heavily bombed cities in Britain during the Second World War, destroying over 6,000 buildings and damaging many more. Gradual clearance and reconstruction took place in Somerstown, Paulsgrove, Landport, Buckland and Portsea, now known as Portsmouth City Council's housing estates, as well as the development of Leigh Park in Havant.

These estates were built largely from the 1950's to the early 1970's using development principles based on ideas around patterns of living, use of open space and motor vehicles which were prevalent at time. The road-oriented development patterns of the time have created physical barriers between estates and other areas of the city, as well as dominating the built form.

In addition there are a number of opportunities for the reuse of spaces which no longer functions as originally intended, for example drying court areas, internal drying spaces. There are opportunities to revisit the design of aspects of the estates such as walk ways, bin stores, and open spaces to reform and make spaces more useable for modern needs. There are however aspects of the mid-20th century estate design that are significant positives, such as the more generous space standards which the properties were built to.

Top and Centre: Bomb damage to the City was extensive, with entire neighbourhoods destroyed.

Bottom: When rebuilding, bold new approaches to urban design and architecture adopted. Across the country, these new approaches have been shown not to stand the test of time.

Image credits:
https://www.bbc.co.uk/news/uk-england-hampshire-55602028
https://www.portsmouth.co.uk/heritage-and-retro/retro/35-photos-capture-portsmouth-during-the-blitz-2910290
https://commons.wikimedia.org/wiki/File:Post_War_Planning_and_Reconstruction_in_Britain-_Portsmouth_D21920.jpg

Introocduction

The estates in Portsmouth

The map (right) shows the location of the estates in Portsmouth where we expect this document to apply should any renewal project be undertaken. These estates are:

1. Paulsgrove
2. Buckland
3. Landport
4. Somerstown and North Southsea
5. Portsea

It is also intended that this document forms the basis of projects on estates not listed here.
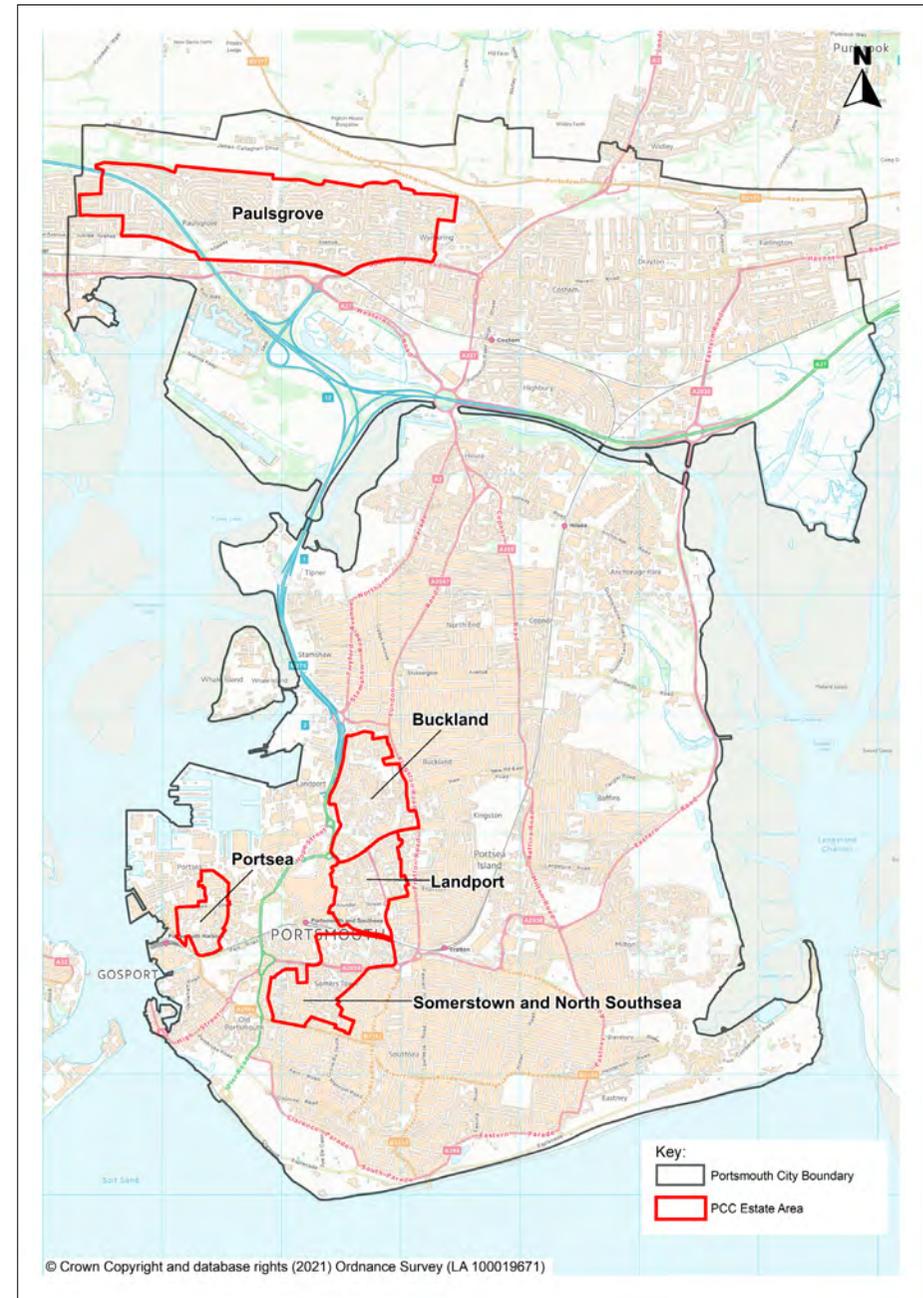
Paulsgrove Fact Sheet

Location

Size of estate
- Circa 1.93km²
-

Surrounding landmarks
- QA hospital adjacent to eastern boundary.
- Fort Widley circa 200m north.
- Fort Southwick circa 230m north.
- Port Solent Circa 500m south.

Index of Multiple Deprivation (2019)
- Parts of Paulsgrove to the east and south are ranked within the 10% most deprived neighbourhoods in the country. The remainder is predominantly ranked within the 20% most deprived, with small pockets ranked higher.

Density
- Paulsgrove offers a lower density of housing when compared to other areas within Portsmouth. The existing housing density is 25-50dph.
- In accordance with Portsmouth's Housing Density Background Paper, new development should deliver a housing density of no less than 40dph.

Housing Typology
- Paulsgrove consists mainly of system built low rise, lower density residential development from the mid-20th century.

Community Facilities
- Paulsgrove Community Centre and Social Club located within the estate along the southern boundary.

Retail
- Portsmouth City Centre (Commercial Road) - Circa 5km South.
- Cosham District Centre - Circa 600m southeast.
- Allaway Avenue Local Centre - located within Paulsgrove to the south.

Open Space
- Paulsgrove has good access to open spaces.
- Portsdown Hill (outside the estate) adjacent to the northern boundary offers significant levels of open space.
- Paulsgrove Park Playground located within the southern part of the estate (large playing field).
- Hempsted Green located centrally within the estate (large amenity space/park).

Transport
- Paulsgrove suffers from poor connectivity and longer journey times to the City.
- Cosham train station is located circa 800m southeast.
- Porchester train station located circa 900m west.

Heritage
- Old Wymering Conservation Area located circa 350m southwest.

Buckland Fact Sheet

Location

Size of estate
- Circa 0.5km²
-

Surrounding landmarks
- Portsmouth international Port is in close proximity to the west of the estate.

Index of Multiple Deprivation (2019)
- All neighbourhoods within Buckland are ranked within the 10% most deprived neighbourhoods in the country.

Density
- Buckland offers a medium density of housing when compared to other areas within Portsmouth. The existing housing density is 50-75dph.
- In accordance with the Housing Density Background Paper, development should deliver a housing density of at least 120dph.

Housing Typology
- Buckland comprises a mix of mid-20th Century terraced, mid and higher rise flatted development throughout.

Community Facilities
- Buckland Community Centre located centrally within the estate.
- Buckland Play Centre located centrally within the estate.
- Charles Dickens Activity Centre located within the southern boundary of the estate.

Retail
- Portsmouth City Centre (Commercial Road) is located directly south of the estate, within walking distance.
- Kingston Road Local Centre is located adjacent to the eastern boundary of the estate.

Open Space
- There area small pockets of open space located throughout the estate, including playgrounds and amenity spaces.
- Buckland Adventure Playground located centrally within the estate.
- Cornwallis Community Orchard located within the southwest corner of the estate.

Transport
- The nearest train Station in Portsmouth and Southsea, approximately 800m south.

Heritage
- Small section of the western area of the estate is located within Mile End Conservation Area.
- St Mary's Churchyard Conservation Area located circa 100m southwest.
- Several listed buildings located adjacent to the western boundary (outside the estate).

Landport Fact Sheet

Location

Key:
- Portsmouth City Boundary
- PCC Estate Area

Size of estate
- Circa 0.37km²

Surrounding landmarks
- Portsmouth City Centre (Commercial Road) directly west.
- St Mary's Church located circa 150m east.
- Victoria Park circa 400m west.

Index of Multiple Deprivation (2019)
- All neighbourhoods within Landport are ranked within the 10% most deprived neighbourhoods in the country.

Density
- Landport offers a mix of medium (50-75dph) density of housing to the north and lower (25-50dph) density of housing to the south when compared to other areas within Portsmouth.
- In accordance with the Housing Density Background Paper, development should deliver a housing density of at least 120dph.

Housing Typology
- Landport comprises a mix of mid-20th Century terraced, mid and higher rise flatted development throughout.

Community Facilities
- Landport community centre located centrally within the site.

Retail
- Portsmouth City Centre-Commercial Road is located directly west of the estate, within walking distance.
- Fratton District Centre located adjacent to the eastern boundary.

Open Space
- Small plots of open space dispersed across the estate. Predominantly amenity space in close proximity to higher rise development.
- Areas laid to grass and hardstanding.
- Landport Park located on the eastern boundary.

Transport
- Portsmouth and Southsea Train Station located circa 350m west.

Heritage
- St Mary's Church located circa 150m east (Grade II*).
- Small part of the northeast area of the estate is located within St Mary's Churchyard Conservation Area. This Conservation Area extends east beyond the estate.

Somerstown and North Southsea Fact Sheet

Location

Size of estate
- Circa 0.46km²

Surrounding landmarks
- Southsea common circa 400m south.
- Trail line located adjacent to the southern boundary.

Index of Multiple Deprivation (2019)
- All neighbourhoods north of Winston Churchill Avenue are within the 10% most deprived across the country.
- South of Winston Churchill Avenue, neighbourhoods vary from 10% most deprived (south east) to 30% most deprived (south east).
- Small pockets of the estate are within the 40% most deprived neighbourhoods.

Density
- The northern part of the estate currently offers a lower density of housing at 35-50dph. The remainder of the estate to the south offers a higher density at 75-100dph.
- In accordance with the Housing Density Background Paper, the majority of the estate is expected to deliver a density of 120dph or greater.
- Small pockets in the southwest of the estate are located within an area where new development is expected to have a minimum target of 80dph.

Housing Typology
- The Somerstown and North Southsea Area is dominated by 1950s and 60s social rented accommodation, with a significant proportion of flats.

Community Facilities
- Charter Community Sports Centre located within the northern part of the site.
- Somerstown Central Community hub located centrally within the site.
- The Gibson centre located within the southwest of the estate.

Retail
- Portsmouth City Centre (Commercial Road) is located circa 200m north.
- Portsmouth City Centre (Gunwharf Quays) is located circa 1km west.
- Fratton District Centre located circa 250m northeast.
- St James Local Centre located within the southwest of the estate.

Open Space
- Small areas of amenity space located throughout the estate (within close proximity to high rise developments).
- Somestown play area located centrally within the site.

Transport
- Poor connections and routes to the rest of the city.
- Portsmouth and Southsea Train Station located circa 150m northwest.
- Fratton Station located circa 400m northeast.

Heritage
- The Terraces Conservation Area located adjacent to the western boundary outside the estate.
- The southwest part of the estate is located within Kings Street Conservation Area.
- Castle Road and Owens Southsea Conservation Areas located adjacent to the southern boundary (outside the estate).
- St Andrews and St David's Road Conservation Area located circa 250m west of the estate.

Portsea Fact Sheet

Location

Size of estate
- 0.19km²

Surrounding landmarks
- Portsmouth historic Dockyard/Naval Base located circa 300m west/northwest/north
- Victoria Park located circa 300m east.

Index of Multiple Deprivation (2019)
- North of Queen Street, all neighbourhoods within the estate are within the 40% most deprived across the country. The southeast section of the estate is located within 20% most deprived neighbourhoods in the country.

Density
- The northern half of the estate offers one of the highest densities within Portsmouth at 100+dph. The southern half is slightly lower at 75-100dph.
- As outlined within the housing Density Background Paper, Portsea has been identified as an area where development should provide a minimum of 120dph.

Housing Typology
- Portsea includes the oldest public housing in the city. Parts of the area were rebuilt following World War II. The area now includes a number of new developments and urban design interventions from the early 2000s which provided a large number of new dwellings in the area including social housing.

Retail
- Portsmouth City Centre (Gunwharf) located circa 50m southwest.
- Portsmouth City Centre (Commercial Road) located circa 600m east.

Open Space
- Parks, playgrounds and amenity greenspace dispersed around the estate.
- Portsea Adventure Playground located within the south of the estate.

Transport
- Portsmouth Harbour Train Station located circa 150m west.
- The Hard interchange located circa 100m west.

Heritage
- Small southeast section of the estate is located within Victoria Park Conservation Area.
- Portsea Conservation Area is located centrally within the estate.
- Small southwest area of the estate is located within H.M Naval Base and St George's Square Conservation Area. Remainder of this Conservation area runs along the western boundary outside the estate.
- Several listed buildings located within the estate south of Queens Street.

B POLICY CONTEXT

Policy Context

National Policy

To emphasise the growing importance of **high quality design** in recent years, the Ministry of Housing, Communities and Local Government (now the Department for Levelling Up, Housing and Communities) published the **National Design Guide (NDG)** in 2019 illustrating how "well-designed places that are beautiful, enduring and successful can be achieved in practice". This guide provides an overarching framework for well-designed places in the form of **10** key characteristics.

The Building Better, Building Beautiful Commission followed with a report in January 2020 called 'Living with beauty' which set out to promote and increase the use of high-quality design for new homes, placing emphasis on how design should be an essential condition for planning permission and encourages the refusal of 'ugly' schemes that come at a social cost and are unadaptable and unsightly. Within the Governments response in January 2021, the report and its findings were strongly welcomed and were said to have informed proposals set out in the Planning White Paper, which further **encouraged the adoption of Design Codes.**

This importance of beauty has been reflected within the most recent revisions to the National Planning Policy Framework (NPPF) in July 2021. The NPPF (2021) now emphasises the **fundamental need for 'beautiful' buildings and places.** In order to provide maximum clarity for applicants, Paragraph 127 encourages plans to set out clear design expectations and Paragraph 128 follows, stating all Local Authorities should develop design guides or codes to reflect national guidance and local character and design preference.

To help Local Authorities in their production of design codes as encouraged by the NPPF (2021), the **National Model Design Code (NMDC)** was published in July 2021 which expands on the National Design Guide's 10 key characteristics and "provides detailed guidance on the production of design codes, guides and policies to promote successful design".

National Policy Timeline

Oct 19 National Design Guide published

Jan 20 'Building Better, Building Beautiful Commission 'Living with Beauty' Report

Jan 21 'Building Better, Building Beautiful Commission response

May 21 National Model Design Code pilot phase 1 projects announced

Jul 21 National Planning Policy Framework updated, National Model Design Code published.

Mar 22 National Model Design Code pilot phase 2 projects

Policy Context

Local Policy

The Portsmouth Plan (adopted in 2012) is the current overarching planning policy document, which forms part of the Local Development Framework. The other two documents which make up the development plan are the Somerstown and North Southsea Area Action Plan (2012) and the Southsea Centre Area Action Plan (2007).

In the **Portsmouth Plan (2012)**, design expectations are set out across a number of policies:

Policy PCS4: Portsmouth City Centre This policy aims to deliver an improved city centre, with a welcoming environment and buildings of exceptional quality. The City Centre Masterplan (2013) supplements this policy expanding on design expectations.

Policy PCS6: Somerstown and North Southsea This policy sets out the council's ambition to regenerate the area and provide a safer, better quality environment. The Somerstown and North Southsea AAP (2012) provides further detail on the redevelopment of the area.

Policy PCS13: A Greener Portsmouth This policy seeks to improve the quality of greenspaces throughout the city (design expectations are set out in the Housing Standards SPD 2013)

Policy PCS14: A Healthy City This policy encourages appropriate design and layout of new developments to encourage healthy living and improve air quality.

Policy PCS15: Sustainable Design and Construction This policy addresses the sustainability standard that should be achieved in new developments and design parameters to address climate change, including layout and materials. The Sustainable Design and Construction SPD (2012) provides further guidance for developers, agents and architects.

Policy PCS19: Housing mix, size and the provision of affordable homes All developments must be designed to meet Portsmouth's minimum space standards.

Policy PCS21: Housing Density High density housing developments are encouraged in areas with good public transport links.

Policy PCS23: Design and Conservation This is the overarching design policy within the existing Portsmouth Plan (2012), listing features that should be included in developments in order to achieve high quality design.

Policy PCS24: Tall buildings This policy established preferred locations for tall buildings. The accompanying Tall Buildings SPD (2012) sets out a number of design principles that tall buildings should address.

Policy Context

Alongside the existing development plan are a number of Supplementary Planning Documents that set out further design expectations (see box, right). Existing design aspirations for Portsmouth are currently set out across a variety of policies and supplementary planning documents which can make it confusing for applicants and there is the possibility that certain design aspects will be overlooked.

The NPPF makes it clear in Paragraph 127 and 128 that plans should provide maximum clarity for applicants through **the preparation of design codes and guides**. A more streamlined design approach has therefore been adopted within the draft Local Plan through an estate renewal policy **(Draft Policy S7)**.

Local Policy: SPDs

City Centre Masterplan Supplementary Planning Document (SPD) (2013)
Urban Characterisation Study (2011)
Parking Standards and Transport Assessment SPD (2014)
Reducing Crime through Design SPD (2006)
Housing Standards SPD (2013)
Sustainable Design and Construction SPD (2013)
Tall Buildings SPD (2012)
Air Quality and Air Pollution SPD (2006)

"Design should be positive, beautiful, respectful, and sympathetic"

Draft Portsmouth Local Plan (2021)

The importance of design and design coding has been reflected within the **Portsmouth Draft Local Plan (2021).** Draft Policy D1 (Design) presents a comprehensive (but not exhaustive) list of design considerations that should be taken into account in order to **deliver excellent quality design**. Overall, design should be "positive, beautiful, respectful, and sympathetic in relation to the host building/site, surrounding area, wider city, and/or the significance of designated and non-designated heritage assets". Policy D1 further expands on the requirement for **design guides or codes** to support large-scale major developments.

Draft Policy S7 (Portsmouth City Council Estate Renewal) focuses on estate renewal areas in Portsmouth. Proposals will have to take account of **key principles** including the provision of suitable homes, accessible facilities, welcoming high quality open spaces and safer pedestrian routes, and will also need to take account of relevant design guidance or codes. It is anticipated that this **Guide to Design Coding for Estate Renewal** will inform future design guidance and codes for estate renewal.

Portsmouth Local Plan 2038
'Regulation 18' Consultation Document
Draft for consultation September 2021

www.portsmouth.gov.uk
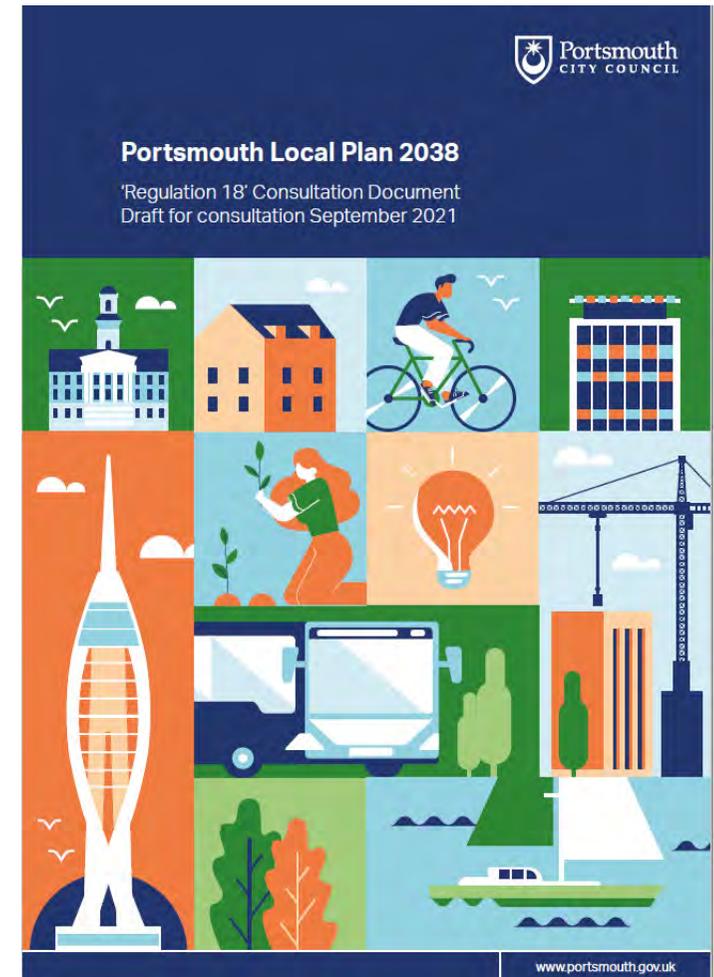
Policy Context

NMDC Pilot Project

In March 2021, Portsmouth City Council was one of 14 local authorities shortlisted and awarded funding to take part in a 6-month testing programme (pilot) to apply the National Model Design Code.

As outlined in **Policy S7** of the Portsmouth Draft Local Plan (2038), PCC is seeking to develop a design coding process for estate renewal within the city using the **Horatia and Leamington** site redevelopment in Somerstown as a case study for the pilot.

PCC has worked with the Department for Levelling up, Housing and Communities (DfLUC) (formerly the Ministry of Housing, Communities and Local Government (MHCLG) and Design South East (DSE) throughout this pilot process and have formed a working group made up of employees from relevant sectors within PCC. This collaborative approach within the council, along with community engagement allows further clarity in the production of **Design Codes** and allow for a more streamlined process for decision makers.

In order to ensure that once **design codes for estate renewal** are adopted, they are adhered to, Policy S7 of the Draft Local Plan states "Proposals will need to take account of any relevant planning and design guidance or codes."

Portsmouth City Council's design priorities:

1. Improving health and care for our communities
2. Supporting people to live active, healthy lives
3. Prioritising mental health
4. Making more good quality homes available for our residents
5. Building aspirations and encouraging ambition for our city and its residents
6. Supporting young people
7. Encouraging everyone to learn and develop skills
8. Creating opportunities for employment
9. Encouraging clean growth and culture-led regeneration
10. Supporting the local economy to recover from the pandemic
11. Taking positive action to tackle climate change
12. Enabling greener, healthier and better-connected journeys

Vision

"The creation of mixed, sustainable communities that promote the health and wellbeing of residents."

All future design codes for Portsmouth's estates must encapsulate **seven core principles** so as to make a positive and lasting contribution to the communities and neighbourhoods to which the codes apply:

Identity a place with a recognisable, distinct and memorable character. More than just the buildings, this relates to how people use its spaces, places and facilities. Places with their own identity are more valued by residents.

Connectivity the way in which the estate is linked to its surrounding, and how the spaces within the estate link together. Connected places are more vibrant, allow for walking and cycling, and promote community integration.

Community how people interact with one another, their place, and their environment to form a community. The greater the sense of community, the better places are able to support quality of life for all.

Health and Amenity the spaces that provide for relaxation, play, access to nature, and a chance to meet others. Be it public or private, the provision of high-quality amenity spaces is invaluable to residents for health and wellbeing.

Sustainability more than just energy in use, but the whole-life sustainability of the project, including how robust it is, how it can reduce energy and waste during construction, and the ability for it to be repaired.

Safety how the design mitigates against crime and antisocial behaviour. Safe places are more pleasant to use, and reduce the need for public money to be used on social issues.

Affordability design that reduces the running and maintenance costs for residents, estate management teams, and Portsmouth City Council. Design that is mindful of affordability stands a better chance of being properly looked after.

THE DESIGN CODING PROCESS

The Design Coding Process

"It is a requirement of national planning guidance that the development of design codes involves the local community"

NPPF, para. 129

Engaging communities in the design coding process

It is a requirement of national planning guidance that the development of design codes involves the local community and other stakeholders, in order that the renewal process creates places that local people love. It is therefore important to understand what residents and other stakeholders value about their existing estate and what their aspirations are for its future.

When selecting and setting the parameters for a design code for each estate, it is **essential that decisions are made directly in response** to analysis and visioning exercises **carried out with residents of that estate** and with other local stakeholders.

Case studies of the findings of stakeholder engagement processes for the renewal of the Horatia and Leamington estate in Portsmouth City centre are used throughout this guide to illustrate **how engagement can inform the design coding process**. The diagram below shows how iterative consultation can support he production of design codes.

We understand that the production of design codes may not always be undertaken solely by the planning authority and other Portsmouth officers but in collaboration with developers and consultants. We are committed to ensuring that this process remains effective.

The diagram on the next page illustrates the **typical process of design coding**, with key responsibilities and actions of Portsmouth Officers and the design team at each stage to ensure **high design quality of estate renewal** development.

Process diagram: Inception → Project Management → Baseline analysis / Policy Review → Consultation analysis → Visioning exercise → Estate Framework / Estate Design Exercise → Master / Regulating Plan → Design Brief / Code → Adoption / Endorsement → Testing / Monitor

Stages: Scoping | Vision | Code | Review

Denotes project stages where consultation / co-design milestones occur.

Progression subject to public review, amendments, and endorsement.

The Design Coding Process

	SCOPING				VISION			CODE		
	Project Management	**Baseline Analysis**	**Policy Review**	**Consultation and analysis**	**Visioning exercise**	**Estate framework**	**Estate design exercise**	**Masterplan or Regulating Plan**	**Design Brief / Design Code**	**Adoption / endorsement**

Denotes likely proportion of time spent on various project stages.

	Project Management	Baseline Analysis	Policy Review	Consultation and analysis	Visioning exercise	Estate framework	Estate design exercise	Masterplan or Regulating Plan	Design Brief / Design Code	Adoption / endorsement
Tasks:	Establish roles and responsibilities going forward. Identify resources needed.	Define the site boundaries and conditions. Consult community on current issues and opportunities.	Understand the Planning Policy situation relevant to the project.	Understand what has been learned, and use it to make propositions for the future.	Develop a coherent spatial vision for the estate, setting out what outcome is desired.	Establish what needs to change and what needs to stay the same in order to achieve the vision.	Community-led workshops to establish acceptable design solutions within the estate.	A plan or plans showing where development will happen.	Create the appropriate design quality control mechanism.	Test the end product against community aspirations, deliverability, and soundness within the Planning system.
Purpose:	To enable effective project management.	Gather all the useful existing information on the site, and analyse the site.	Identify potential issues.	Synthesis views into a coherent narrative.	Clearly articulate the desired outcome.	Set down the kinds of changes needed.	Allow the community to inform the design.	Set our where changes are needed within the estate.	Add detail to the masterplan or regulating plan.	Ensure that the outcome can deliver change.
Engage:	ERWG	ERWG, Community			ERWG, Community		ERWG, Community			Community, ERWG, DRP.
Outputs:	Project plan.	Plans, consultation, and studies.	Report.	Report.	Draft Vision Statement.	Detailed Vision Statement.	Report / design brief.	Plan / plans.	Design Code.	Report.

The Design Coding Process

Learning from Horatia and Leamington
Due to structural problems with the concrete, Portsmouth City Council made a decision to take down the Horatia and Leamington towers in Somerstown. As this will affect local people, a number of engagement processes have taken place to capture the feedback and aspirations of as many different stakeholders as possible to understand what local people think are the key issues and what their priorities and aspirations are for the future of the neighbourhood.

The Horatia and Leamington case study exemplifies a rigorous and meaningful process for engaging communities in a project of estate renewal. Examples of feedback are used throughout the '10 Characteristics' chapters to illustrate how engagement can inform the process of developing design codes to deliver estates that are provably locally popular, as required by the NMDC.
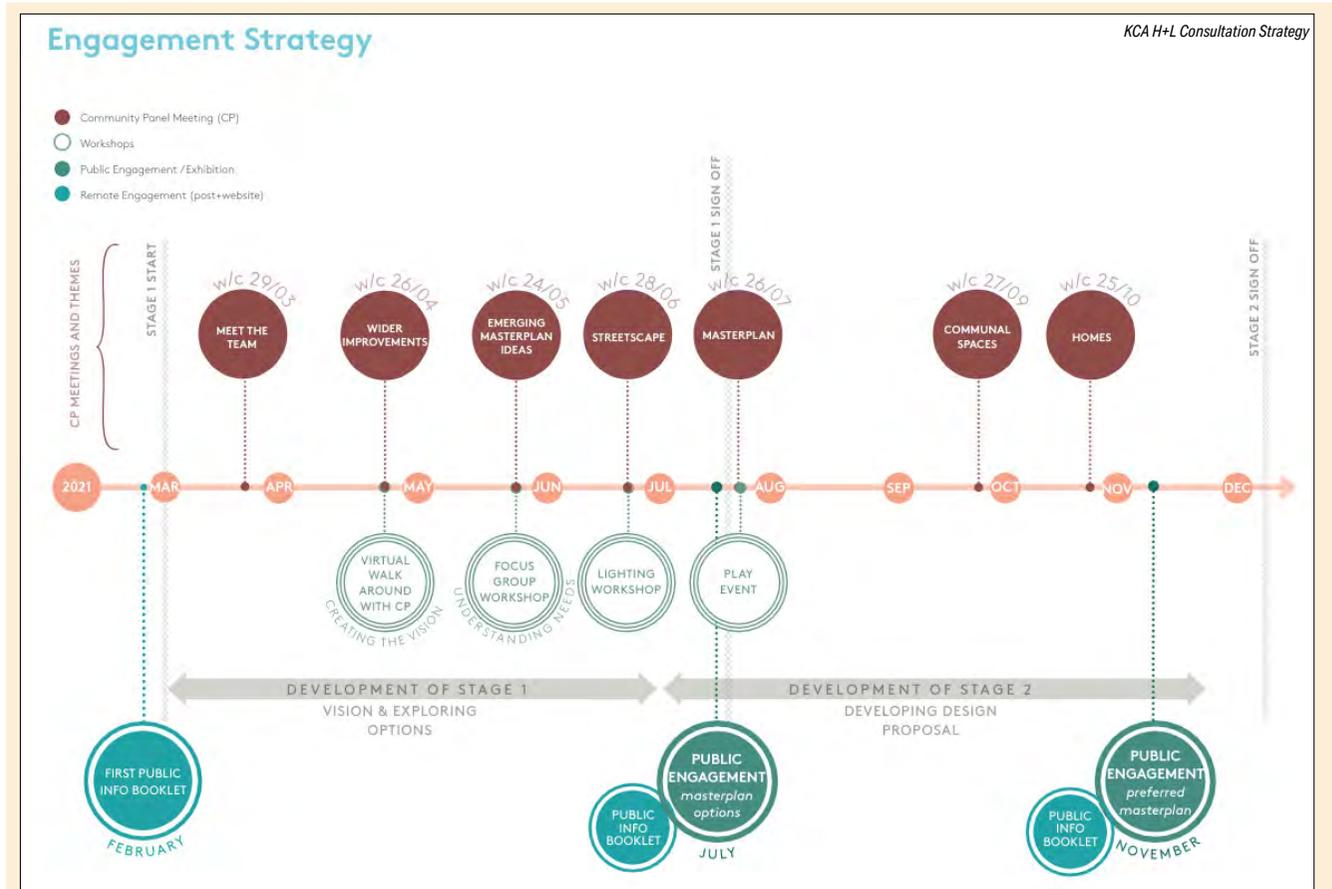
Above: The community consultation and engagement strategy used by KCA when undertaking their project on the Horatia and Leamington estate. Community engagement is a critical component of estate renewal. It is expected that all estate renewal projects will use a meaningful engagement process to inform the decisions that are made. Without a robust, well-documented, and representative engagement process, estate renewal projects will not be granted planning permission.

The Design Coding Process

PCC Public Engagement

PCC undertook a thorough engagement and listening exercise in the summer of 2019. Residents, community groups, local partners, community and voluntary organisations were contacted through a variety of inclusive methods, including door knocking every resident and business within 500 metres of the blocks. People could also comment on a dedicated webpage.

Key findings

Seven key themes came out of conversations with the local community. The issues listed below were the most important to people, and the list helped PCC to put together options for the future and a brief for the project design team.

- **Build appropriate homes.**
- **Make better use of green space and space for children.**
- **No more student accommodation.**
- **Consider wider area improvements.**
- **Better parking options.**
- **No tower blocks.**
- **Re-provide the social housing lost when the tower blocks go.**

(For further information see https://horatialeamington.portsmouth.gov.uk)

Estate Renewal Team Community Engagement

As part of the design team's extended and ongoing engagement strategy, a variety of different methods have been used to engage with a Community Panel and with wider stakeholder groups. This has included workshops, surveys, exhibitions, events, panel meetings, booklets and questionnaires, to ensure maximum inclusivity and accessibility in the engagement process.

Key findings

The H&L Community Panel has helped the design team to develop early idea scenarios for the site and inform future stages of the design process. Progress is shared with the wider community as part of an ongoing information gathering and feedback process. This is helping the design team to better understand what people want to see on the site and the wider area in relation to the **types of open space, uses, heights and massing, and to test options and scenarios for development**.

Feedback from the Community Panel is shown in the 'Learning from Horatia and Leamington' case studies throughout the following chapters.

(For further information see https://horatialeamington.portsmouth.gov.uk Project Design Team: Karakusevic Carson Architects)

The Design Coding Process

PCC Estate Renewal Working Group (ERWG)

An inception meeting and training day for the cross-departmental ERWG explained the ten characteristics of well-designed places, as set out in the NDG, and the use of design codes to secure design quality through the planning process.

Key findings

Design of the built environment has far-reaching impact. Quotations by officers taken from an ERWG survey are used throughout the following chapters to show how good design can support cross-departmental teams to achieve their objectives and enhance the quality of life and wellbeing of Portsmouth's citizens.

H&L Place Audit

ERWG officers carried out a series of lunchtime 'walk and talk' exercises around the H&L estate. Thoughts were mapped onto a virtual whiteboard, capturing feedback on what officers thoughts were the key issues, what officers value and what they would like to change about the estate and its surrounding context.

Key findings

Feedback from the ERWG Place Audit is shown in the 'Learning from Horatia and Leamington' case studies throughout the following chapters.

Image credit: KCA

1 The priorities of the existing Horatia and Leamington residents for how their estate should be renewed.
2 Feedback from the ERWG after conducting the Place Audit. Comments and photographs were collected and mapped. Areas where multiple teams commented showed issues that overlap themes.
3 The ERWG conducting the Place Audit of the existing Horatia and Leamington estate.
4 One of the walking routes taken during the Place Audit. Different groups took different routes so that both the estate and its context were audited.

Images 2, 3 & 4 produced by DSE / ERWG

E CHARACTERISTICS

Characteristics

A better future for Portsmouth's estates

Membership:

The Estate Renewal Working Group includes officers from the following teams:

- Planning Policy
- Development Management
- Housing
- Estate Services
- Architecture and Design
- Strategic Development
- Economic Growth

- Public Health
- Transport
- Air Quality
- Green and Healthy Streets
- Park and Open Space
- Community Safety
- Drainage and Flooding

Training in design and design coding

ERWG members were introduced to updates to the National Planning Policy Framework (NPPF) that place greater emphasis on design quality, place-making, the environment and sustainable development, and to the recently published National Model Design Code (NMDC) and the National Design Guide (NDG).

An inception meeting and training day for the ERWG explained the ten characteristics of well-designed places, as set out in the NDG, and the use of design codes to secure design quality through the planning process, since PCC is part of the NMDC phase 1 pilot.

The role of good design in supporting PCC to achieve its objectives

Design of the built environment has far-reaching impact. An ERWG members' survey suggested how good design can support cross-departmental teams to achieve their objectives and enhance the quality of life and wellbeing of Portsmouth residents:

"Positive identity will make people want to live, work or visit the area."

- EWRG Consultee Response on the importance of Context

Characteristics

The ten characteristics of well-designed places and design coding

The aim of this 'Guide to Design Coding for Estate Renewal' is to work towards securing the vision for Portsmouth's estates in order that each place better embodies the ten characteristics of a well-designed place.

These are set out in the National Design Guide and form the basis of the National Model Design Code and this Guide to Design Coding for Estate Renewal.

To secure the vision for each of Portsmouth's estates through the renewal process, a set of site-specific design guides and codes needs to be put in place. For each individual estate, the details of the design code will be underpinned by a) rigorous site and contextual analysis, including a place audit, and b) a visioning exercise.

Relating this Guide to other documents

This Guide should be used in conjunction with the National Design Guide and National Model Design Code (Part 1 and Part 2). References to these documents are given throughout the Guide.

The guide is structured to mirror the 10 characteristics of well-designed places, with 10 parts, each dealing with a different set of design issues.

Each part presents a series of key considerations, good practice examples, and learning points from the Horatia and Leamington Estate case study and Good Practice examples are interrelated and should inform the process of design coding for estate renewal.

Image credit: National Design Guide, p.8,

Using this Guide

Heading [eg. Movement] (with ref. to page no. in NDG and NMDC)

Chapters follow the ten characteristics of a well-designed place, as set out in national design guidance.

Case Study

The main findings from the Horatia and Leamington consultation relating to the topic under discussion.

Opportunities

Suggests what a successful renewal process should aim to achieve for the benefit of the people of Portsmouth.

Key Considerations

Considerations that should inform the content of plans, design codes or guides are focused on questions of particular importance to successful estate renewal.

Responses

Key considerations and how to respond to them, based on the specific scope and context of the Estate in question.

Examples

The kinds of outputs expected to demonstrate that a key consideration has been used to inform the design.

Introductory text

The reasons why PCC is embarking on a process of renewal of its housing estates in response to common problems and issues associated with these places.
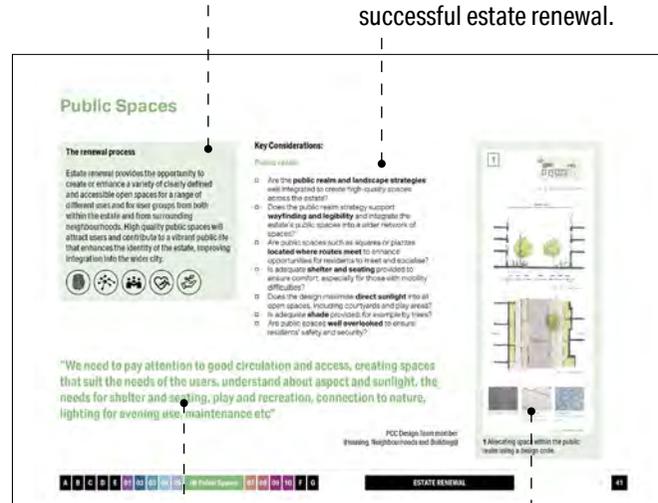
ERWG quote:

PCC's Estate Renewal Working Group on how each of the ten characteristics relates to the team's objectives and responsibilities.

Precedents

Best practice Codes and Guides showing how to tackle the various design topics.

Must Should Could

Certain key considerations will be relevant to all projects and are therefore mandatory. These **must** be done. Other considerations are likely to be needed but may not be relevant to all projects. These **should** be done. Some considerations go beyond what is usually expected so as to achieve the best possible design quality. These **could** be done.

Part E

Characteristics

01

Context

Introduction

Successful estates have a good relationship with their surrounding context, with strong, clear connections to the wider neighbourhood.

Portsmouth's public housing estates were built between the 1950s and the early 1970s as part of the city's post-war recovery. This historical context is significant; the estates were built to incorporate radical new ideas about town planning and modern living, including a new approach to open space and a shift to road-oriented development. Such city planning has in some cases resulted in physical and social isolation of the estates from the wider city.

Learning from Horatia and Leamington

An overriding theme from the Horatia and Leamington place audit was that the existing estate is contextually isolated from its surroundings. The design does not draw upon local influences, the layout does not invite people to move to and through the area, and the way the estate interacts with its neighbours leads to it feeling insular and separate. These are issues that the estate renewal project should seek to address or mitigate.

"There is a clear distinction between properties and buildings on the estate and those in surrounding streets, which are often of higher design quality and in more attractive areas. There could be a better transition between these places."

ERWG

1 Views into and out of the Horatia and Leamington Estate help stregthen links with the wider city.

2 The edges of the estate are often very different from their context.

3 The towers on the Horatia and Leamington Estate, dwarfing their surrounding residential areas.

Image credit: DSE

01

Context

The renewal process

Estate renewal offers an opportunity to take a more holistic approach to the built environment and to the social fabric of the city. This can help to restore a positive sense of place and contribute to the formation and preservation of more inclusive, connected communities.

"Positive environments support positive behaviours, reduce antisocial behaviour and raise aspirations"

PCC Economic Development team member
(Employment Learning and Skills, Regeneration)

Key Considerations:

History and context:

- ☐ Has the **history of the site** and its surrounding context been analysed?
- ☐ Has the **changing urban grain** been mapped to show change through time?
- ☐ Are there opportunities to reinstate **historical features** such as streets or parks?
- ☐ Are there any historical development patterns or buildings that should inform the renewal project to enhance **references to the site's history**?

Heritage assets:

- ☐ Are there any **heritage assets** (designated or non-designated) in or around the site that are valued by the community?
- ☐ Do heritage assets place any constraints on the site or are there opportunities to **protect and enhance** them?
- ☐ Are sensitive areas or buildings part of the **spatial framework** for the site?

Historic maps: Pre-War   Historic maps: Post-War

1 & 2 Historic mapping and analysis to inform the H&L renewal project.

Image credit: KCA H+L Design and Access statement

01
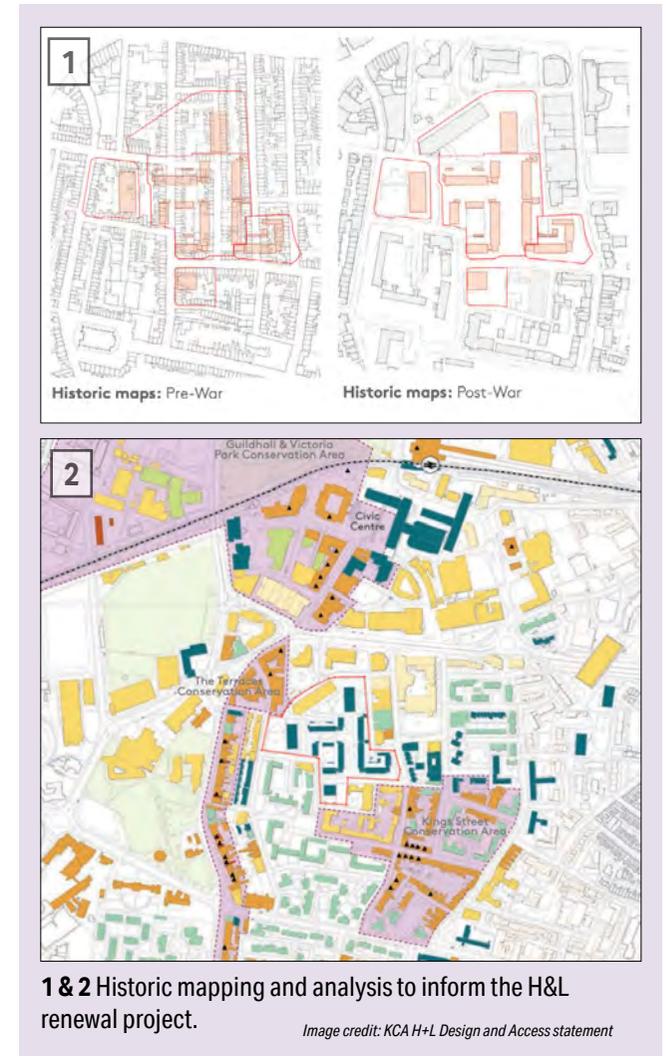
Context

"All of our design work is based on local surroundings; we consider each design uniquely on its context. That allows us to pay attention to genius loci, the quality and character of spaces and places that respond to people's needs and the intrinsic qualities of the environment into which we are implementing something new."

PCC EWRG response on the importance of Context

Connectivity:

☐ Have **key destinations** been mapped?
☐ Has thought been given to how the renewal project can support and improve **accessibility of local facilities and amenities**, including for work, education, retail and leisure?

Edges and transitions:

☐ Do conditions on the **edges** of the estate work to integrate the estate into the wider city?
☐ Can the renewal project enhance integration by mediating the **form, scale and massing of buildings** in relation to the surrounding context?
☐ Are there other opportunities to improve integration by creating **continuity and linkages** beyond the boundary of the estate, for example through an extended tree planting or public realm strategy?

Image credit: KCA H+L Design and Access statement
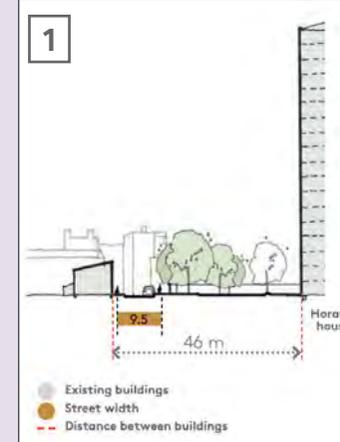
1 Analysing the relationship between the edge of the H&L estate and its surroundings to inform the renewal project.

2 & 3 Coding to create an appropriate transition between the edge of an estate and its surroundings to ensure integration.

Existing buildings
Street width
Distance between buildings

BUILDING HEIGHTS

Maximum Heights

Development **must** comply with the massing principles set out in Parameter Plan 317-A-P-100-14, which has been designed to:

- not be overbearing in regards to adjacent existing development; and

- respond to the different perimeter conditions of the site and be appropriate for the street hierarchy.

fig. 16 / Appropriate scale for adjacent development
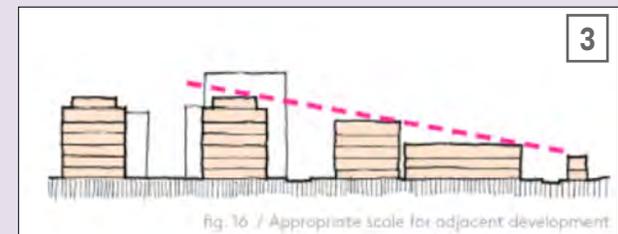
Image credit: KCA Byron Quarter Design Code, fig. 16, p.17

01
Context

Key Characteristic:	Must:	Should:	Could:	Example:
History and context	✔			Historic map analysis revealing routes and spaces that could be reinstated.
Heritage assets	✔			Plan showing conservation areas and heritage assets, plus their settings.
Existing movement patterns	✔			Pedestrian and traffic movement counts, desire lines mapped.
Socio-economic context		✔		Land use plan, possibly overlayed on the movement plan.
Key destinations		✔		Spaces and 'land use attractors' plan.
Natural habitats and biodiversity	✔			Plan of existing habitats and biodiversity within and beyond the estate
Street scene		✔		Plan showing building lines and entrances within the site's context.
Edges and transitions	✔			Section drawings showing relationships at the edges of the estate.
Appropriate uses		✔		Survey of residents demonstrating demand for additional amenities and facilities.

1 Modern development can still be contextual. In this example, the new buildings respect the existing building line, mature trees are retained, and materials are used which help the design fit in to the location.

Image credit: Tibbalds, Regents Park Estate Regeneration, https://tibbalds.co.uk/work/projects/regents-park-estate-regeneration

Movement

Introduction

A successful estate is accessible from the surrounding neighbourhood and is both easy and safe to move through and around. Its streets are designed to encourage active modes of travel by prioritising pedestrians and cycles over cars.

Some of Portsmouth's estates are dominated by traffic and parked cars, creating a low-quality living environment and a poor street scene. This is especially so in cases where comprehensive post-war redevelopment severed the new estates from their surroundings with heavy road infrastructure and where the design of streets and spaces is dominated by the needs of vehicles, creating isolated or disconnected places.
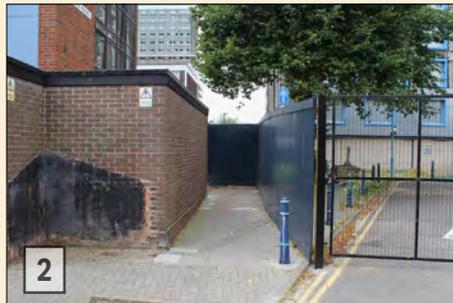
Image credit: DSE

Learning from Horatia and Leamington

Movement to and across the Horatia and Leamington estate was a source of considerable problems. Many of the streets are clogged with parked cars and discourage walking and cycling. Footpaths and other routes through the estate are often indirect, are poorly overlooked and intimidating, leading to a feeling of a lack of safety and creating a poor quality residential experience.

"I think to encourage and enable people in this area to keep and use a bike, consideration should be given to more secure cycle parking options."

ERWG

1 Connections within the estate are not overlooked.
2 Some of the routes feel unsafe and are indirect.
3 Footpaths are often not wide enough for accessibility and safety for all users.

02
Movement

The renewal process

Estate renewal offers an opportunity to reconsider movement as well as parking, servicing, and utilities infrastructure for all modes and users to enhance accessibility and connectivity. By reducing the dominance of vehicles, this can free up space for new public realm to create more people-friendly streets and a more pleasant living environment for residents. By prioritising active travel, this supports the health and well-being of residents and good access to public transport improves links with the wider built and natural surroundings to support inclusivity and accessibility.

Key Considerations:

Movement and connectivity:

☐ Are there **existing routes** into the site that should be retained to maintain good connections with the wider city?
☐ Are there any **new routes** that could enhance connectivity with the surrounding neighbourhood?
☐ Is there scope for improvement in the **quality** of existing routes to enhance connectivity?
☐ Have the **places, facilities and services** that residents need to access within and beyond the estate been mapped?

Legibility and wayfinding:

☐ Is there a clear **hierarchy of streets** defined by their character, function and the type of buildings and landscape which line them?
☐ Are there opportunities to extend **surrounding movement networks** to access local amenities, public transport, points of interest and routes?
☐ Is there a **legible and permeable** hierarchy of routes to achieve minimum conflict between users arriving by foot, bicycle or vehicle?
☐ Is this supported by clear and legible signage to support **wayfinding**?

1 Mapping out key destinations helps to identify where improvements are needed, or where new routes could be introduced.

"How people move around is very important, and active and sustainable modes of travel should be supported and encouraged where possible. Active and sustainable transport/travel can support improvements to air quality, carbon emissions, physical and mental health, a sense of place."

PCC Transport Planning Team
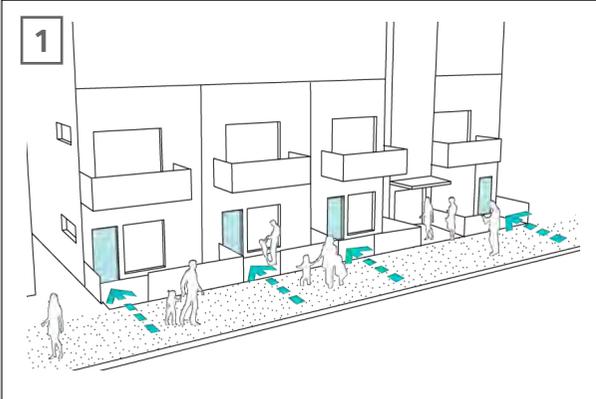
02
Movement

1 Design code setting out the interaction between movement routes and the buildings at their edges.

2 An attractive and active pedestrian movement corridor, well-overlooked by the buildings around it.

Safety and usability:

☐ Are there safe, convenient and attractive **junctions and crossings** for all users, designed to promote connectivity and active travel?

☐ Are there opportunities to create **shared or pedestrian priority spaces and streets**, with quieter streets having shared surfaces?

☐ Are **footpath widths** sufficient to promote comfort for pedestrians?

☐ Is there a strategy to **promote cycle use** by providing safe and attractive connections to designated cycle routes?

☐ Are **traffic calming** measures in place to prioritise pedestrians and cyclists?

☐ Do all routes provide good **visibility, overlooking, lighting and CCTV** coverage to discourage anti-social behaviour?

☐ Does the street network provide a **welcoming and safe experience** through visual connections, with directly connected streets where possible that are fully accessible to all users?

☐ Are the streets and public or communal spaces **well overlooked** by nearby dwellings for passive surveillance?

☐ Are **communal areas**, such as playgrounds and seating areas, overlooked from nearby dwellings?
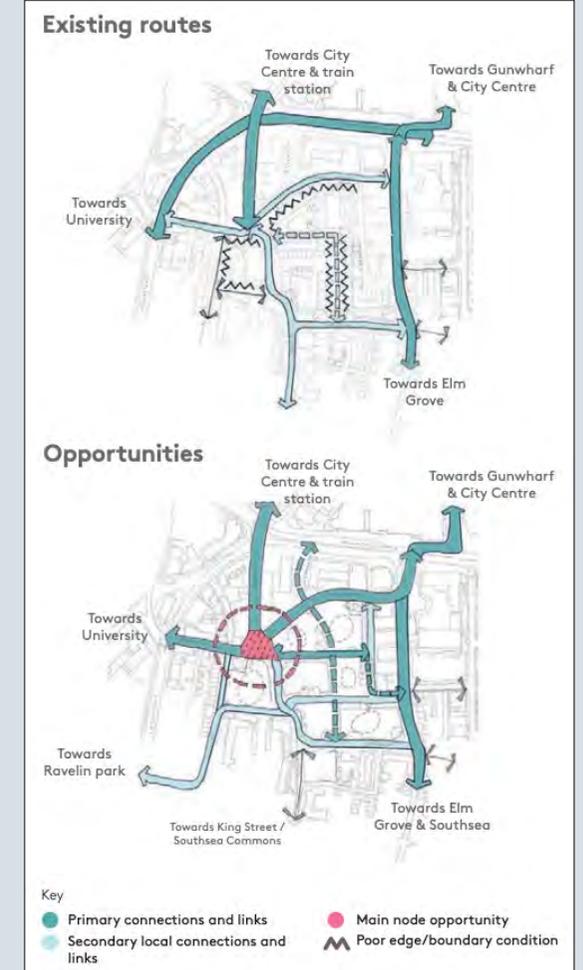
Above Opportunities for improved connections help inform the regeneration of the H&L estate, providing focal points where routes meet.

02
Movement

Active travel and modal shift:

☐ Have current levels of **car ownership** been calculated for the estate and the surrounding areas?

☐ Have community aspirations with respect to **parking levels** been assessed? Would they welcome alternative approaches?

☐ Can **car clubs** be used to reduce the need for individuals to own and store cars, and where should they be placed within the site?

☐ Is there a **low-cost or free cycle scheme** to encourage active and sustainable travel?

☐ Is all **cycle storage** close to building entrances so that it is convenient to promote use?

☐ Is there **secure cycle storage** for residents so that people feel comfortable leaving their bikes?

☐ Do the cycles stores have **electric charging points**?
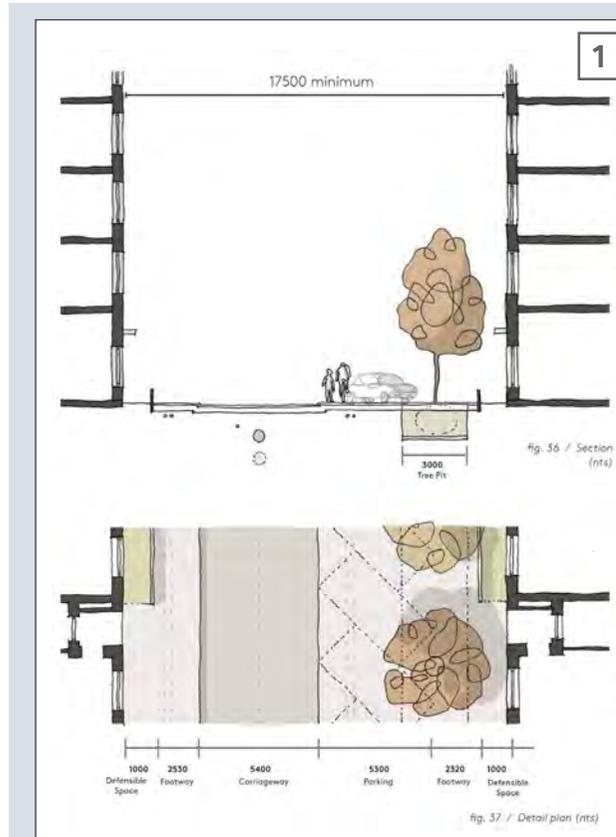
Image credit: KCA Byron Quarter Design Code, fig. 77, p.50

1 Design codes specify the requirements within movement corridors, helping to support their intended role within the overall movement strategy and street hierarchy.

2 Active travel should be encouraged by how existing streets are managed; pedestrian and cycle only routes may be appropriate for certain existing streets.

Image credit: DSE

02
Movement

Key Consideration:	Must:	Should:	Could:	Example:
Movement and Connectivity		✓		Key destinations plan, showing existing and suggested routes.
Legibility and wayfinding	✓			Strategy to enable the movement network to be easily navigable.
Safety and usability	✓			Active frontages and lighting strategy to support safe routes.
Active travel and modal shift			✓	Cycle infrastructure, including storage and incentives.

Image credit: https://www.mylondonhome.com/property-for-sale/property-for-sale/the-highwood-west-grove-elephant-park-se1/16084?layout=map

Left Clear, direct, and highly legible routes help people move around efficiently and safely. Landscape helps to establish green links. Pedestrian and cycle links help reduce the need to use a car and promote active lifestyles.

03
Nature

Introduction:

A well-designed estate has a network of open green spaces and healthy, tree-lined streets, offering opportunities for walking, dwelling and playing. It provides a welcoming, hospitable public realm that supports health and wellbeing through access to nature as well as offering habitats for wildlife and biodiversity.

Some of Portsmouth's estates are characterised by the hard forms and empty spaces of modernism, with limited planted areas or street trees. Others offer inaccessible or degraded open green spaces that neither encourage active use or dwelling, nor support biodiversity.

Learning from Horatia and Leamington

The importance of the mature trees to the quality and identity of the Horatia and Leamington estate was a key finding. Existing green spaces within the estate have limited biodiversity value, and in many cases are too small to have any amenity value either.

"At present, there is a lack of nature on the estate. However, trees, low planting, and meadows could really enhance Horatia and Leamington"

ERWG

1 Meadow planting enhances the estate and supports biodiversity.
2 Feature trees add character to the estate.
3 The communities responses showed a preference for green public gardens and for natural play and planting.

What kinds of green open space do you think would work best in the area?

- Natural play & planting — 26%
- Green public garden — 30%
- Residents' courtyard gardens — 21%
- Public play spaces — 23%
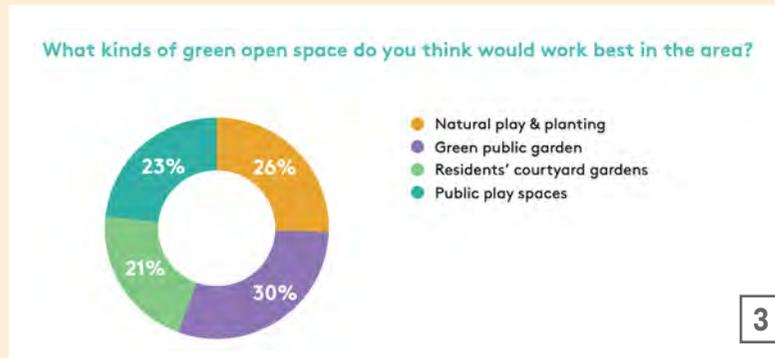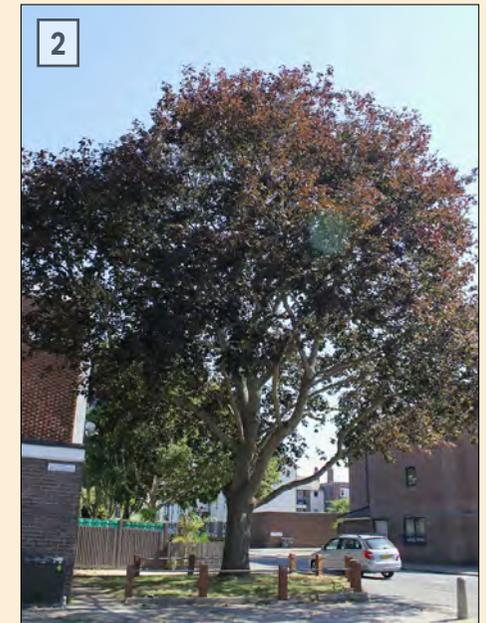
Image credit: KCA H+L Consultation Strategy

Image credit: DSE

03
Nature

The renewal process

Estate renewal offers an opportunity to enrich the built environment with green infrastructure, to create space for nature and to create landscapes that are imbued with identity, contributing to the memorable character of the estate and supporting the health and wellbeing of residents.

"Nature encourages outdoor physical activity, improves mental wellbeing, provides opportunities for both formal and informal play, contributes to high quality public realm and quality of life which in turn encourages healthy behaviours, healthy lifestyles and healthy choices. "

PCC Healthy Places team member
(Public Health)

Key Considerations:

Green infrastructure:

- Is there a network of **multi-functional green spaces** that connects with the city's wider network of open spaces, to support both people and nature?
- Is the provision of open space provision in accordance with **national guidance**?
- Is the **function and character** of green spaces identified and does the network provide for the needs of all residents?
- Is there **co-location of uses** to maximise benefits for nature and biodiversity as well as recreation, wellbeing and climate change resilience?
- Are green spaces aligned with **routes and paths** for walking and cycling through the estate, to create a green and pleasant environment?
- Are open spaces **conveniently located** and **easily accessible** to support the health and wellbeing of all residents?
- Are multi-functional **sustainable drainage systems** integrated with open spaces to reduce flood risk and provide recreational benefits?

1 Mapping green spaces and adding biodiversity links between them is an important aspect of the Horatia and Leamington renewal project.

"Further greening would help to improve the feel of the area, and make it more pleasant for people walking through the estate."

PCC Healthy Places team member
(Public Health)

03
Nature

Integrating trees:

- ☐ Are **mature trees** retained wherever possible to enhance character and identity?
- ☐ Is the tree planting strategy **multi-functional** to provide amenity, create biodiversity, absorb pollution, reduce noise, manage microclimate, and support beauty?
- ☐ Are **low-maintenance** trees specified that offer year-round interest with native and wildlife-friendly species?
- ☐ Is the **choice of species** suitable for the type of street or setting?
- ☐ Is the tree planting strategy aligned with **underground servicing and utilities**?

Biodiversity:

- ☐ Do **biodiversity targets** for the estate renewal represent at least a 10% net gain increase compared to the existing situation?
- ☐ Are **existing natural habitats** protected and enhanced wherever possible?
- ☐ Does a landscape strategy facilitate **diverse habitats and routes for wildlife**?
- ☐ Are there areas of biodiversity that need to be **protected** from people?
- ☐ Is **landscape management** well considered as part of the design development process?

Image credit: KCA Meridian Design Code, p.89
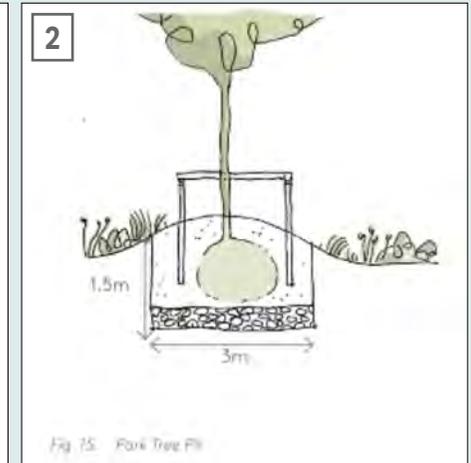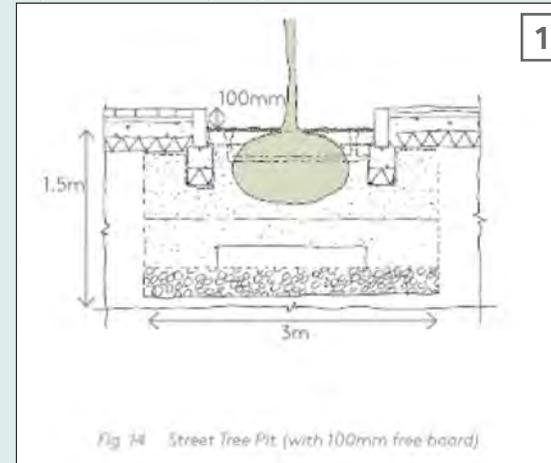
1 & 2 A properly coded tree pit ensures that trees are more likely to thrive in different locations and that root structures will be protected.

3 Design code for soft landscape (note 'musts' and 'shoulds' as well as 'justification') to ensure that landscape plays an important role in defining the character of playable streets.

Image credit: KCA Meridian Design Code, p.66

03
Nature

Key Consideration:	Must:	Should:	Could:	Example:
Biodiversity net gain	✔			Analysis of existing and potential habitats with a view to improving the baseline.
Green and blue infrastructure		✔		Plan showing strategy for how green and blue elements link together to form a network.
Multifunctional green spaces	✔			A strategy for integrating biodiversity and amenity into the network of green spaces.
Integrating trees		✔		A planting, renewal, and maintenance strategy.

Image credit: https://www.nigeldunnett.com/superbloom/

Left The creation of habitat and opportunities for nature within estates is a core responsibility when undertaking renewal projects. Green spaces need to be linked together so that they form a robust network.

04 Built Form

Introduction

Well-designed housing estates are compact so that people live close to open spaces, shops, and other facilities. They have a coherent relationship between built form and the spaces that they enclose, with well-defined and well-used public and communal areas.

Many of Portsmouth's estates are characterised by a confusing relationship between the buildings and the spaces around them. Some have landmark towers that stand in an open landscape of green or concrete piazzas. Others are dominated by low-rise, low-density pitched-roof houses with private gardens and an abundance of car parking. In some estates, the buildings appear as an incoherent jumble.

Learning from Horatia and Leamington

When carrying out the Horatia and Leamington estate place audit, stakeholders noted the lack of a cohesive design strategy. Buildings appear to be a jumble of styles, types and sizes. The lack of common design language detracts from the overall character of the estate whilst reinforcing its separation from its context. It was noted that areas of the estate that work well use elements such as boundary treatments and landscape and tree planting to knit together different parts.

"There are no common design features across the estate. Many buildings vary in their design and appearance. For example, along the western side of Astley Street, all the buildings vary significantly in their height, materiality, and colour."

ERWG

1 The scale of some of the buildings within the estate is incongruous with its surroundings.

2 Styles often vary across streets, making a disjointed streetscene.

3 Some of the more recent additions to the estate are already looking dated.

Image credit: DSE

04 Built Form

The renewal process

Estate renewal offers an opportunity to create more compact and coherent development that is sustainable, makes more efficient use of land in public ownership, and creates an urban form that supports active, safe and healthy communities. It allows for the stitching of an estate back into its context through the sensitive remediation of its built form.

> **"If a place does not function well through built form and does not appear pleasing, it will be less successful."**
>
> PCC Development Management team member (Regeneration)

Key Considerations:

Historic development patterns:

- ☐ Are there **historic street and block patterns** that could be reinstated to enhance connection with the site's past?
- ☐ Are there historic landmarks or natural features beyond the estate boundary that are celebrated by the **framing of views**?

Block structure:

- ☐ Can renewal of the estate increase housing provision and **efficiency of land use** whilst supporting good placemaking, for example through the creation of perimeter blocks?
- ☐ Are perimeter blocks of a scale that supports **permeability and active streets**?
- ☐ Does the layout provide **public spaces** that are positively addressed by built form?
- ☐ Does the layout provide **private or communal amenity spaces** within or between blocks that support community uses, such as play spaces or growing areas?
- ☐ Are development heights sensitive to **view corridors** to protect or enhance long views into and out of the site?
- ☐ Are tall buildings placed at specific points within the corridor to act as **landmarks**?
- ☐ Do **building lines** respond to existing conditions and relate to the spaces they address?
- ☐ Are blocks arranged to create an **attractive and cohesive streetscene**?
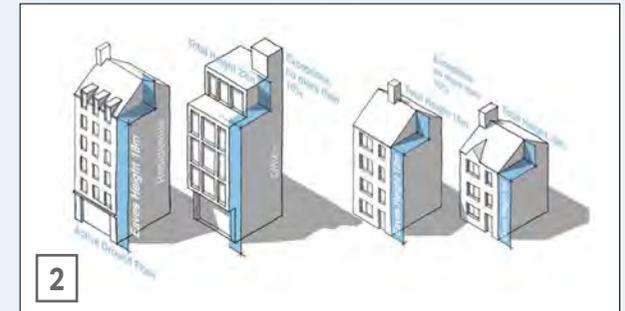
1 Repetition creates a strong sense of place and identity by creating a recognisable pattern of built form.

2 Code for built form can specify elements such as building height, roof profile, how the building meets the ground, and how upper floors are designed, helping to create a coherent built form and character.

04 Built Form

Enclosure:

- ☐ Are building heights in proportion with the dimensions of the space they address to create an appropriate **sense of enclosure**?
- ☐ Has **microclimate** been considered so that routes and spaces are not too overshadowed or windy to be comfortable in use?

Active frontages:

- ☐ Are there opportunities to insert new development or reconfigure existing development to **activate the street scene**?
- ☐ Are **blank façades** minimised onto the public realm, including gable ends of buildings?
- ☐ Does the layout **minimise the dominance of inactive uses** at ground floor, such as car parking, bin stores, cycle stores, or areas for plant and machinery?
- ☐ Have homes and other uses been designed to **maximise active frontages** by having front doors, windows, balconies or shopfronts facing onto streets, where appropriate?
- ☐ Have the spaces and uses within buildings been planned to offer **activity to the street edge**?

Image credit: NMDC Pt.1, Fig.20, p.22

1 Figure 20. **Building Line:** In urban areas, the building line will be continuous and the set-back limited. In suburban and rural areas the set-back will be greater and there will be much more variation.

Image credit: NMDC pt.1, Fig.18, p.20

2 Town centre courtyard blocks — Urban neighbourhood perimeter blocks — Suburban informal blocks
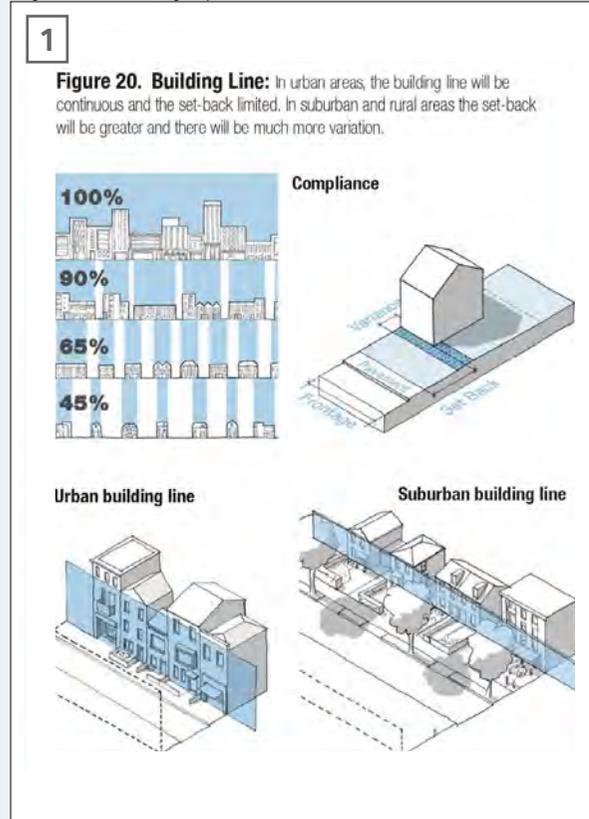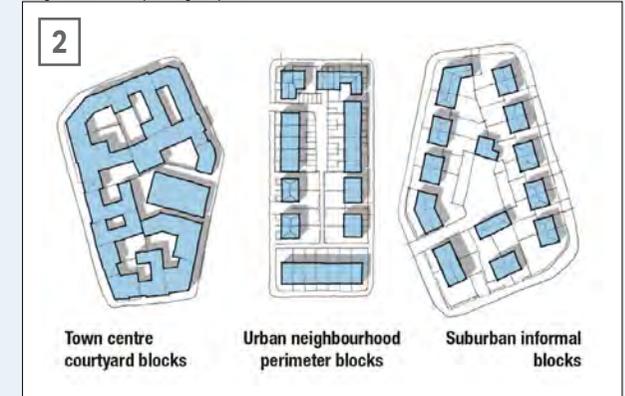
Image credit: Aylesbury estate regeneration, Walworth, London

1 Using building-to-plot widths as a code creates appropriate gaps in development. Building lines can also be coded to create areas of different character that respond to the specific context of the estate.

2 Block types can vary from location to location, with codes helping to establish appropriate form, mass and scale of development for the estate or for different character areas within it.

3 An urban block where the built form is used to give different parts of the site a different character.

Built Form

Key Consideration:	Must:	Should:	Could:	Example:
Historic development patterns	✓			Historic map analysis.
Scale and massing	✓			Scale and massing diagram / plan.
Block structure		✓		Block structure diagram / plan.
Enclosure			✓	A series of cross-sections showing enclosure ratios.
Active frontages		✓		Active, passive and dead frontage plan.

Image credit: Kirkfell, Camden, Mae Architects, https://www.mae.co.uk/projects/kirkfell

Left Built form allows new development to be rooted in its context without being stuck in the past. Renewal projects allow past mistakes to be corrected, and existing successes to be emulated.

"Urban design can directly influence health outcomes - if done well it can encourage healthy behaviours and lifestyles"

PCC Healthy Places team member
(Public Health)

05

Identity

Introduction

A well-designed estate has a distinctive character and identity that is valued by its community. This comes from the quality of its streets and spaces as much as from the buildings themselves. It also comes from the social life of its public or communal spaces.

Some of Portsmouth's estates are poor or generic in character and lack a distinctive and positive sense of identity. Often, they have an urban form and public realm that does not support civic life or communal activity.

Learning from Horatia and Leamington

The place audit highlighted a lack of coherence and poor streetscape which detract from a distinctive identity and positive sense of place. Both the buildings and the spaces between them work against the positive identity of the estate. Often, buildings do not relate well to the spaces they line, or to each other.

"There are unfriendly and unused tarmac spaces around some of the flats. These could be revitalised as communal spaces for residents."

"The housing block frontages have no sense of character or pride."

ERWG

1 Buildings lack defining characteristics, often appearing generic.

2 Infill development has not reflected the best of the existing estate.

3 Some of the design approaches have aged poorly, being very much of their time.

Image credit: DSE

05
Identity

The renewal process

Estate renewal offers the opportunity to enhance what is good about the existing identity of the place and the wider neighbourhood, or to reshape its identity. This could include unifying the architectural language, introducing distinctive buildings or enhancing the streetscene with tree planting and landscape. This positive identity can engender a new sense of pride and community spirit.

Key Considerations:

Sense of place:

- Is the community's **vision and aspiration** for the future identity of the estate clearly articulated and agreed with all stakeholders?
- Will aspects of the existing estate that are valued by the community be retained or enhanced to foster a **positive sense of place and identity**?
- Has the **character and identity of the estate** been analysed to inform a strategy for renewal?
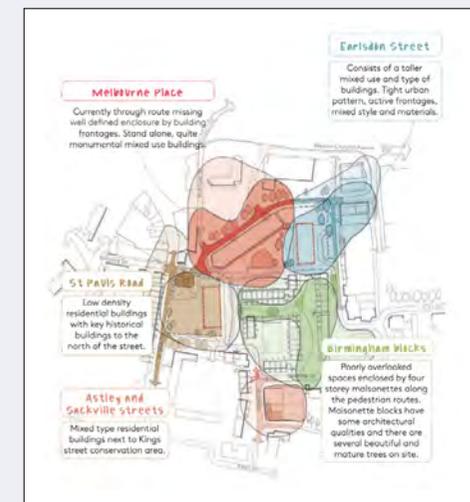
1 A character and identity study undertaken at the Horatia and Leamington estate to inform the estate renewal project.

05
Identity

"Where the residents feel like their building has an identity, they are more likely to take ownership and respect the building, which in turn reduces crime and anti-social behaviour in that area."

PCC Green & Clean Service team member
(Housing, Neighbourhoods and Buildings)

Structure of the estate:

☐ Does the **relationship between buildings, streets and spaces** influence the positive identity of the estate?
☐ Does a mix of uses and the hierarchy of routes create **active streets and spaces**?
☐ Does the **structure of the estate** and the form, scale and massing of blocks reinforce the sense of identity?
☐ Do existing or new landmarks provide **vistas and focal points** to support legibility and identity?
☐ Does the appearance of the estate from **beyond its boundary** enhance its sense of identity?
☐ Do existing **architectural styles or features** in or around the estate that are valued by the community inform the design of new buildings?
☐ Does the design of the **open spaces and landscape** enhance the overall character of the estate?

Image credit: Hull Residential Design Guide SPD
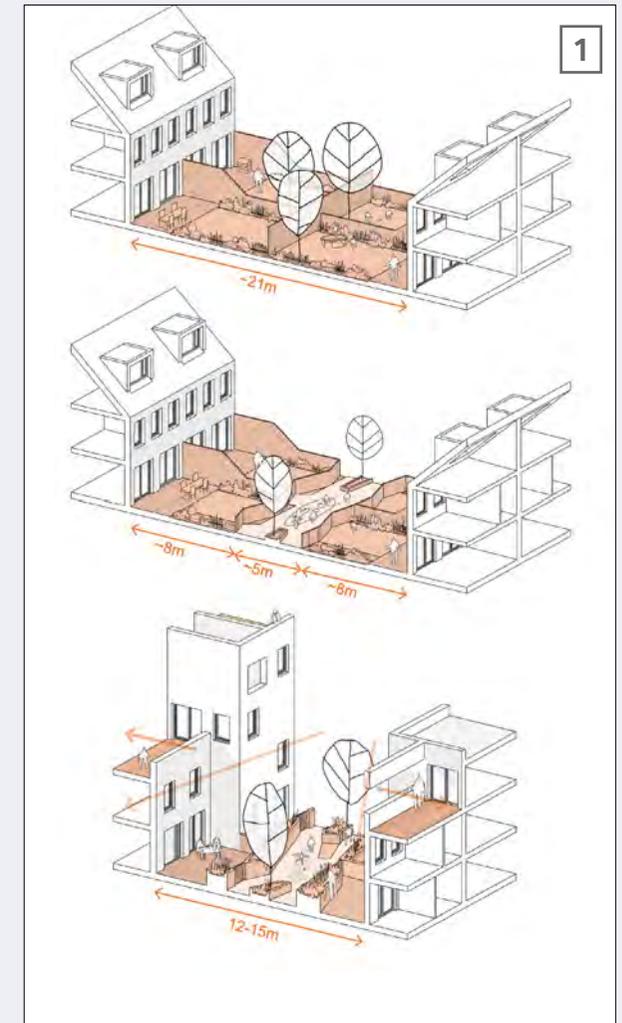
1 Coding for spaces between the buildings to inform the character and identity of the development to create active pedestrian-friendly gathering spaces.

05
Identity

Key Consideration:	Must:	Should:	Could:	Example:
Sense of place			✓	Estate Design Code.
Structure of the estate		✓		Design Code regulating plan.

Image credit: Camden Estate, London, JTP

Left: Carefully detailed buildings with a narrow range of materials and consistent forms contribute to a strong identity. Distinctive bay windows help to generate a unique character without being fussy. Note also the consistent boundary treatment and small area of defensible space at the front, allowing for the integrated storage of bins and cycles.

06
Public Spaces

Introduction

Well-designed estates have high-quality open spaces that support the community to come together and that promote healthy lifestyles. They offer a variety of sociable landscapes, shared amenity spaces and play areas, as well as pedestrian-friendly streets.

Many of Portsmouth's estates are typical of the post-war period, with large service-dominated, inward-looking concrete courtyards, inaccessible green spaces and a street scene dominated by parked cars. In other cases, they have a fragmented or maze-like network of streets and spaces that are hostile for play and poorly designed for socialising.

Learning from Horatia and Leamington

The public spaces within the Horatia and Leamington estate lack a clear function, character and identity. They are not well used and are often places where anti-social behaviour takes place, in part due to being poorly overlooked. They lack the kinds of provision that might encourage residents to use them and therefore to value them, such as benches, landscape or play equipment. These spaces are often viewed as a maintenance burden rather than a positive community asset because ownership is ambiguous.

"The drying areas are dominated by concrete and washing could be stolen. Although there may be a need for this type of space, it could be designed much better and incorporate multiple uses"

ERWG

"There is no clear definition between public and private spaces"

ERWG

Image credit: DSE

1 Large areas of green space are present within the estate but lack a clear function.
2 Some of the spaces within the estate are poorly overlooked and feel unsafe.
3 Ambiguous spaces with no clear ownership are found in many parts of the estate.

06

Public Spaces

The renewal process

Estate renewal provides the opportunity to create or enhance a variety of clearly defined and accessible open spaces for a range of different uses and for user groups from both within the estate and from surrounding neighbourhoods. High quality public spaces will attract users and contribute to a vibrant public life that enhances the identity of the estate, improving integration into the wider city.

Key Considerations:

Public realm:

☐ Are the **public realm and landscape strategies** well integrated to create high-quality spaces across the estate?
☐ Does the public realm strategy support **wayfinding and legibility** and integrate the estate's public spaces into a wider network of spaces?
☐ Are public spaces such as squares or piazzas **located where routes meet** to enhance opportunities for residents to meet and socialise?
☐ Is adequate **shelter and seating** provided to ensure comfort, especially for those with mobility difficulties?
☐ Does the design maximise **direct sunlight** into all open spaces, including courtyards and play areas?
☐ Is adequate **shade** provided, for example by trees?
☐ Are public spaces **well overlooked** to ensure residents' safety and security?

1 Allocating space within the public realm using a design code.

"We need to pay attention to good circulation and access, creating spaces that suit the needs of the users, understand about aspect and sunlight, the needs for shelter and seating, play and recreation, connection to nature, lighting for evening use, maintenance etc"

PCC Design Team member
(Housing, Neighbourhoods and Buildings)

06
Public Spaces

Landscaped spaces:

☐ Are all landscaped spaces **accessible and durable**, with a clear public function?
☐ Is there a clearly defined boundary between **public and private** areas with appropriate boundary treatments or planting to ensure residents' privacy and security?
☐ Are there opportunities for residents to manage their open spaces through rights to cultivate, with areas for **local food production**, such as allotments and community orchards?
☐ Is the landscape design and specification both **deliverable and easily maintained** in the long term?

Play and recreation spaces:

☐ Are play facilities provided that are **easy to locate and access** for those walking, cycling or using public transport?
☐ Are play spaces **well-overlooked and well-lit** at night?
☐ Are play facilities **robust and easy to maintain**?
☐ Is there a **range of play areas** with appropriate equipment to meet the needs of different age groups?
☐ Are different spaces provided for a **range of recreational activities**, to encourage sport and socialising as well as relaxation?
☐ Does the location of play facilities avoid conflict between **different user groups**?
☐ Does structural tree planting enhance the environment and **reduce air pollution** around play areas?

Image credit: KCA Meridian Design Code, p.65

1 Design code for a multifunctional space that supports a variety of uses and activities and that ensures a residential threshold to create defensible space and ensure privacy.
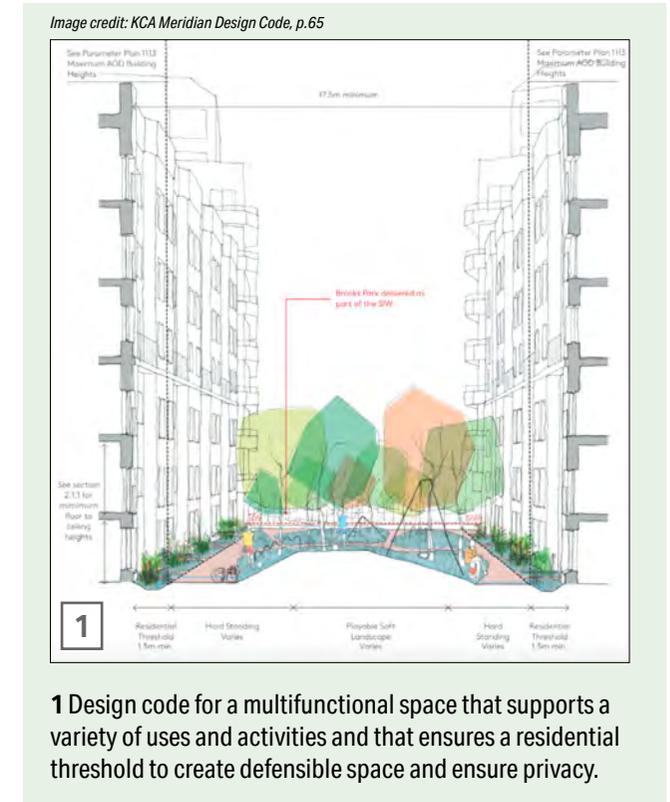
Public Spaces

Key Consideration:	Must:	Should:	Could:	Example:
Public Realm	✓			Public realm strategy feeding into Design Code.
Landscaped spaces		✓		Landscape management strategy.
Play and recreation spaces			✓	Play spaces management strategy.

Left A multifunctional space that supports a variety of uses and activities.

Image credit: Marmalade Lane, Mole Architects, https://www.molearchitects.co.uk/cohousing/

07

Uses

Introduction

Well-designed estates are neighbourhoods that make efficient use of land, offer the convenience and diversity of a range of local facilities and amenities that create vitality and enable successful communities to thrive.

Many of Portsmouth's estates have a singular function as a city centre or suburban housing development. The separation of uses and functions and the fact that many of these places were designed with the car as the dominant mode of transport mean that communities have become disconnected from accessible opportunities for retail, recreation, employment and commerce.

Learning from Horatia and Leamington

At the Horatia and Leamington estate, there are few uses beyond housing and there are limited recreation spaces within its boundary. For a city centre estate, this is not such a problem because other uses are located relatively close by. However, the few non-residential amenities are valued by the community, especially the pub, which has been brought back into use by the residents as a valuable community asset.

"The council-built pub is well loved and has been revamped. However, the build appears cheap and it is surrounded by car parks rather than housing." ERWG

What kinds of community spaces would you like to see added to the area?

- Play streets — 15%
- Community food growing — 26%
- Youth spaces — 21%
- Community cafe — 32%
- Other — 6%
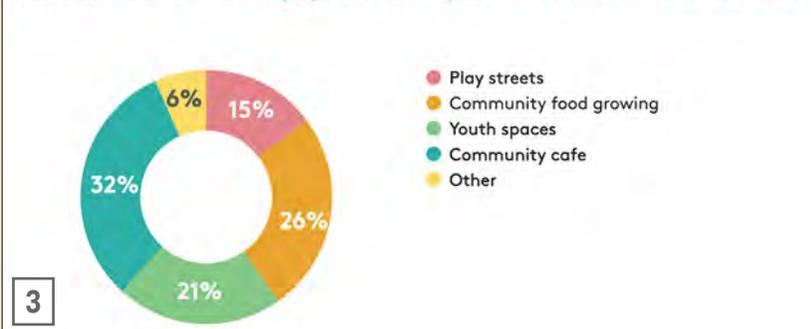
Image credit: KCA H+L Consultation Strategy

1 Those facilites that there are within the estate are run down and unloved.

2 The pub on the edge of the estate is well liked and well used.

3 A community cafe and community food growing were the preferred community uses that the community wanted from the renewal project.

07
Uses

The renewal process

Estate renewal can encourage mix back into the heart of neighbourhoods. It creates the possibility for more integrated housing types and tenures as well as enhanced facilities and amenities. This can support a more balanced, thriving community as well as active public spaces that contribute to a positive identity.

"We have to consider who we are designing for, in each scenario, so that the spaces we create are useful and relevant to them."

PCC Green & Clean Service team member
(Housing, Neighbourhoods and Buildings)

Key Considerations:

Community facilities:

☐ Has the community identified a need for **additional facilities**, beyond just housing provision?
☐ Could additional facilities and amenities be provided to diversify the **range and mix of uses** on offer locally?
☐ Is a community space provided to support **social activities** for residents from within and beyond the estate?
☐ Is there provision of space for businesses to support **community wealth building**?
☐ Is there provision of **shared working space** within the estate, so that people can meet other residents and home workers?
☐ Is there a strategy for **'meanwhile' uses** so that the identity of the site as a mixed-use destination is established early in the renewal process?

Image credit: National Model Design Code (pt.2), p.64
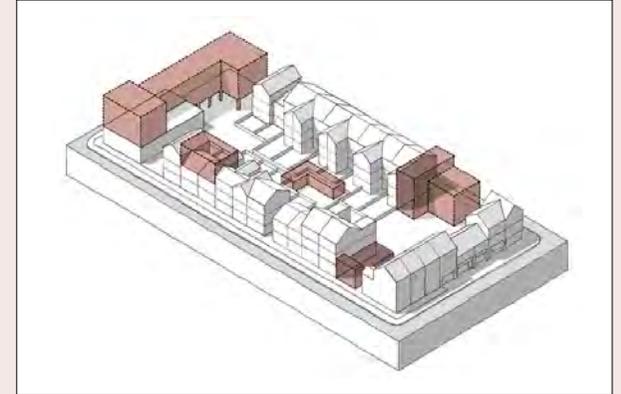
Above: Coding for land use intensification, showing appropriate infill approaches.

07
Uses

Locating uses:

☐ Are mixed uses integrated into residential buildings to create a truly **mixed-use development**?
☐ Is **residential amenity** secured whilst allowing other uses to operate where co-located, to avoid disruption?
☐ Is the location of new uses aligned with the **movement framework**, so that shops and businesses will be easy to get to on foot or by cycle?
☐ Have mixed-use elements been **co-located** so that uses support one another?
☐ Are buildings designed to be **flexible and adaptable**, so that they can be converted to other uses over time without needing to be extensively modified?

Housing:

☐ Are a wide variety of **housing tenures and types** provided with different user and operational requirements?
☐ Is all housing **tenure blind**, where there is no distinction between the visual appearance and general location of different tenures?
☐ Is affordable housing **dispersed** to encourage integration?

Figure 30. (Right) Active Frontage: An example of uses that can create activity at the level of the street, e.g. community facilities, cafes and restaurants, shops and offices.

Figure 31. (Below) School Design: Both the suburban (left) and urban (right) schools complete the block and address the existing building line, but differ in height and density according to their context.

Suburban school   Urban school
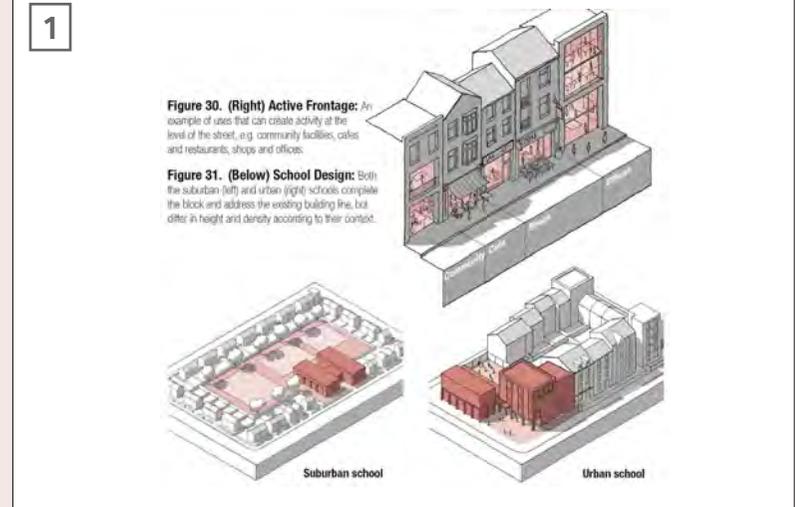
1 Using Design Code to integrate a mix of uses within an urban block.

2 Coding for flexbile accomodation at ground floor level, so that spaces can adapt to different uses.

→ N

Minimum internal floor to ceiling heights - Mansion Block North	
Ground Floor	2.75 m
Typical Upper Floor	2.50 m
Set back top floor	2.50 m

07
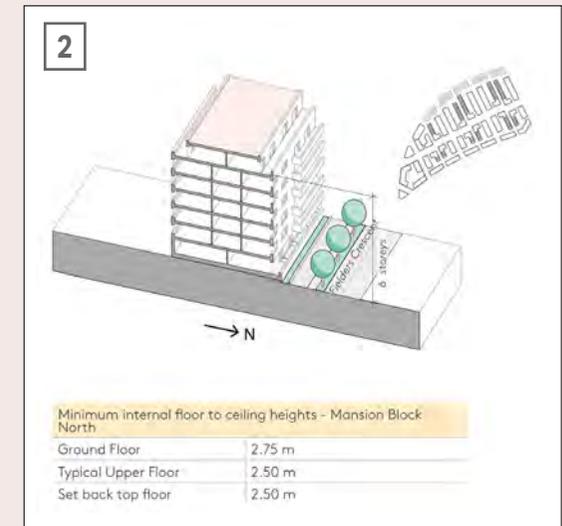
Uses

Key Consideration:	Must:	Should:	Could:	Example:
Community facilities			✓	Feasibility study supported by community consultation.
Locating uses	✓			Movement analysis, placing uses at the busiest points in and around the site.
Housing	✓			Housing needs survey, supported by community consultation.

Image credit: Lawley, Telford. Image by Garry Hall.

Left Mixed-use development, with retail at the ground level and residential dwellings above.

Homes and Buildings

Introduction

Well-designed estates provide appropriately sized, good quality homes for a mixed, balanced community. Their buildings foster neighbourliness by providing communal areas that encourage encounter as well as ensuring safety and security. Their homes work well for the people they are designed for, offering space and comfort but flexibility and adaptability to future changes in use.

Portsmouth's estates range from the high-rise city-centre towers that were once a symbol of progress, to the low-rise sprawling terraces that were part of a massive post-war house building programme on the edge of the city. Some of the buildings are no longer fit for purpose or are in need of repair, refurbishment or renewal.

Learning from Horatia and Leamington

A particular issue with the Horatia and Leamington is the way that buildings are accessed, with constrained entrance lobbies and circulation spaces. Entrances are often hidden and feel unsafe. Bin stores occupy prominent locations and are prone to antisocial behaviour. Garages, drying areas and amenity spaces create blank or otherwise poor edges to streets and spaces.

PCC's stakeholder engagement cited 'appropriately sized homes' as one of the community's priorities for the renewal project.

1 Most of the flatted developments have communal entrances with no active ground floors.
2 Drying areas around the estate are of particular concern.
3 Entrances are often uninviting and tucked away.
4 Respondents' preferred home type was a form of mid-rise housing.

What type of home would you like to see here?
(Number of first preference votes)

9%
28%
63%

- Taller buildings
- Mid-rise buildings
- Houses

Taller buildings: 4
Courtyard blocks: 9
Mansion blocks: 4
Medium-rise blocks: 7
Duplexes: 7
Houses: 12

Image credit: KCA H+L Consultation Strategy

Image credit: DSE

08
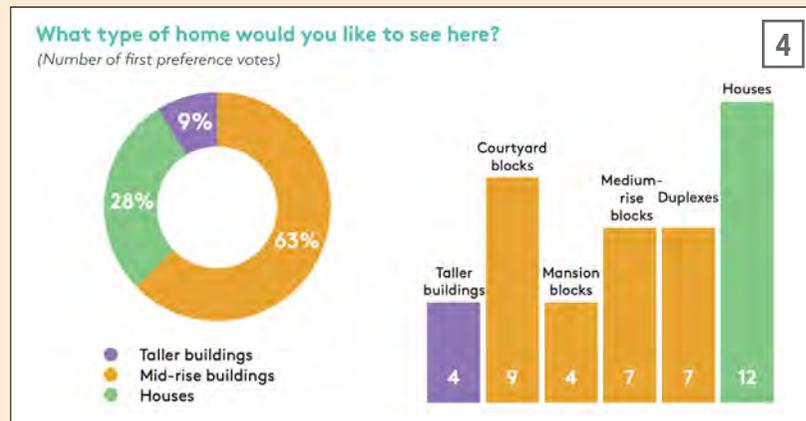
Homes and Buildings

The renewal process

Estate renewal offers an opportunity to redress the balance of access to well-designed homes and places, to address exclusion or inequalities. More efficient land use can allow for new and better homes to be built to meet the council's housing needs and to enhance the quality of life for residents of its estates.

"Housing has a direct link to health outcomes. Our homes should be appropriate to our needs for good physical health and mental wellbeing."

PCC Green & Clean Service team member
(Housing, Neighbourhoods and Buildings)

Key Considerations:

Buildings:

☐ Is the **range of housing typologies** supported by community aspirations for the estate as well as by local housing needs and policy, to create a broad-based community?

☐ Is the **density of dwellings** at an appropriate scale for the context whilst ensuring plenty of internal space and outdoor amenity?

☐ Is the design of buildings **tenure blind**, with distributed affordable housing?

Entrances and circulation:

☐ Is there an **active sequence of thresholds** on all edges of the blocks?

☐ Are ground floor dwellings served by their own private entrances, with **front doors facing streets** and public spaces?

☐ Do apartment buildings offer **frequent front doors** to the street?

☐ Is the route from the street to the front door **welcoming** and clearly **identifiable**?

☐ Is there **level access to all entrances**, so that buildings are fully accessible?

☐ Do apartment buildings have **generous thresholds and entrance lobbies** where residents can meet?

☐ Are **corridor spaces** generously proportioned to allow casual encounter?

☐ Are **communal spaces** light-filled and welcoming places?

☐ Do **lift cores** create a sense of threshold at ground floor and on landing spaces?

Image credit: Material Architects, St Pancras Place.   *Image credit: Hull Residential Design Guide SPD*

1 The interface between buildings and streets is critical for creating functional, high quality environments.

2 Design codes can be used to set out appropriate solutions for how buildings are accessed.

3 Design code to ensure generously proportioned, well lit and well ventilated communal corridors.

Communal Circulation

Internal corridors **should** be a minimum of 1.5m wide.

Communal corridors and stairwells **must** have one end which is naturally lit and ventilated in buildings of less than 8 storeys. [fig. 28]

Image credit: KCA Byron Quarter Design Code, fig. 1.2.13, p.23

08
Homes and Buildings

Dwellings:

- In higher density development, does the design of homes ensure **privacy** of residents?
- Is there plenty of **natural daylight and views out** from the main living spaces?
- Are **north-facing single-aspect** apartments minimised?
- Do **floor to ceiling heights** give the homes a spacious feel?
- Do apartments have **well-proportioned rooms** that are easy to furnish and adaptable?
- Is there adequate **utility and storage space**?
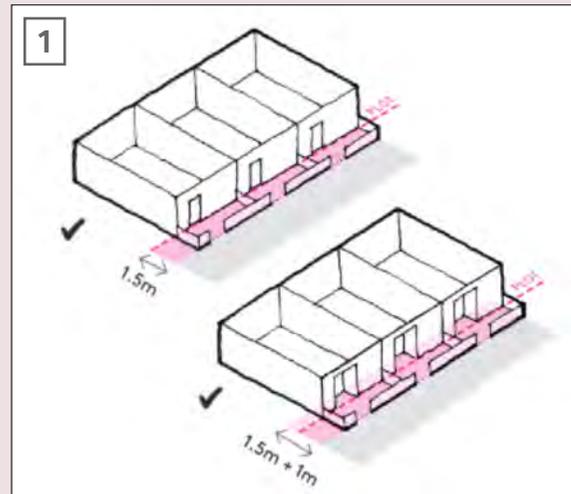
*Image credit: KCA Byron Quarter Design Code, fig.4, p.12*

1 Design codes can be used to specify requirements for defensible space at ground floor to ensure privacy for residents.

2 How amenity spaces work in relation to buildings needs to be thought through from the outset so that residents have access to high quality private or communal outdoor amenity space.
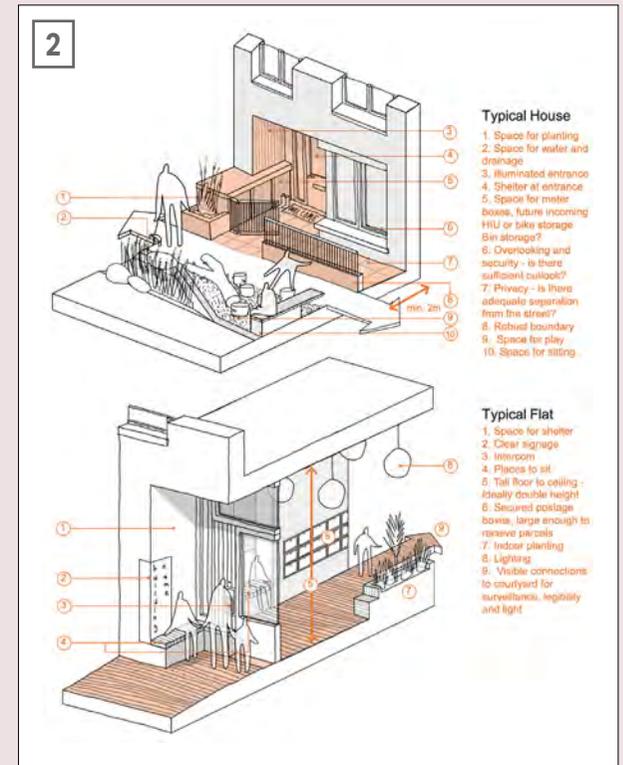

Image credit: Hull Residential Design Guide SPD

08 Homes and Buildings

Private external amenity:

☐ Is **defensible space** provided at ground floor to ensure privacy for residents?

☐ Is **private amenity space** provided for all dwellings and is it of a sufficient size to be usable?

☐ Do apartments have access to **outdoor drying space**?

☐ Do balcony spaces provide adequate **enclosure** to allow comfort and privacy?

☐ Is there good **overlooking** of children's play spaces from kitchens or living rooms?

Cycle and refuse storage:

☐ Is **secure cycle storage** incorporated into the building, or integrated into the landscape?

☐ Is ample storage provided for **cargo bikes** which may be used by families?

☐ Are **cycle and refuse/recycling stores** located close to residential entrances for ease of access and convenience of use, without detracting from the communal entrances?

Image credit: KCA Meridian Design Code, p.26

1

Fig 11. Recessed

Fig 12. Semi-recessed
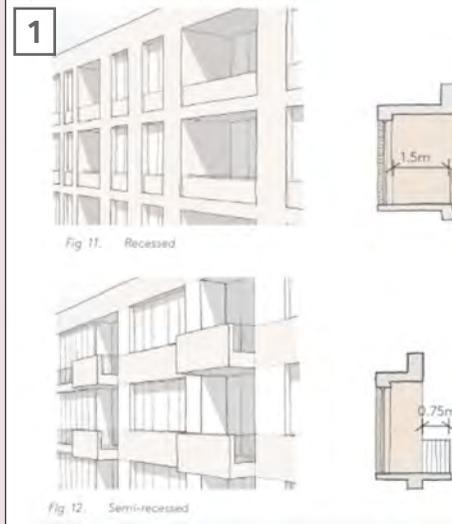
2.1.8 BALCONIES

The minimum depth and width for all balconies and other private external spaces **must** be 1500mm.

Semi-recessed balconies **must** not project more than 50% of their depth beyond the outer face of facade.

Balconies **must** be arranged and coordinated to achieve good internal daylight to adjacent rooms and avoid excessive overshadowing.

Solely north-facing balconies **must** be minimised and where occurring they should be projecting.

Where railings are of an open construction an appropriate level of privacy **must** be retained through the design of the railing.
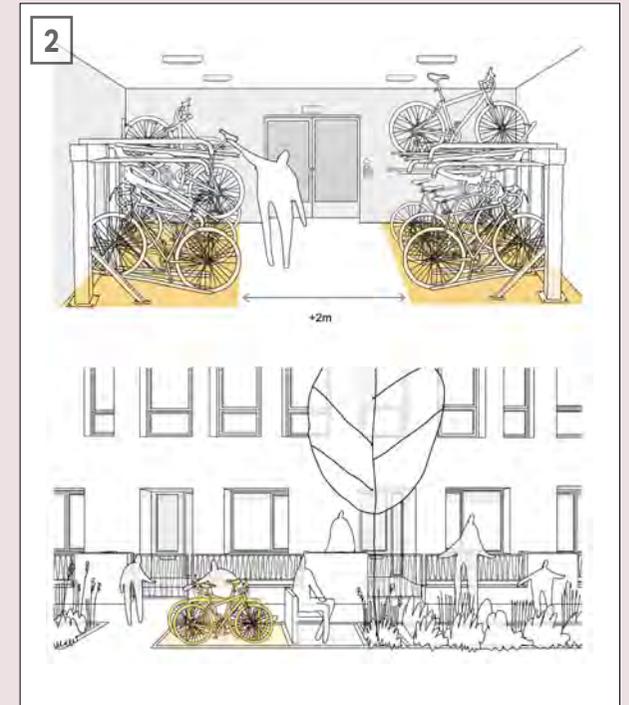
Image credit: Hull Residential Design Guide SPD

1 Design codes can specify requirements for balconies to ensure comfort, daylight but also privacy.

2 Design codes can be used to specify requirements for cycle storage. Integrated cycle storage is more likely to encourage use by residents.

08 Homes and Buildings

Image credit: Marmalade Lane, Mole Architects, David Butler.

Key Consideration:	Must:	Should:	Could:	Example:
Buildings	✔			Community-led building strategy with types, sizes and locations.
Entrances and circulation		✔		Performance specification for how building entrances work in detail.
Dwellings	✔			Detailed plans showing dwelling aspects and internal layouts relative to outdoor amenity space.
Private external amenity		✔		Location and amounts defined, supported by microclimate and sunpath analysis.
Cycle and refuse storage		✔		Detailed specifications for refuse and cycles stores.

Above: Integrated refuse stores at the front of homes keeps the street neat and tidy.

Introduction

A compact and walkable estate with a mix of uses and facilities reduces demand for energy by reducing the need for vehicular travel, which also supports health and wellbeing. It uses land efficiently and has well-designed buildings that conserve natural resources. It has measures in place across the estate that help to mitigate or adapt to anticipated events such as rising temperatures and the risk of flooding.

Many of Portsmouth's estates that were built in the post-war era were constructed to environmental building standards that fall short of the standards required today. By being thermally inefficient and by failing to minimise carbon emissions, these estates are not supporting the council's ambition to meet net zero targets by 2050.

Learning from Horatia and Leamington

The place audit revealed a number of ways in which the H&L estate was considered to be wasteful of resources, including the lack of features to encourage active travel. A shared concern was the wasteful use of space, with an abundance of 'left-over spaces' - too large for buffers but too small for use - in part due to excessive fencing which caused a sense of separation and rendered green spaces unusable.

With the Horatia and Leamington towers scheduled for demolition, the poor quality materials and construction which had led to poor quality internal living environments highlighted shared aspirations for the renewal project to deliver a place that better supported the health and wellbeing of its residents through high quality homes and buildings

"Dark and univiting entrances need to be lit, which wastes energy and increases costs "

ERWG

1 Large areas of hard surfacing increase runoff and get too hot in the summer.
2 Lots of areas within the estate require excess upkeep.
3 A lack of public transport increases car ownership and pressure on parking spaces.

Image credit: DSE

09 Resources

The renewal process

Estate renewal offers the opportunity to consider whole-life resource use, from construction through to running costs. This may be through upgrading the energy performance of existing housing through retrofitting, or through the sustainable construction of new dwellings and the introduction of renewable energy strategies. It also provides an opportunity for landscape interventions to incorporate sustainable urban drainage systems to conserve water and mitigate the risk of flooding.

Key Considerations:

Sustainability strategy:

☐ Is an **energy strategy** in place with clear embodied energy and whole life carbon targets?
☐ Is the energy strategy integrated with a **landscape strategy**, so they are mutually supportive?
☐ Has a **local low energy strategy** been considered?
☐ Are r**enewable energy sources** integrated into the scheme as fundamental to its design rather than being a bolt-on or after thought?
☐ Are **electric vehicle charging points** provided for residents and for on-street parking bays?

Passive design:

☐ Does the **layout of new buildings** contribute to reducing energy needs by maximising passive solar gain, internal daylight levels and ventilation?
☐ Do block heights and roofscape maximise **sunlight** to each unit?
☐ Are there measures to mitigate **overheating** in south-facing single aspect homes?
☐ Are **north-facing single-aspect** flats avoided?
☐ Is **water** managed in a way that maximises its utility, amenity, and biodiversity value?

Construction:

☐ Is a **Fabric First** approach adopted to meet Passivhaus high-performance for new builds and EnerPHit standards for retrofits (or other best practice targets)?
☐ Has the **embodied energy** of materials been considered?
☐ Are **Modern Methods of Construction** appropriate in this context?
☐ Is **off-site construction** appropriate in this context so that waste and on-site dust and debris are reduced?
☐ Have **circular design principles** been considered and could on-site material be reused rather than removed?

Image credit: National Model Design Code (pt.2), p.78
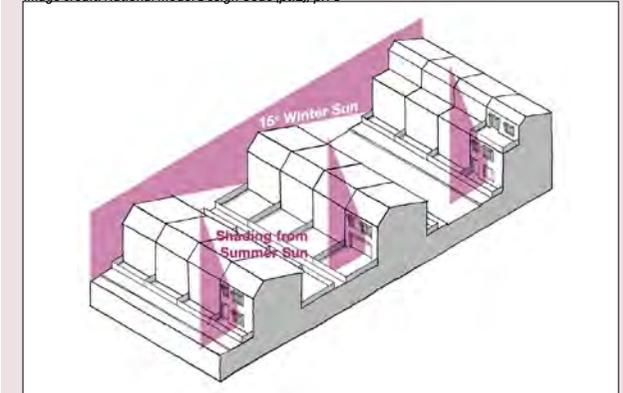
Above: Using the orientation of buildings to create appropriate passive heating and cooling.

09 Resources

Key Consideration:	Must:	Should:	Could:	Example:
Buildings	✓			Community-led building strategy with types, sizes and locations.
Entrances and circulation		✓		Performance specification for how building entrances work in detail.
Dwellings	✓			Detailed plan showing dwelling aspects and internal layouts relative to outside.
Private external amenity		✓		Location and amounts defined, supported by microclimate and sunpath analysis.
Cycle and refuse storage		✓		Detailed specifications for refuse and cycles stores.

Image credit: BedZed, Tom Chance.

Left Zero-carbon development utilising a range of approaches to reduce energy use and manage resources.

10

Lifespan

Introduction

A well-designed estate has buildings that are structurally sound, built of good quality materials that are made to last, and are well maintained. This fosters a sense of pride in place as a neighbourhood to call home.

Some of Portsmouth's estates are in a poor condition and no longer fit for purpose, creating a low-quality living environment that does not support quality of life or the health and wellbeing of its residents. This is especially the case where poor-quality construction, high maintenance costs and inflexibility of buildings mean they have not aged well. This does not encourage a sense of ownership and stewardship by the local community.

Learning from Horatia and Leamington

The condition of the estate was much discussed during the Horatia and Leamington place audit. The two towers were in the process of being removed, having lasted only a few decades, in contrast with buildings along neighbouring streets which have lasted for centuries.

The management of the public realm was another issue raised. Left-over spaces are costly and difficult to maintain, diverting resources from other spaces where improvements would be of great value. Lots of blank fences and walls attract graffiti. The lack of definition between what is public and what is private leads to a diminished sense of ownership, discouraging residents from looking after spaces that they feel are not theirs.

"Housing has a direct link to health outcomes. Our homes should be appropriate to our needs for good physical health and mental wellbeing."

PCC Green & Clean Service team member
(Housing, Neighbourhoods and Buildings)

1 Bright colours and white render can date quickly, and often shows signs of weathering quickly, especially in busy locations.
2 The towers at Horatia and Leamington had a short useful life, with construction technology that did not stand the test of time.

Image credit: DSE

10

Lifespan

The renewal process

Estate renewal offers an opportunity for wholesale redevelopment, extensive refurbishment, retrofit or upgrade of existing buildings, alongside the possibility to increase densities through the provision of new buildings that are designed to last, easy to maintain, robust to use and can adapt to future demands.

Key Considerations:

Homes and buildings:

□ Has an assessment of the design life of materials influenced the **detailed design** of the buildings?
□ Are materials **robust**, so that they weather well and will be durable in use?
□ Are the materials needed for **repairs** easy to get hold of and will they remain available?
□ Have buildings been designed to enable **ease of maintenance**?
□ Is **rainwater** managed so that it does not stain buildings as it drains?
□ Are residents able to carry out rudimentary maintenance such as **window cleaning** themselves?
□ Is there a **maintenance strategy** in place to help keep the estate looking its best?
□ Is there a **renewal strategy** for the very long term, so that future phases of estate regeneration or expansion can be undertaken when required?

Image credit: KCA Meridian Design Code, p.27

2.1.9 MATERIALS & DETAILS

Materials **must** be good quality, robust, well weathering and form a complementary palette of colours and textures.

Street-facing facade materials **must** be predominantly brick, stone or cast stone. Facade materials **must not** be applied or panelised cladding materials such as brick slips.

UPVC **must not** be used for any fenestration including windows, doors and grilles.

Achromatic polyester powder coated or metallic finishes **should** be used for all windows, doors, balustrades & railings.

Balcony and railing fixings **must** be discreet, and hidden wherever possible, to avoid clutter in the elevation design.

Ventilation grilles **must** match window frame finishes or building elements within which they are set.

1 Design code for materials and detailing to ensure high-quality, robust and durable buildings that contribute to the character and identity of an estate (not 'musts' and 'shoulds'.

10 Lifespan

Landscape and public realm:

- Does the detailed specification of the public realm ensure that it is **robust, easy to maintain**, with a quality that will last?
- Does the landscape strategy include an appropriate **renewal strategy**, so that it can be replaced when needed without harming the overall quality of the estate?
- Are all materials and surfacing treatments within the public realm designed to **adoptable standards**?
- Are the materials needed for **repair and replacement** easily available?
- Do play spaces, public seating, street furniture and cycle parking areas all use **durable yet attractive equipment**? Are these bespoke to the development and if so, what is the strategy for their long-term maintenance?
- Has **ease of maintenance** of landscape elements within the design been allowed for, without disrupting other aspects of the public realm or causing issues to neighbouring buildings?
- Does the strategy for the public realm ensure that items such as junction boxes, lighting columns, and signage have **sufficient space** to enable maintenance without blocking foot and cycleways?

Utilities and servicing:

- Has sufficient thought been given to the **utility and service requirements** so that buildings can adapt over time without needing to be replaced?
- Is there **space for maintenance** to be undertaken without being overly disruptive to the everyday use of the estate?

Management and maintenance:

- Are there opportunities to include the community in the management and maintenance of their estate, so that residents gain a sense of **ownership and stewardship**?

"It's important to have a strong link between the design of schemes and materials used to ensure efficient future cleaning. Clarity over boundary lines and so responsibility for maintenance of green areas matters. The issue can be that the whole estate appears communal. Unkept areas that are not the responsibility of the maintenance team let down the area."

PCC Estate Services team member
(Housing, Neighbourhood and Buildings)

10 Lifespan

Key Consideration:	Must:	Should:	Could:	Example:
Homes and buildings	✓			Building upkeep and renewal strategy, with a schedual of likely works.
Landscape and public realm	✓			Tree sucession planting strategy for specimin replacement.
Utilities and servicing		✓		Telecommunications upgrade strategy, including the placement of junction boxes.
Management and maintainence			✓	Community-led management company, with priorities set by residents.

Left Completed c.1900, the Boundary Estate in Shoreditch, London is the worlds oldest council estate. It thrives to this day, showing the value of robust and durable design.

Image credit: Boundary Estate, Joe Flanagan,

Prtsmouth
the great waterfront city

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South East