

National Design Guide Assessment

Devonshire Street, Ardwick

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Introduction to the National Design Guide

The purpose of the NDG

This National Design Guide Assessment has been produced by DK-Architects in support of the proposed managed residential development Devonshire Street. The document represents a critical analysis of how the scheme responds to policies set out in ‘The National Design Guide’.

The National Planning Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This National Design Guide, and the National Model Design Code and Guidance Notes for Design Codes illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and can be used by architects and designers as a metric for how a scheme preforms against current planning policy.

The intention of this scheme is to provide a new carefully designed, high-quality, Class 3b residential development offering temporary accommodation managed by for Jigsaw Homes to meet an identified strategic need.

Scoring Metric

This report represents a critical analysis of Devonshire Street against the policies set out in the National Design Guide.

The Design guide sets out each policy in detail and provides recommendations for positive schemes and examples of what is required of a well designed place. Each policy is further broken down into sub strategies which all work toward the core strategy which can be easily reviewed against.

To make it simple to understand how the scheme responds to each policy. DKA have scored each sub-strategy with one of three options. The markers and what is required to achieve them is outlined to the right.

There may be circumstances where ‘OK’ marks cannot be avoided due to circumstances beyond the control of the local authority and/or the developer. For instance, third-party land ownership may prevent optimal connectivity from being achieved in these instances an amber light might be justified.

Great
This represents a scheme that is designed in accordance with the National Design Guide. Great schemes will integrate well with and offer an improvement to the surrounding area.



OK
This represents schemes that mostly meets National Design Guide policies however may have a few elements that counter its success. Attention should be paid to see if it is possible to improve the scheme.



Poor
This represents a scheme that is in contradiction with the National Design Guide and planning policy and will make the area worse. Any red marks should be addressed prior to the scheme proceeding.



Introduction to the National Design Guide

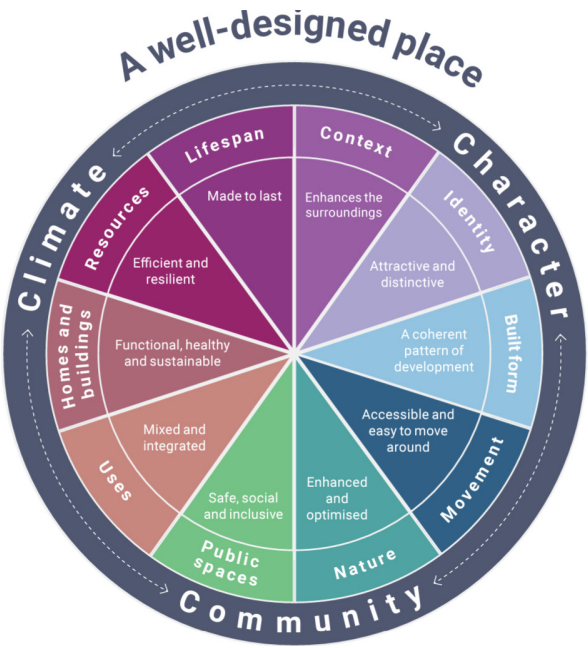
Ten Characteristics

Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community and work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place. Good design considers how a development proposal can make a contribution towards all of them. This applies to proposals of all sizes, including small scale incremental changes (such as highway works), new buildings, infill developments, major developments and larger scale developments such as urban extensions, new neighbourhoods, new settlements and infrastructure.

The 10 Characteristics are:

- Context** - Enhances the surroundings
- Identity** - Attractive and distinctive
- Built Form** - A coherent pattern of development
- Movement** - Accessible and easy to move around
- Nature** - Enhanced and optimised
- Public Spaces** - Safe, social and inclusive
- Uses** - Mixed and Integrated
- Homes and Buildings** - Functional, healthy & sustainable
- Resources** - Efficient and resilient
- Lifespan** - Made to Last



The National Design Guide should be read alongside the National Model Design Code and Guidance Notes for Design Codes, which sets out detailed guidance that needs to be considered in the production of local design codes, guides and other design policies. It expands on the ten characteristics of good design set out in this document, which reflect the Government’s priorities and provide a common overarching framework for design.



Devonshire Street

Brief Introduction

The site is situated in Ardwick, a district of Manchester, South East of the City Centre. The land is located on an area of vacant scrub land on the junction between Devonshire Street and Coverdale Crescent.

The site consists of an area of overgrown scrub with Devonshire House, a medical facility to the South and residential units to the East.

Ardwick is a very well connected district of Manchester and its only a short walk (1.2miles)from the Universities and the city centre. There are frequent bus services running along Hyde Road and Stockport Road and within walking distance of Ardwick railway station that connects to Manchester Piccadilly. The site is also in close proximity to the Ethiad Campus (1.4miles) and amenities along Hyde Road.

The design of the proposed building meets policy guidance and will serve as an architectural asset to the area, creating a high-quality, sustainable development. The proposal is designed to appear domestic in nature and to be of a scale appropriate to the local context. It will improve upon the current materiality and aesthetic value for the street and improve the quality of the housing provision within the area.



Executive summary

Key Findings

In completing this report DKA found that the building scores well overall achieving 24 'Great' out of a possible 28 with no points scoring 'Poor'. This suggests that the building will likely act as a positive development for Ardwick Manchester improving the overall character, quality and urban form of the area.

Four points scored amber across the assessment. Theses were: C2 Value heritage, local history and culture, B3 Destinations, P1 Create well-located, high quality and attractive public spaces, types and sizes, H3 Attention to detail: storage, waste, servicing and utilities, H3 Attention to detail: storage, waste, servicing and utilities. It was generally found that

As a result of this assessment DKA are satisfied that NDG guidance has been applied suitably and that the proposal will promote healthy lifestyles and improve the design of neighbourhood.

Context

Enhances the Surroundings

Recommendations

Context is the location of the development and the attributes of its immediate, local and regional surroundings. 39 An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.

Well-designed places are:

- Based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- Integrated into their surroundings so they relate well to them;
- Influenced by and influence their context positively; and
- Responsive to local history, culture and heritage

C1 Understand and relate well to the site, its local and wider context - Key Characteristics and Considerations



- Building footprint responds to the grain and layout of the existing buildings surrounding the site.
- A location on the periphery of the city centre requires a robust planting and boundary treatments solution.
- Building program responds to an identified local need.
- SUDS integrated into the drainage strategy.
- Proposed materials respond to local palette.
- Proposal integrates into character of areas through the addition of more street trees along Devonshire Street and reduction of hard standing over existing.
- The site has been vacant with overgrown scrub. The corner condition onto the junction of Coverdale Crescent and Devonshire Street has increased massing to provide a gateway within the community.

C2 Value heritage, local history and culture - Key Characteristics and Considerations



- Proposed scheme offers temporary accommodation which responds to a need within the community.
- A review has taken place into the historic aspects of the site through maps and photographs.

Identity

Attractive and distinctive

Recommendations

The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive and memorable and helps people to find their way around. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.

Well-designed places are:

- Have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;
- Have a character that suits the context, its history, how we live today and how we are likely to live in the future;

I1 Respond to existing local character and identity - Key Characteristics and Considerations



- The proposed elevations and gable massing have a contemporary language inspired by local context including architectural detailing such as brick detailing, stone cills and heads.
- Proposed Materials respond to materials found in examples of high quality buildings within the wider Manchester area
- Proposed massing is sympathetic to existing height, scale, massing of neighbouring buildings with a proposed 2 storey and part single storey massing.
- Attractive and simple landscaping makes location of entrance clearly visible, adds a green

I2 Well-designed, high quality and attractive places and buildings - Key Characteristics and Considerations



- Building represents a high quality approach to architecture with attractive brick detailing that is inspired by local typographies.
- The proposal has been designed around alongside a high quality landscaping scheme with minimal hardscaping.
- A large private communal garden is proposed to the rear of the development with includes covered secure cycle storage.

I3 Create character and identity - Key Characteristics and Considerations



- The materials palette and building position are sympathetic to the local character. The high quality design provides a good addition to the local housing stock. The traditional feature gable form is typical of the historic language within the wider area and provides a gateway to the scheme, with an emphasis on the feature gable on the corner junction between Coverdale Crescent and Devonshire Street.

Built Form

A Coherent Pattern of Development

Recommendations

Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together they create the built environment and contribute to its character and sense of place. It is relevant to city and town centres, suburbs, villages and rural settlements. It creates a coherent framework that forms a basis for the design of individual developments within a place.

Well-designed places are:

- Compact forms of development that are walkable, contributing positively to well-being and placemaking.
- Accessible local public transport, services and facilities, to ensure sustainable development.
- Recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility.
- Memorable features or groupings of buildings, spaces, uses or activities that create a sense of place, promoting inclusion and cohesion.

B1 Compact form of development - Key Characteristics and Considerations



- The design proposal provides a sufficient number of dwellings on the site, and adequate parking alongside a high quality communal garden to the rear.
- The site is within a sustainable location close to Manchester City Centre with Excellent public transport links enabling the provision for higher density housing.

B2 Appropriate building types and forms - Key Characteristics and Considerations



- Parking provision numbers respond to local transport data and travel plan
- The built form relates to its context through matching building height, grain, and existing building line. The feature gable on the corner of Coverdale Crescent and Devonshire Street will provide a strong gateway into the scheme whilst responding to the local context.
- High Quality architectural brick detailing on the feature gable and banding across the building brings an identity and character to the scheme.

B3 Destinations - Key Characteristics and Considerations



- Due to the nature of the building type, a discrete approach has been taken in order to seamlessly compliment the local housing context. The design is subtle and appropriate to the building use whilst positively contributing to the wider area and regenerating a derelict site that historically is subject to ASB.

Movement

Accessible and Easy to Move Around.

Recommendations

Patterns of movement for people are integral to well- designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of the place, not only how well they function. Successful development depends upon a movement network that makes connections to destinations, places and communities, both within the site and beyond its boundaries. A well-designed movement network defines a clear pattern of streets that:te and sustain communities and neighbourhoods.

Well-designed places:

- Are safe and accessible for all.
- Function efficiently to get everyone around, takes account of the diverse needs of all its potential users and provides a genuine choice of sustainable transport modes.
- Limit the impacts of car use by prioritising and encouraging walking, cycling and public transport, mitigating impacts and identifying opportunities to improve air quality.
- Promote activity and social interaction, contributing to health, well-being, accessibility and inclusion.
- Incorporate green infrastructure, including street trees to soften the impact of car parking, help improve air quality and contribute to biodiversity.

M1 A connected network of routes for all modes of transport - Key Characteristics and Considerations



- Separate vehicular and pedestrian access routes.
- Easily identifiable pedestrian and vehicle routes to clearly demarcate and identify safe pedestrian travel
- Dedicated staff parking with a secure gate located off Coverdale Crescent

M2 Active travel - Key Characteristics and Considerations



- The site is located within a sustainable location, close to Manchester City Centre and public transport networks allowing for sustainable transport approaches.
- A generous allocation secure covered cycle storage is provided to the rear garden along with staff provision to the front, encouraging sustainable transport choices.
- The site is within a 10 minute walk of Manchester City Centre along Hyde Road

M3 Well-considered parking, servicing and utilities infrastructure for all users - Key Characteristics and Considerations



- Parking provision based upon local transport data and in accordance with a travel plan
- Off street parking located along Coverdale Crescent
- Secure Parking spaces for staff set in well designed landscaped area softening the aesthetic off Coverdale Crescent.
- Electric vehicular charging points included in the design.

Nature

enhanced and optimised

Recommendations

Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well- designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.

Well-designed places:

- Integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience;
- Prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity;
- Provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

N1 Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play - Key Characteristics and Considerations



- A well considered soft landscape design has been produced which includes wildflowers and native hedge species along front boundaries but not onto Coverdale Crescent due to the existing drainage easement.
- Well-integrated SUDS drainage strategy.
- Public play space not appropriate for building use and its occupiers but existing local green space with play equipment located at Gartside Gardens, a short walk away.
- Due to building use, defensive landscaping strategy has been adopted with robust boundary details.

N2 Improve and enhance water management - Key Characteristics and Considerations



- Well-integrated SUDS drainage strategy which is an improvement over the existing.
- Increase of permeable hard standing within the carparking area
- Large areas of greenspace with very little hardstanding

N3 Support rich and varied biodiversity - Key Characteristics and Considerations



- Biodiversity focussed landscaping with new hedgerows, species rich grassland replacing existing poor quality turf. A biodiversity metric has been produced and has been a primary consideration when designing this scheme.

Public spaces

Safe, social and inclusive.

Recommendations

The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive and memorable and helps people to find their way around. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.

Well-designed places are:

- Have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;
- Have a character that suits the context, its history, how we live today and how we are likely to live in the future;
- Is visually attractive, to delight their occupants and other users.

P1 Create well-located, high quality and attractive public spaces - Key Characteristics and Considerations



- The design proposal has been designed to meet M4(2) with two units achieving M(4)3 standard as requested by LA
- A considered landscaping and boundary treatment strategy has incorporated into design and promotes a green and pleasant street frontage.
- There is very little opportunity publicly accessible spaces, due to the nature of this development

P2 Provide well-designed spaces that are safe - Key Characteristics and Considerations



- The proposal fronts onto both Coverdale Crescent and Devonshire Street, providing passive natural surveillance throughout.
- Low height landscaping in publicly accessible spaces have been designed not hinder vision splays with taller landscaping restricted to secure locations.
- Use of both hard and soft defensive strategies have been adopted due to the nature of the development.
- Central office provides surveillance across all access points to both wings of the building

P3 Make sure public spaces support social interaction - Key Characteristics and Considerations



- Shared communal facilities enable a sense of community and fosters social interaction within the building.
- Flexible non-residential rooms to support the residents are provided on the ground floor along with the large south facing secure garden.

Uses

mixed and integrated.

Recommendations

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Well-designed places are:

- Based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- Integrated into their surroundings so they relate well to them;
- Influenced by and influence their context positively; and
- Responsive to local history, culture and heritage

U1 A mix of uses - Key Characteristics and Considerations



- Building fits within a wider residential neighbourhood fulfilling specific local need.
- Is in a sustainable location within walking or cycling distance for local amenities.
- Building creates much needed dwellings with the design being influenced by historic forms from high quality examples within the local context
- Its not appropriate for this proposal to have mixed use due its residential context and its specialist use

U2 A mix of home tenures, types and sizes - Key Characteristics and Considerations



- The building is situated within a wider residential neighbourhood fulfilling specific local need.
- We are providing both M(4)2 & M(4)3 and NDSS compliant apartments but all units are only for single occupancy.

U3 Socially inclusive - Key Characteristics and Considerations



- Building offers vital temporary accommodation to all.
- Non-Residential spaces within building enable social integration for residents. Building provides short-term temporary accommodation for a specific need that is not currently available within this area.
- High quality landscaped garden is to be provided within the development.

Homes and buildings

Functional, Healthy and Sustainable.

Recommendations

Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well- being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time. Successful buildings also provide attractive, stimulating and positive places for all, whether for activity, interaction, retreat, or simply passing by.

Well-designed places:

- Provide good quality internal and external environments for their users, promoting health and well-being.
- Relate positively to the private, shared and public spaces around them, contributing to social interaction and inclusion.
- Resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods.

H1 Healthy, comfortable and safe internal and external environment

- Key Characteristics and Considerations



- Compliance with Approved Documents Part L, Part O and, Part E of building regulations, improving building comfort for occupants and reduce running costs.
- Larger windows improve the amount of natural light in the dwelling and improves the visual amenity .
- Efficient well designed dwellings include good sized living spaces and separate bedrooms.
- Residents amenities offer additional non-residential and external space for residents.

H2 Well-related to external amenity and public spaces

- Key Characteristics and Considerations



- Building offers a secure residents courtyard which is overlooked by apartments, staff and communal spaces ensuring natural surveillance creating a feeling of safety.
- Both public and private spaces feature high-quality landscaping and an improvement of biodiversity ensuring a positive environment to interact in.

H3 Attention to detail: storage, waste, servicing and utilities

- Key Characteristics and Considerations



- Building provides a specific local need within a wider residential neighbourhood.
- We are providing both M(4)2 & M(4)3 and NDSS compliant apartments but all units are only for single occupancy.
- A refuse strategy has been developed with an internal bin store and several satellite external stores
- Apartment storage provision outlined in NDSS technical housing standards

Resources

Efficient and resilient

Recommendations

Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050. It identifies measures to achieve:

- Mitigation, primarily by reducing greenhouse gas emissions and minimising embodied energy;
- Adaptation to anticipated events, such as rising temperatures and the increasing risk of flooding.

A compact and walkable neighbourhood with a mix of uses and facilities reduces demand for energy and supports health and well-being. It uses land efficiently so helps adaptation by increasing the ability for CO2 absorption, sustaining natural ecosystems, minimising flood risk and the potential impact of flooding, and reducing overheating and air pollution.

Well-designed places:

- Have a layout, form and mix of uses that reduces their resource requirement, including for land, energy and water.
- Are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste;
- Use materials and adopt technologies to minimise their environmental impact.

R1 Follow the energy hierarchy - Key Characteristics and Considerations



- Building reduces the need for energy through passive measures including form, orientation and fabric. Uses energy efficient M&E systems to conserve energy and money and does not use of gas.
- The use of High Efficiency heat pump reinforces the clients aspirations to work towards a more sustainable future.

R2 Careful selection of materials and construction techniques
- Key Characteristics and Considerations



- Building designed with durable timeless materials to reduce maintenance requirements.
- Local suppliers and labour will be ideally used but material supply chain and embedded carbon not considered as part of the design.
- Timber frame construction is much more sustainable than other methods of construction with prefab off site construction.

R3 Maximise resilience - Key Characteristics and Considerations



- SUDS integrated into the design and building is not within a flood risk zone

Lifespan

made to last

Recommendations

Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan . They have an emphasis on quality and simplicity.

Well-designed places:

- Are designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages;
- Robust, easy to use and look after, and enable their users to establish a sense of ownership and belonging, ensuring places and buildings age gracefully;
- Adaptable to their users' changing needs and evolving technologies; and

L1 Well-managed and maintained - Key Characteristics and Considerations



- On site management ensure problems with building and maintenance issues are quickly reported and efficiently dealt with.
- Building managers have authority to manage residents.
- Building offers a secure residents courtyard which is overlooked and naturally surveilled by apartments, staff and communal spaces creating safety to residents.
- A low maintenance planting scheme has been designed in order to reduce maintenance which have been relocated away from existing easements

L2 Adaptable to changing needs and evolving technologies
- Key Characteristics and Considerations



- Built with sustainable technology with adequate future provision allowing new technologies to be installed discreetly over time.
- Bathrooms oversized to enable use by users of different access requirements and to comply with M(4)2 requirements and M(4)3

L3 A sense of ownership - Key Characteristics and Considerations



- End user consulted during the design process to gain a detailed understanding of the processes.
- Visible shared spaces enabling a feeling of accessibly
- All apartments have their own front door enabling ownership and privacy
- Areas of the front garden buffer locked to both residents and visitors for security.
- A timeless material palette such as brick and stone have been selected due to their robustness and need for little maintenance

Conclusion

Summary of Scheme

Core Strategy	
	C1 Understand and relate well to the site, its local and wider context
	C2 Value heritage, local history and culture
	I1 Respond to existing local character and identity.
	I3 Create character and identity
	B1 Compact form of development
	B2 Appropriate building types and forms
	B3 Destinations
	M1 A connected network of routes for all modes of transport
	M2 Active travel
	M3 Well-considered parking, servicing and utilities infrastructure for all users
	N1 Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play
	N2 Improve and enhance water management
	N3 Support rich and varied biodiversity
	P1 Create well-located, high quality and attractive public spaces
	P2 Provide well-designed spaces that are safe
	P3 Make sure public spaces support social interaction
	U1 A mix of uses
	U2 A mix of home tenures, types and sizes
	U3 Socially inclusive
	H1 Healthy, comfortable and safe internal and external environment
	H2 Well-related to external amenity and public spaces
	H3 Attention to detail: storage, waste, servicing and utilities
	R1 Follow the energy hierarchy
	R2 Careful selection of materials and construction techniques
	R3 Maximise resilience
	L1 Well-managed and maintained
	L2 Adaptable to changing needs and evolving technologies
	L3 A sense of ownership

Final Remarks

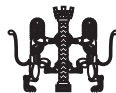
The National Planning Policy Framework emphasise the creation of high quality and sustainable buildings as a fundamental part of the planning process. The National Design Guide has been published to make it easy for designers and developers to understand this policy and consider how a proposal either positively or negatively responds to it.

Devonshire Street has been reviewed against the National Design Guide. In doing so DKA has found that the building scores well overall. Achieving a positive improvement in most areas over the existing site. Several of the points highlighted by this study have been implemented deliberate by DKA to comply with secure by design principals or are due to the nature of the site and building programme and can not be designed out. With this in mind limited actions have been taken to modify the scheme.

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