

Location: Twechar Regeneration, Phase 1
Developer: Places for People
Size: 4.95 hectares; 150 units in masterplan area, 55 homes in phase 1
Type: New mixed tenure residential
Stage: Planning Permission in Principal for overall masterplan achieved. Planning and RCC for first phases in place.

This development complies with four of the five Designing Streets Policies:

- ✓ Street Design should consider place before movement.
- ✓ Street Design Guidance as set out in Designing Streets can be a material consideration in determining planning applications and appeals.
- ✓ Street Design should meet the six qualities of successful places, as set out in Designing Places.
- ✓ Street Design should be based on balanced decision-making and must adopt a multidisciplinary collaborative approach.
- ✗ Street Design should run planning permission and roads construction consent (RCC) processes in parallel.



Background

This development is a first phase of a larger master planned area. East Dunbartonshire Council encouraged the developer to provide a 'pilot' Designing Streets Project which could be used to shape the Authority's processes and guidance for other schemes.

Places for People were willing to embrace designed street solutions and new ways of collaborative working.

The process worked well with a lot of up-front collaborative working between Planning and Roads departments and the Developer. Sub

groups were set up to consider every aspect of the proposals in detail, and a shared understanding of design principles meant that it was easier to sort out issues as designs progressed. This approach was a good fit with Places for People's own working methods.

Some materials and construction technologies have been trialled in this project – such as permeable paving – where there were concerns about long term maintenance.

Although it was possible to submit Planning and RCC applications in tandem, this did not work

well in reality, so RCC was lodged after Planning Consents were obtained.

Early agreement of core principles resulted in a Planning Application which was processed in eight weeks.

Although proposals have successfully negotiated the Consents process, they have yet to be offered to the market. Places for People will therefore be using this pilot project to evaluate potential buyers' reactions to shared surfaces and contemporary street layouts based on place making.

Site: Twechar Coal Board, Phase 1

Developer: Places for People
 Size: 4.95ha; 150 units in mplan area, 55 homes ph 1
 Type: New mixed tenure residential
 Scale: Not to scale

The Masterplan is illustrated below, showing the context around the site.



Step 1: B-Plan the Masterplan

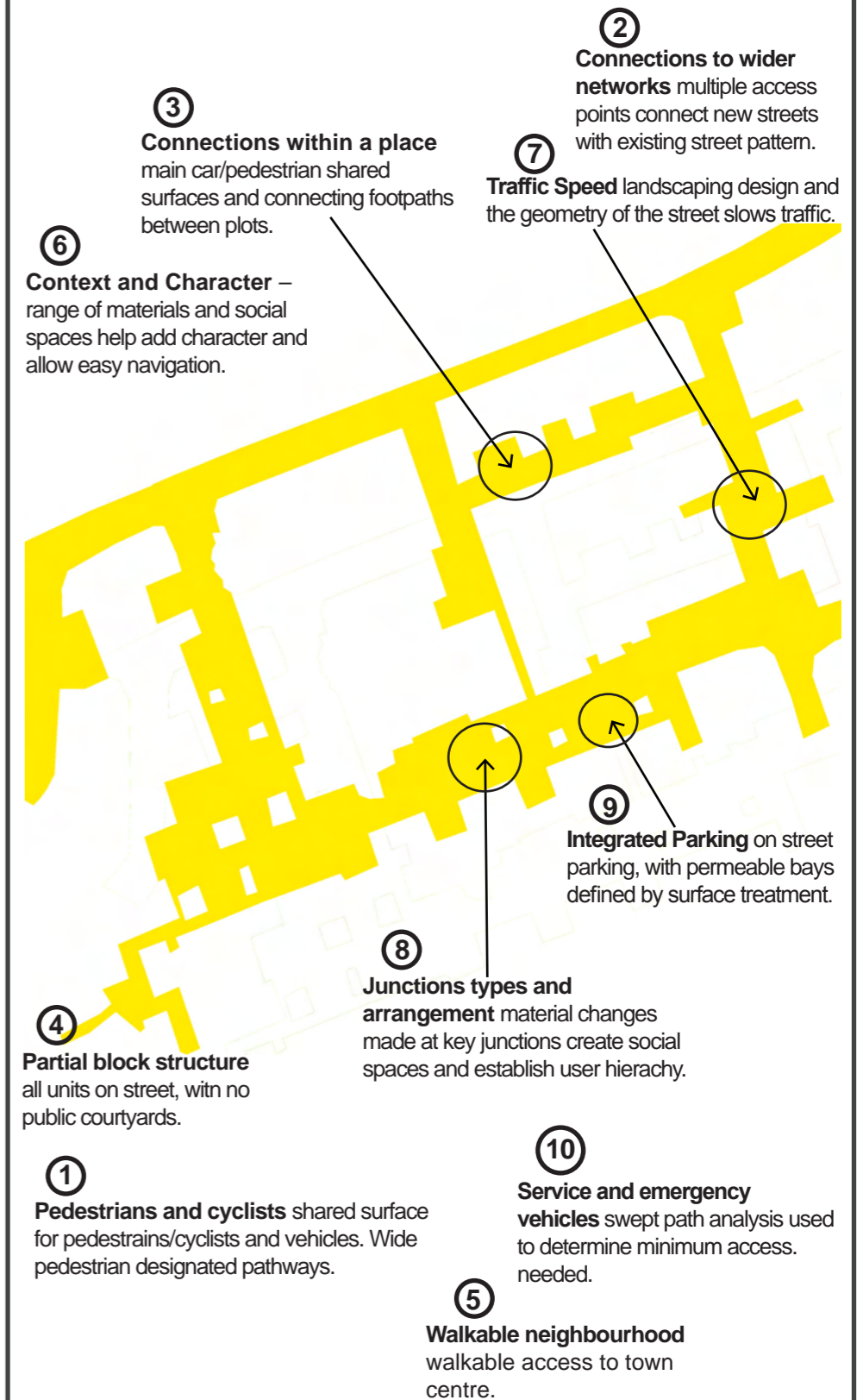
Produce a B-Plan to the same scale as the Masterplan. This uses colour coding to make analysis easier (illustrated on page 21 of Designing Streets). It highlights the relationships between the plan's elements of movement, buildings and green space.

■ Movement ■ Green Space ■ Buildings



Step 2: Movement Analysis

Extract the movement (yellow) layer from the B-Plan. This will consist of streets as well as paths, closes, pends, squares etc. Annotate to specific points or places on the plan where the street design can be assessed against the key considerations within Designing Streets.



Key junction configurations



Street Tool

Assessing the development against Designing Streets Policy

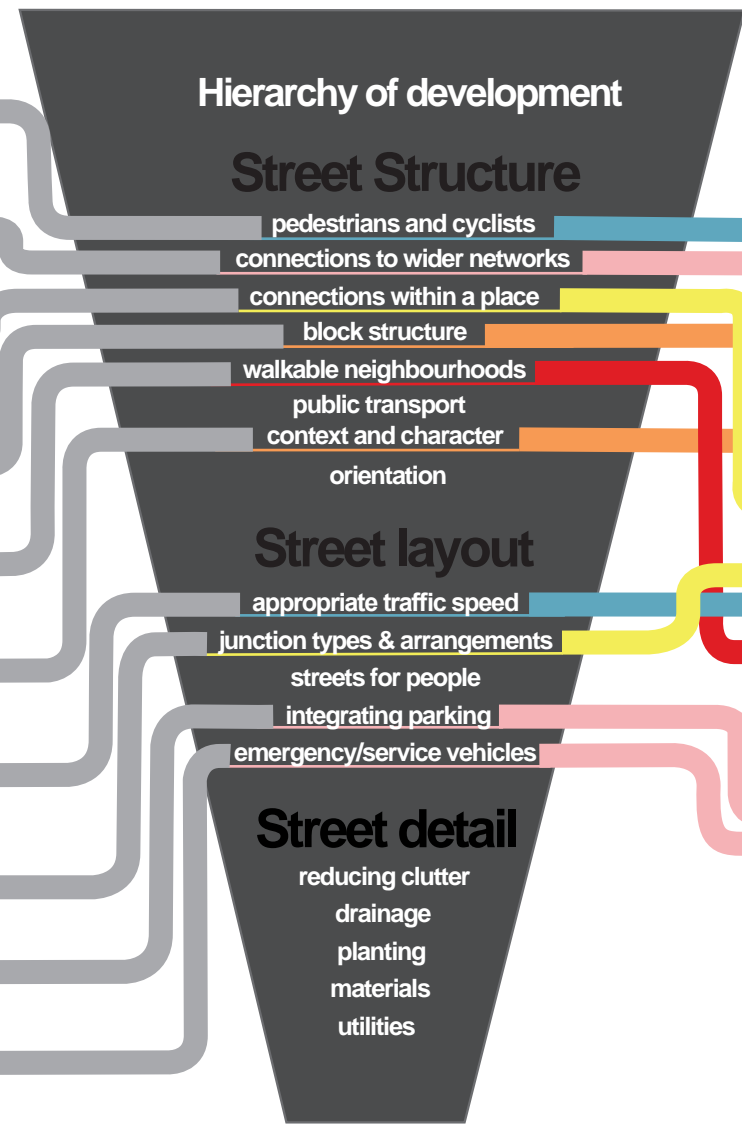
List Issues from B Plan

Match against Designing Streets Hierarchy

Match against 6 qualities of successful places

Check against Designing Streets Policy

- 1 **Pedestrians and cyclists** shared surface for pedestrians/ cyclists and vehicles. Wide pedestrian designated pathways.
- 2 **Connections to wider networks** multiple access points connect new streets with existing street pattern.
- 3 **Connections within a place** main car/pedestrian shared surfaces and connecting footpaths between plots.
- 4 **Partial block structure** all units on street, with no public courtyards.
- 5 **Walkable neighbourhood** walkable access to town centre.
- 6 **Context and Character** – range of materials and social spaces help add character and allow easy navigation.
- 7 **Traffic Speed** landscaping design and the geometry of the street slows traffic.
- 8 **Junctions types and arrangement** material changes made at key junctions establishing hierarchy.
- 9 **Integrated Parking** on street parking, with permeable bays defined by surface treatment.
- 10 **Service and emergency vehicles** swept path analysis used to determine minimum access needed.



Qualities of successful places

	yes	partially	no
distinctive	✓	✓	
safe & pleasant	✓	✓	
easy to move around	✓	✓	
welcoming	✓		
adaptable	✓	✓	✓
resource efficient			

Designing Streets Policy

	yes	partially	no
Street Design Guidance as set out in DS can be a material consideration in determining planning consents.	✓		
Street Design should run planning permission and roads construction consent (RCC) processes in parallel.			✓
Street Design should meet the six qualities of successful places.		✓	
Street Design should consider place before movement.	✓		
Street Design should be based on balanced decisions making and a must adopt a multidisciplinary collaborative approach.	✓		

Images

1	2	3
4	5	6

1. Permeable layouts
2. Streets for people - Junction designed as Social Square
3. Road geometry and shared surface calms traffic.
4. Community has access to public transport.
5. Pedestrian friendly parking solution.
6. Pedestrian pathways connect site.

