

APPENDIX 9
BUILDING DESIGN GUIDANCE



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As outlined in Scottish Planning Policy, planning should support development that is designed to a high quality, which demonstrates the six qualities of successful place. The layout, siting and design of a new building contributes to meeting the six placemaking qualities. This Appendix document supports the criteria of Policy P1 when applying the six qualities of successful place. This relates to proposals for single buildings, and small-scale development. Separate guidance can be found relating to placemaking for larger developments.

The table below should be used to assess the design of developments in terms of the relevant placemaking quality. Depending on the design, scale and nature of the development, some proposals may be required to participate in a Design Review Process at the discretion of the Planning and Environment Service, including assessment against a Design Quality Audit. This guidance should form the basis for this, and any supporting design statements.

Regard should be given to planning advice and any other relevant design guidance documents.

The six qualities of a successful place can be defined as:

- **Distinctive** - developments with a sense of local identity through creation of a sense of place and the aesthetics of the design features and elements.
- **Safe and pleasant** - new development encourages both activity and privacy, providing security and protecting amenity.
- **Welcoming** - through ease of movement around the site, visual appeal, style, and the creation of a welcoming environment.
- **Adaptable** - to future needs through the balance of land uses, building types, density, sizes and tenures (including housing for people on modest incomes), and the flexibility to adapt to the changing circumstances of occupants.
- **Resource efficient** - in terms of waste management, water use, heating and electricity, the use of recycled materials and materials with low embodied energy, and responding to local climatic factors associated with cold winds, rain, snow and solar gain.
- **Well connected** - to create well connected places that promote intermodal shifts and active travel, and are easy to move around.

How to use this Appendix

This appendix should be read in conjunction with Appendix 8 in relation to Successful Placemaking. It provides detailed design guidance for individual building proposals. However, proposals should continue to meet the principles of a successful place outlined in the table of Appendix 8.

This guidance applies to all individual buildings, including residential, industrial and commercial proposals. However, not all criteria will be applicable to each development proposal.

Distinctive	Safe and pleasant	Welcoming
Fits within local context and pattern of development, respecting surrounding character, setting and identity.	Siting, layout and orientation should respond to the site context. Buildings have active frontages.	Should be visually appealing, with no negative impact on the landscape setting of the area.
Responds to natural and built heritage, utilising and protecting key features and assets.	Protection of surrounding amenity including privacy, and sunlight/daylight.	Makes good use of sequence markers, gateways and landmarks, where appropriate.
Opportunity to complement and contrast existing buildings' styles and deliver justified innovative design.	Openings and windows should be appropriately positioned to protect neighbouring amenity and avoid overlooking. Loss of privacy will be a judgement based on the individual proposal and on-site circumstances.	Ample private garden ground/ curtilage should be provided to maintain residential amenities. The scale of amenity space provision should fit within the context of the area.
Height, footprint and proportions respect surrounding area and can be accommodated within the site.	Adequate privacy provided, including screening by boundary treatments that are suitable for the site and its setting.	Should not result in adverse overshadowing or a loss of sunlight/daylight to neighbouring sites and properties.
Materials and colour enhance the character and visual appeal of the area. Use of materials should reduce massing and fit successfully within the site context.	Ample and useable private garden ground/curtilage should be provided to maintain residential amenities. The scale of amenity space provision should fit within the context of the area.	Should not be overbearing.
Sympathetic boundary treatments, using existing features where possible.	Site is free from flooding and designed to be flood resilient. Buffer strips to be provided for any water body.	Buildings have active frontages.

Distinctive	Safe and pleasant	Welcoming
<p>The massing, pitch and materials of the roof should be in balance and reflect the character of the surrounding area. Dormer windows should be in keeping with the style of the surrounding area.</p>	<p>Developments should connect to the mains public water supply and public sewer. Where a private water supply or drainage arrangement is proposed, all technical information and reasons for not connecting to a public water supply or sewer, as well as details of adoption agreements with Scottish Water or lifetime maintenance proposals should be provided¹.</p>	<p>Trees and landscape features should be protected and enhanced.</p>
<p>Garages and outbuildings should be subservient and correspond to the main building within the plot.</p>	<p>Remedial action for contaminated land, where appropriate.</p>	<p>Contributes to local identity and environment.</p>

¹ Please refer to SEPA's Planning Advice on Waste Water Drainage (Land Use Planning System Guidance Note 19), for guidance on technical information requirements.

Adaptable	Resource efficient	Well connected
Buildings are flexible and functional and can adapt to change for future needs, with sufficient space to extend in future (including garages and outbuildings).	Proposal responds to topography and site levels, utilising existing natural and historic assets.	Sites are suitably accessible in accordance with Council standards, with adequate visibility.
Utilises historic buildings/ brownfield sites/vacant and disused buildings to allow for continued use, where appropriate.	Development responds to local climate including wind and solar gain.	Car parking meets Council standards* and either incorporates or is adaptable to provide electric car charging points.
Ample private garden ground/ curtilage should be provided to allow for future extensions. This should fit within the context of the area.	Materials are distinctive, durable, and sustainably sourced as outlined in a supporting design statement.	Provision for safe and functional cycle parking and storage.
Flood resilience designed in where required.	Reuse of an existing site/ buildings or materials, where appropriate.	Sufficient waste/refuse storage and collection provided in accordance with Council standards.
Garages or outbuildings can be adapted to other functional uses within the residential plot.	Low carbon design proposals should aim, wherever feasible, to achieve a Platinum sustainability label under Section 7 of the Building Standards Technical Handbook.	Sufficient space provided for deliveries in accordance with Council standards, and separate customer and service access points for commercial buildings.
	Incorporates appropriate and functional Sustainable Drainage Systems techniques.	Well connected to core paths, public transport options and amenities with a choice of travel options.
	Proposals should not result in adverse overshadowing or loss of sunlight/daylight to neighbouring sites and properties.	Use of sequence markers, gateways and landmarks for easy navigation, where appropriate.
	Development contains and/or enhances existing landscaping and green-blue infrastructure.	

*Aberdeenshire Council Car Parking Standards are currently found at: <https://www.aberdeenshire.gov.uk/media/23771/parking-standards-2001-rev-2.pdf>