

# Active Design

Promoting opportunities for sport and physical activity through good design



Supported by



## Foreword by Derek Mapp, Chair of Sport England

“I am delighted to introduce Active Design, a fresh approach to urban planning and design funded by Sport England to help get local communities active and more involved in sport.

Active Design provides easy-to-use guidance and information to town-planners, architects and urban designers on how to put sport and opportunities to get active at the heart of new housing and community developments, both public and private.

Being active should be an intrinsic part of people's everyday lives. This is why the effective design and layout of new housing communities (both large and small) has a vital role to play in promoting sport and active recreation to people regardless of sex, age, race or disability.

At Sport England, we are committed to sustaining and increasing participation in community sport.

I am confident that Active Design can help us meet this challenge by building sport and active recreation into people's everyday lives. I also believe that Active Design has the potential to complement existing Government initiatives aimed at creating a healthier and more active nation.”

Derek Mapp  
Chair, Sport England



“Active Design is an innovative new approach to urban design and the challenge of getting people active. Going forward, I would urge planners, urban designers and architects to use this essential checklist in the design of new development to give people of all ages and backgrounds the opportunity to build physical activity into their everyday lives.”

Richard Caborn  
Minister for Sport



“By increasing the opportunity for people to walk, cycle and play sport in their own communities and neighbourhoods, we will hopefully see an increase in physical activity in these areas. I am supportive of any work which helps make the built environment more conducive to physical activity and active travel.”

Caroline Flint  
Minister of State for Public Health





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# INTRODUCTION

Active Design has been commissioned by Sport England to promote new environments that offer opportunities for communities to be naturally active as part of their daily life. In promoting physical activity and walking and cycling (referred to as Active Travel) Active Design integrates with a number of converging agendas:

- **The Design Agenda** – the promotion of high quality inclusive design of buildings and public spaces is a key principle of the planning system;
- **The Health Agenda** – physical activity is fundamental to the overall health and wellbeing of the nation and is central to arresting increasing trends in obesity among adults and children;
- **The Transport Agenda** – the promotion of active travel modes reflects Government transport policy seeking to promote more sustainable and environmentally friendly modes of transport.

Active Design has been developed in consultation with a multi-disciplinary stakeholder group comprising representatives from the health, transport, design, sport and development sectors. A full list of the stakeholders can be found at Appendix One. The stakeholder group has endorsed the three Active Design objectives and has given valuable input into the scope and detailed content of these guidelines.

The guidelines are aimed at all those involved in the master planning of new developments: planners, master planners, urban designers, architects and developers in both the public and private sectors. The guidance is also relevant to the planning of new sports, play and leisure facilities.

Active Design forms part of Sport England's Planning Contributions Kitbag: a suite of resources to assist local authorities identifying the need for new sports facilities and securing them through planning obligations associated with new development. This includes advice on deriving local standards, developing planning policy frameworks to secure investment in sport and promoting best practice in securing funding for sport.

## Developing the Guidelines

The design guidelines have been developed in two stages. An initial overview report Active Design: The Role of Master Planning produced by David Lock Associates for Sport England identified three key Active Design objectives that should be promoted in designs (the three A's):

- **Improving Accessibility:** providing easy, safe and convenient access to a choice of opportunities for participating in sport and physical activity and active travel for the whole community;
- **Enhancing Amenity:** promoting environmental quality in the design and layout of new sports and recreational facilities, their links and relationship to other buildings and the wider public realm;
- **Increasing Awareness:** raising the prominence and legibility of sports and recreation facilities and opportunities for physical activity through the design and layout of development.

## How to use this Guidance

This guidance sets out a range of hard (physical) measures and soft (management) measures relating to promoting the three Active Design objectives in master plans. The guidance relates to both brownfield regeneration and to urban expansion and new settlements. Elements of the guidance may also be relevant to the development of smaller schemes.

The guidance is structured around the “three A’s” and applies them to three activity settings:

- **Everyday Activity Destinations** - shops, homes, schools, workplaces etc.
- **Informal Activity and Recreation** - play areas, parks and gardens etc.
- **Formal Sports and Leisure Activities** - sports pitches, swimming pools etc.

The guidance should be used as an assessment tool for both the design and evaluation of master plans. The guidelines are set out in the following chapters and a summary table is attached to the inside back cover for ease of reference.

## What is Good Design?

The promotion of high quality inclusive design in the layout of new developments is a key principle of the planning system. The following national Planning Policy Statements and Guidance (PPSs and PPGs) set out the planning policy background to Active Design:

- **PPS 1: Delivering Sustainable Development (2005).** Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development. Development Plans should support existing communities and contribute to the creation of safe, sustainable, liveable and mixed communities with good access to jobs, health, education, shops, leisure and community facilities, open space, sport and recreation for all members of the community without having to rely on access by car. Plan policies should deliver safe, healthy and attractive places to live. Good design is indivisible from good planning. High quality and inclusive design should be the aim of all those involved in the development process.
- **PPS 3: Housing (2006)** promotes good design to make better places for people including the development of high quality new housing, which contributes to the creation of sustainable, mixed communities. Particularly where family housing is proposed, it will be important to ensure that the needs of children are taken into account and that there is good provision of, and easy access to recreational areas, including private gardens, play areas and informal play space.
- **PPS 6: Planning for Town Centres (2005)** promotes the vitality and viability of town centres through a range of measures including high quality and inclusive design, the improvement of the quality of the public realm and open spaces and the protection of architectural and historic heritage of centres. Such measures can assist in providing a sense of place and a focus for the community and for civic activity, creating an attractive, accessible and safe environment for businesses, shoppers and residents.

- **PPG 13: Transport (2001)** sets out Government objectives to integrate planning and transport to promote more sustainable transport choices. It promotes accessibility to jobs, shopping, leisure facilities and services by public transport in order to reduce the need to travel, especially by car. This includes:
  - placing day to day facilities within walking and cycling distances of their clients;
  - giving priority to people over the ease of traffic movement in town centres;
  - creating local neighbourhoods and other areas with a mixture of land uses;
  - taking into account the needs of disabled people; and
  - securing community and road safety through the layout of development.
- **PPG 17: Planning for Open Space, Sport and Recreation (2002)** identifies the contribution of open spaces, sport and recreation to people's quality of life. Green spaces in urban areas perform vital functions as areas for nature conservation and biodiversity. By acting as 'green lungs' they can assist in meeting objectives to improve air quality. Well planned and maintained open spaces and good quality sports and recreational facilities can play a major part in improving people's sense of well being in the place they live. As a focal point for community activities, they can provide opportunities for people to socially interact. Open spaces, sports and recreational facilities have a vital role to play in promoting healthy living and preventing illness, and in the social development of children of all ages through play, sporting activities and interaction with others.



A range of detailed design guidance exists for the built environment which is cross referred to in the Active Design guidelines. By Design<sup>1</sup> sets out overarching Government advice on delivering good design through the following overlapping and mutually reinforcing objectives of urban design:

- **Character** – a place with its own identity. Planning should promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture.
- **Continuity and enclosure** – a place where public and private spaces are clearly distinguished. Planning should promote continuity of street frontages and enclosure of space by development which clearly defines private and public areas.
- **Quality of the public realm** – a place with attractive and successful outdoor areas. Planning should promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people.
- **Ease of movement** – a place that is easy to get to and move through. Planning should promote accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport.
- **Legibility** – a place that has a clear image and is easy to understand. Planning should promote legibility through development that provides recognisable routes, intersections and landmarks to help people find their way around.
- **Adaptability** – a place that can change easily. Planning should promote adaptability through development that can respond to changing social, technological and economic conditions.
- **Diversity** – a place with variety and choice. Planning should promote diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs.

Sport England has also produced detailed guidance on the design, layout and specification of a range of sports facilities. Links to this guidance can be found at the back of this document.

<sup>1</sup>By Design – Urban Design in the planning system: towards better practice (ODPM/CABE, 2000)

## What is Being Active?

Recent trends indicate rising levels of obesity across the UK. The Government has recognised the seriousness of this trend and has identified commitments across Government to promote a more active and healthier nation. The key recommendations for active living come from the Chief Medical Officer:

- Children and young people should achieve a total of at least 60 minutes of at least moderate intensity physical activity each day. At least twice a week this should include activities to improve bone health, muscle strength and flexibility.
- For general health benefit, adults should achieve a total of at least 30 minutes a day of at least moderate intensity physical activity on five or more days of the week.
- The recommended levels of activity can be achieved either by doing all the daily activity in one session, or through several shorter bouts of activity of 10 minutes or more. The activity can be lifestyle activity (such as climbing stairs, cycling or brisk walking) or structured exercise or sport, or a combination of these.
- The recommendations for adults are also appropriate for older adults. Older people should take particular care to keep moving and retain their mobility through daily activity<sup>1</sup>.

Based on these recommendations, Sport England promotes the following targets for activity:

- An activity target of 30 minutes per day of moderate intensity physical activity for adults and 60 minutes a day for children;
- Participation in sport or active recreation three times a week in meeting the Chief Medical Officers requirements for moderate intensity physical activity;
- The targeting of participation in sport by woman and girls, ethnic minorities, people with a disability and people in the lowest socio-economic groups.

<sup>1</sup>At least five a week: Evidence on the impact of physical activity and its relationship to health, A report from the Chief Medical Officer, Department of Health, 2004

## How Active are We?

The Active People survey carried out by Sport England and completed in October 2006 found the following levels of participation within England:

- 21% of the adult population aged 16 and over (8.5 million people) take part regularly in sport and active recreation.
- 28.4% of adults (11.5 million) have built some exercise into their lives.
- 50.6% of adults (20.6 million) have not taken part in any moderate intensity sport and active recreation of 30 minutes duration in the last 4 weeks. Many of these will be 'switched off' from sport but many more are likely to want to participate but face barriers that make it difficult for them to be active.

## What are the Benefits of Regular Physical Activity?

- Physically active people have 20-30 per cent reduced risk of premature death and up to 50 per cent reduced risk of major chronic disease such as coronary heart disease, stroke and cancer<sup>1</sup>.
- Prevents high blood pressure (hypertension) and reduces blood pressure in people with hypertension.
- Helps control body weight, and in combination with a healthy diet, contributes to weight loss.
- Can reduce the risk of developing type 2 diabetes by up to 64 per cent in those at high risk of developing the disease.
- Is effective in the treatment of clinical depression and has positive benefits for mental health.

## What are the Costs of Inactivity?

- The World Health Organisation rated physical inactivity as one of the leading causes of death in developed countries, and estimates that it is responsible for 22-23% of coronary heart disease, 16-17% of colon cancer, 15% of diabetes, 12-13% of strokes and 11% of breast cancer<sup>2</sup>.
- The estimated cost of physical inactivity in England is £8.2 billion annually, which does not include the contribution of inactivity to obesity which itself has been estimated at £2.5 billion annually<sup>1</sup>.
- Figures show that if we sit back and do nothing nearly a third of men will be obese by 2010, along with more than 12 million adults overall and one million children<sup>3</sup>.

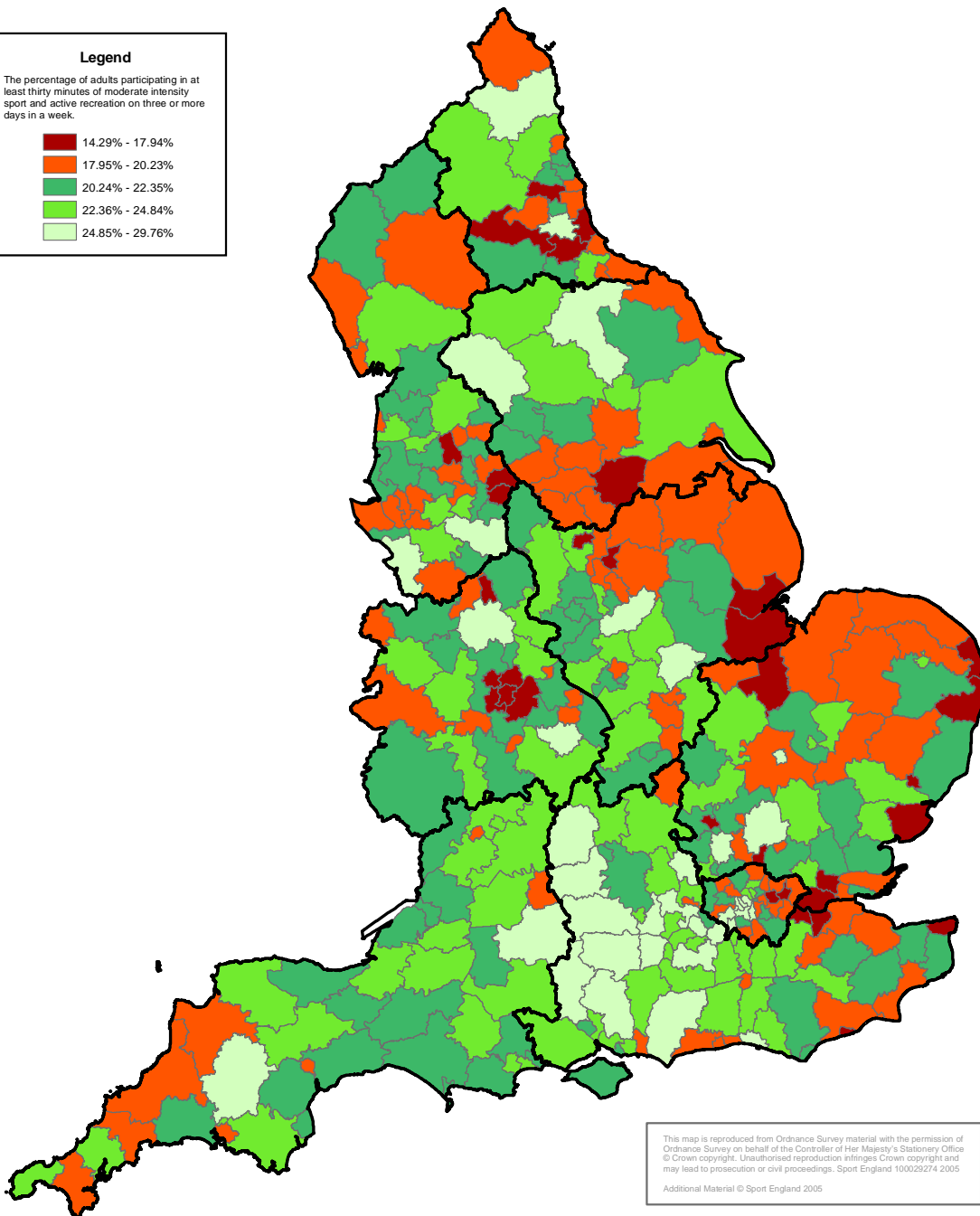
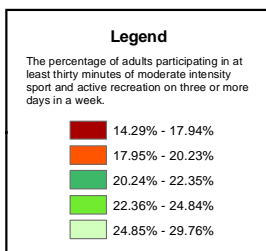
<sup>1</sup>Chief Medical Officers Report: At least five a week

<sup>2</sup>Health Survey for England 2003: 'Risk factors for cardiovascular disease'

<sup>3</sup>National Audit Office: Tackling Obesity in England. 2001.

## The Active People Survey

The Active People Survey was carried out by Ipsos MORI on behalf of Sport England. It is the largest sport and recreation survey ever undertaken. In total 363,724 people were interviewed (a minimum of 1,000 in each local authority area) by telephone across England between the period mid October 2005 to mid October 2006. The results are representative of the total adult population in England, the English regions and local authorities in England. The map below (January 2007) shows areas of lower participation in moderate intensity sport and active recreation in dark red, with areas of higher participation in lighter green.



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## The Active Design Checklist

This guidance sets out a range of hard (physical) measures and soft (management) measures relating to promoting the recommended levels of physical activity and good design through the three Active Design objectives (the three A's):

- **Improving Accessibility;**
- **Enhancing Amenity;**
- **Increasing Awareness.**

The guidance outlines the issues that need to be considered in the master planning of new developments. A checklist is also set out on the inside rear cover of the document. Not all measures will be relevant to all schemes, but a review of the checklist will ensure that all issues have been considered.

Active Design is about getting people active in the environment in a number of ways. These have been characterised as structured sport, exercise and recreational activities, and lifestyle activity such as active travel (that is walking and cycling). Master planning components that can contribute towards promoting physical activity and active travel have been broken down into the following broad categories:

- **Everyday Activity Destinations** – these are those places where people spend most of their time and which are essential to meeting people's day to day needs. They include schools, workplaces, shops, homes and community facilities and, importantly, the linkages between them. These may be termed as Active Travel Routes which are any routes that provide safe, convenient and direct access and can be used for walking, running or cycling between different places.
- **Informal Activity and Recreation** – this includes sport and physical activity opportunities that might be used more spontaneously such as children's play areas, multi use games areas, skate parks, home zones, allotments, parks and gardens and other informal parkland, natural greenspace and civic spaces.
- **Formal Sports and Leisure Activities** – these are those facilities where sport or physical activity will be the deliberate and primary purpose of the visit. This includes swimming pools, fitness clubs, formal pitches and indoor facilities used for team sports, athletics, countryside and water sports.

The three A's are applied to these components in the form of a checklist. Design principles are ordered to reflect macro design principles, i.e. those which apply widely to a whole site or master plan area for example, and micro design principles, which are concerned with more detailed design, management and layout issues. These have been identified with the use of these two symbols:



The primary sources of national planning policy have been outlined above. Other relevant detailed planning and urban design guidance is signposted alongside each design principle. Active Design case studies are included at the end of each section giving practical examples of how opportunities for physical activity can be promoted in a range of settings.





**ACCESSIBILITY**



# AC1



As part of the master plan are Everyday Activity Destinations (schools, workplaces, homes, shops, community facilities) accessible to all travel modes with particular design, routing and locational emphasis given to walking and cycling?

## Commentary:

Everyday Activity Destinations are those facilities and services that most people will need to access on a day to day basis and include schools, workplaces, shops and community facilities. As a basic design rule master plans and site layouts should ensure that Everyday Activity Destinations are easily accessible from the places where people live so that they have a choice of travel modes. The relationship between Everyday Activity Destinations is critical here, particularly with housing. Walking and cycling are especially important in that they allow people to build exercise into part of a daily routine.

## Useful references:

- 'By Design – Better Places to Live: companion guide to PPG3' DTLR/CABE (2001)
- 'Creating successful masterplans' CABE (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation
- 'Safer Places: The Planning System and Crime Prevention' ODPM (2004)
- 'Planning and Access for Disabled People: A Good Practice Guide' ODPM (2003)
- 'Places, Streets and Movement: a companion guide to Design Bulletin 32 Residential Roads and Footpaths' DETR (1998)



## Does the design enable the most direct and safe Active Travel Route between all Everyday Activity Destinations (either in or outside of the master plan area)?

### Commentary:

An Active Travel Route is a safe, direct and convenient link which can accommodate walking, cycling or running. The Active Travel Route can become a more attractive choice than using motorised forms of transport where it provides a direct, attractive and safe link between Everyday Activity Destinations. Where Active Travel Routes cross highways appropriate crossing and traffic calming measures should be employed to give priority to cyclists and pedestrians.



### Useful references:

- 'By Design – Better Places to Live: companion guide to PPG3' DTLR/CABE (2001)
- 'Creating successful masterplans' CABE (2004)
- 'The value of public space' CABE Space (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation
- 'Safer Places: The Planning System and Crime Prevention' ODPM (2004)
- 'Planning and Access for Disabled People: A Good Practice Guide' ODPM (2003)
- 'Places, Streets and Movement: a companion guide to Design Bulletin 32 Residential Roads and Footpaths', DETR (1998)
- Sustrans safe routes to school initiative [www.saferoutestoschools.org.uk](http://www.saferoutestoschools.org.uk)
- 'Places, Streets and Movement: a companion guide to Design Bulletin 32 Residential Roads and Footpaths' DETR (1998)
- 'Encouraging Walking' DETR (2000)

## Are Everyday Activity Destinations co-located to offer the opportunity for linked trips?

### Commentary:

Co-location means grouping Everyday Activity Destinations within close proximity of each other, for example locating a school within a local centre together with shops and other facilities. This can make it easier for people to access a number of facilities and services as part of the same trip, reducing the aggregate length and number of trips and in the process offering the potential to encourage people to employ active travel modes.

### Useful references:

- Circular 01/06: Guidance on Changes to the Planning System
- 'By Design – Urban Design in the Planning System: towards better practice' DETR/CABE (2000)
- 'Creating successful masterplans' CABE (2004)
- 'The value of public space' CABE Space (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation
- 'Design and Access Statements: how to write, read and use them' CABE (2006)



GREENWICH MILLENNIUM VILLAGE SCHOOL IS CO-LOCATED WITH A MEDICAL CENTRE AND HOMES

## Are homes within a reasonable walking and/or cycling distance of Everyday Activity Destinations or public transport services linking to Everyday Activity Destinations?<sup>1</sup>

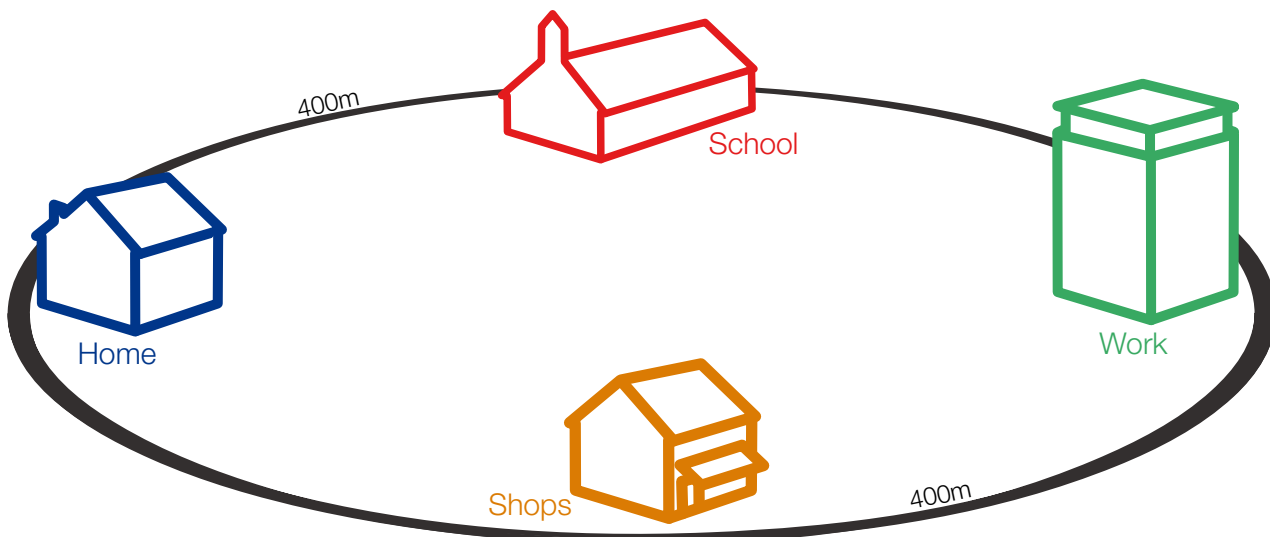
### Commentary:

Placing Everyday Activity Destinations within proximity of each other allows the creation of walkable neighbourhoods that do not rely on the private car. It is generally accepted that a distance of 400 to 800 metres constitutes a reasonable walking distance to a destination providing there are regular rest spots en route for people with restricted mobility. This equates to 5-10 minutes walking one way. Cycling distances of up to 3km are generally accepted as being a reasonable cycling distance with an upper threshold of 5km.

### Useful references:

- 'By Design – Better Places to Live: companion guide to PPG3' DTLR/CABE (2001)
- 'Creating successful masterplans' CABE (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation
- 'Places, Streets and Movement: a companion guide to Design Bulletin 32 Residential Roads and Footpaths' DETR (1998)
- 'Encouraging Walking' DETR (2000)

<sup>1</sup> Data derived from the National Travel Survey 2001 suggests that the average distance for walking trips is 965m and for cycling trips is 3.8km (Department for Transport/National Statistics Personal)



# AC5



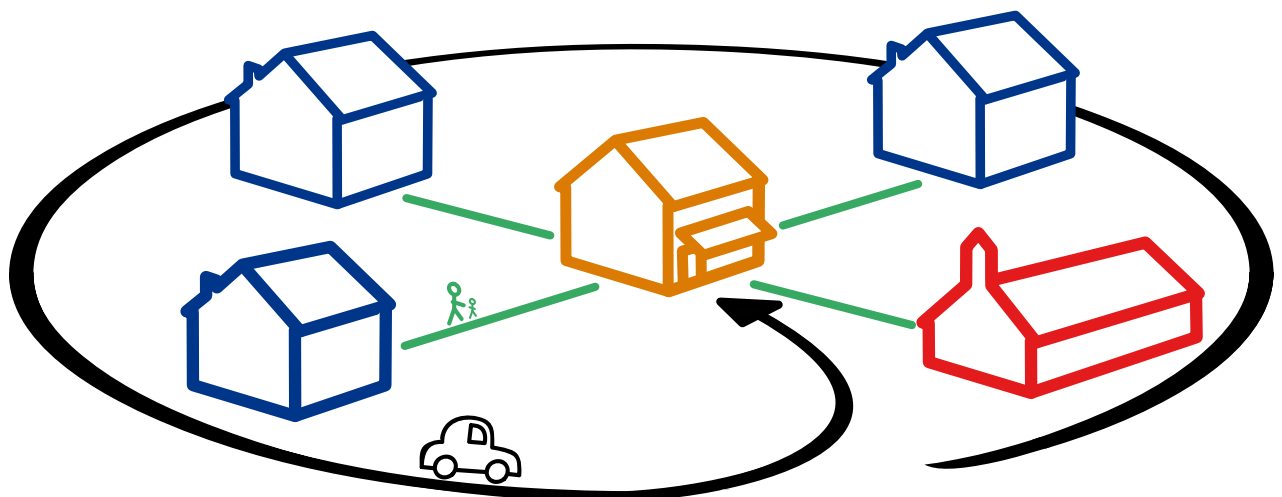
## Are Active Travel Routes to Everyday Activity Destinations prioritised ahead of car linkages in terms of distance and directness?

### Commentary:

As part of the master planning process the design of development layouts should ensure that Active Travel Routes are made as direct as possible in order to encourage people to walk and cycle. The design and layout of streets to slow vehicle speeds and journey times will help to make walking and cycling a quicker and more convenient alternative to the private car for local journeys.

### Useful references:

- PPS 1: Delivering Sustainable Development (2005)
- PPG 13: Transport (2001)
- Circular 01/06: Guidance on Changes to the Planning System
- 'By Design – Urban Design in the Planning System: towards better practice' DETR/CABE (2000)
- 'Creating successful masterplans' CABE (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation
- 'Sustainable Settlements' Barton et al (1995)



MASTER PLANS SHOULD SEEK TO MAKE ACTIVE TRAVEL ROUTES  
A QUICKER AND MORE CONVENIENT ALTERNATIVE TO THE CAR

Does the design and layout of Everyday Activity Destinations help prioritise pedestrian, cycle and public transport access through providing:

- Direct and welcoming pedestrian access from the street?
- Public transport stops?
- Well designed and conveniently located cycle parking?
- Controlled car parking?

#### Commentary:

The master planning and design process should ensure that the buildings and places associated with Everyday Activity Destinations are laid out to create attractive and welcoming environments, particularly for pedestrians, cyclists and public transport users. Main entrances should be positioned to address the street, Active Travel Routes and public transport stops. For larger or grouped facilities the provision of new public transport stops should be considered. Cycle parking should be located where it is secure and well overlooked in proximity to entrances, taking care not to cause obstruction. Where appropriate measures should also be included to control the amount of car parking particularly where there are good alternative travel options. Car parking must always be designed to be safe and attractive and to include suitable access for users with restricted mobility.

#### Useful references:

'Creating successful masterplans'  
CABE (2004)

'The Urban Design Compendium'  
English Partnerships/The Housing Corporation

'By Design – Better Places to Live:  
companion guide to PPG3' DTLR/  
CABE (2001)

'Planning for Town Centres:  
Guidance on Design and  
Implementation Tools' ODPM (2005)



# AC7



## Is provision made for public conveniences, drinking fountains and changing facilities (for example at workplaces) at Everyday Activity Destinations?

### Commentary:

In order to encourage people to walk and cycle with confidence it will be important to consider the provision of basic facilities at key destinations. At workplaces or schools for example, where people are likely to stay for a significant period during the day, the provision of changing and shower facilities can also help encourage people to walk, cycle or indeed run.

### Useful references:

- 'Changing Rooms and Lockers' Facility Guidance Document, Sport England
- 'Better Places for Sport' Sport England/CABE
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation



## Is appropriate access provided for disabled users and those with restricted mobility?

### Commentary:

Public buildings and spaces need to comply with the requirements of the Disability and Discrimination Act 1995 and accompanying good practice guidance. The Disability Equality Duty (December 2006) requires local authorities to involve disabled people when producing and reviewing their policies, practices and procedures. It is vital that environments are inclusive to all and that provision is made for everyone's likely access requirements, for example through the use of smooth and even access gradients and the provision of rest spots on Active Travel Routes.

### Useful references:

- 'Creating successful masterplans' CABE (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation
- 'Design and Access Statements: how to write, read and use them' CABE (2006)
- 'Planning and Access for Disabled People: A Good Practice Guide' ODPM (2003)



INNOVATE USE OF NATURAL LANDFORM TO INCORPORATE LEVEL ACCESS



## Has cycle storage been integrated into the design of new homes, workplaces and Everyday Activity Destinations?

### Commentary:

In order to encourage people to make cycling part of their routine adequate provision must be made for secure storage at home and at Everyday Activity Destinations, including workplaces. Cycle storage should be integrated into the structure of buildings or open spaces to provide an attractive and seamless part of the overall design rather than bolted on as an afterthought. Provision should be made within enlarged garages for example enabling people to access their bicycle without having to move the car first. Where no garage is provided a secure storage area should be built in, within an enlarged utility area or porch for example. Apartments should provide a secure communal area that is also integrated into the building. All communal cycle parking should be well lit and overlooked where appropriate.

### Useful references:

- 'By Design – Better Places to Live: companion guide to PPG3' DTLR/CABE (2001)
- 'Planning Contributions Kitbag' Sport England
- 'National Cycling Strategy' Department of Transport (2005)
- 'Cycle Parking' Sustrans Information Sheet FF36 (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation
- 'Design and Access Statements: how to write, read and use them' CABE (2006)



INTEGRATED CYCLE STORAGE BEHIND LOUVRED ENCLOSURE



# AC10



Are informal sport and recreation facilities located:

- Within an integrated network of open space and recreational opportunities?
- On, or close, to Active Travel Pedestrian and Cycle Routes between Everyday Activity Destinations?
- Adjoining development sites in order to provide good natural surveillance?

## Commentary:

The location of informal recreation facilities will influence usage and accessibility. As part of the master planning and design process consideration must be given to integrating open space and recreation opportunities within a wider network of Active Travel and leisure routes to make it easy for people to integrate spontaneous activity into their everyday routine. The facilities and routes between them should be fronted and overlooked by development to make them safe and useable.

## Useful references:

- 'Creating successful masterplans' CABE (2004)
- 'The value of public space' CABE Space (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation
- 'The six acre standard: Minimum standards for outdoor playing space' NPFA (2001)
- 'Start with the park' CABE Space (2005)
- 'Safer Places: The Planning System and Crime Prevention' ODPM/Home Office (2004)



# AC11



## Are a range of informal sport and recreation facilities within a reasonable walking distance of homes along safe, direct and well overlooked Active Travel Routes?

### Commentary:

It is generally accepted that a distance of 400 to 800 metres constitutes a reasonable walking distance to a destination providing there are rest spots en route for people with restricted mobility. This equates to 5-10 minutes walking one way. The routes must be direct, well lit, signposted and overlooked by adjoining development in order to ensure that they can be conveniently and safely used.

### Useful references:

- 'Creating successful masterplans' CABE (2004)
- Active Places Power – strategic planning tools, Sport England
- 'The six acre standard: Minimum standards for outdoor playing space' NPFA (2001)
- 'Home Zone Design Guidelines' Institute of Highway Incorporated Engineers (2002)
- 'Start with the park' CABE Space (2005)
- 'Places, Streets and Movement: a companion guide to Design Bulletin 32 Residential Roads and Footpaths' DETR (1998)
- 'Encouraging Walking: Advice to Local Authorities' DETR (2000)



OVERLOOKED PLAYSPACE, FINLAND

Are informal sport and recreation facilities co-located with other:

- Formal sport and recreation uses to create Sports Hubs?
- Everyday Activity Destinations or other community uses?

#### Commentary:

Co-locating a mix of recreation activities together provides the opportunity for a number of activity choices to be made at the same location. Co-location can also assist in allowing the sharing of 'core' facilities such as reception and changing facilities and the shared management of clubs and other sports organisations. If these are also located together with Everyday Activity Destinations then opportunities for linked trips are increased, making it easy for people to build exercise into their everyday routine.

#### Useful references:

- 'Creating successful masterplans' CABE (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation
- 'By Design - Urban Design in the Planning System: towards better practice' DETR/CABE (2000)



SKATE PARK AT PARKSIDE POOLS, CAMBRIDGE

# AC13



## Is children's playspace effectively integrated into streets and spaces in accordance with best practice?

### Commentary:

Wherever possible the design of residential streets should accommodate opportunities for children's play. The provision of Homezones is one way in which the design of the street could meet the needs of all users whilst contributing towards providing convenient and accessible places for children to play outdoors close to their homes.

### Useful references:

'Creating successful masterplans' CABI (2004)

'The Urban Design Compendium' English Partnerships/The Housing Corporation

'Home Zone Design Guidelines' Institute of Highway Incorporated Engineers (2002)

'The six acre standard: Minimum standards for outdoor playing space' NPFA (2001)



HOMEZONE IN THE UK



SCULPTURED PLAYSACE, DENMARK

# AC14



## Are informal sport and recreational activities generally open and available throughout the week and take account of seasonal variations?

### Commentary:

It is important that informal sport and recreational activities are available whenever users are able to build activity into a daily routine. Facilities will therefore need to be managed and maintained to ensure reasonable continuity of use.

### Useful references:

PPG 17: Planning for Open Space, Sport and Recreation (2002)

Circular 05/05: Planning Obligations

'By Design – Urban Design in the Planning System: towards better practice' DETR/CABE (2000)

'Creating successful masterplans' CABE (2004)

Planning Contributions Kitbag, Sport England



SPORTS FACILITIES NEED TO BE OPEN WHEN PEOPLE WANT TO USE THEM



TATTENHOE PAVILLION, MILTON KEYNES - THE PLAY AREA IS SET OUTSIDE THE SPORTS CENTRE GATES

# AC15



Is the design of squares and open spaces sufficiently flexible to support occasional use for a broad range of community, cultural and sporting events?

## Commentary:

Squares and civic spaces should be flexible enough in terms of their scale, layout and design to accommodate a mix of different activities including sports and cultural demonstration events. This can provide opportunities for people to experience different forms of activity.

## Useful references:

- 'Creating successful masterplans' CABE (2004)
- 'The value of public space' CABE Space (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation



THIS OPEN SPACE AT CHISWICK PARK IS USED TO HOST A RANGE OF SPORTS AND CULTURAL EVENTS (SEE CASE STUDY ON PAGE 52)

# AC16



Does the design and layout of formal sports and leisure facilities prioritise pedestrian, cycle and public transport access through providing:

- Direct and welcoming pedestrian access from the street including safe crossing points?
- Public transport stops?
- Well designed and conveniently located cycle parking?
- Controlled car parking?

## Commentary:

The master planning and design process should ensure that formal sports and leisure facilities are laid out to create attractive and welcoming environments, particularly for pedestrians, cyclists and public transport users. Main entrances should be positioned to address the street, Active Travel Routes and public transport stops. For larger or grouped facilities the provision of new public transport stops should be considered. Cycle parking should be located adjoining the main entrance where it is secure and well overlooked. An appropriate level of car parking should be provided that is designed to be safe and attractive. The level of car parking provision will need to be carefully balanced to ensure that people are not deterred from accessing formal sports and leisure facilities, particularly those travelling from the wider catchment area normally associated with major facilities such as a swimming pool. In addition it will be important to ensure that car parking does not spill into adjoining residential streets because of inadequate on-site provision and that appropriate provision is made for blue badge holders.

## Useful references:

'Creating successful masterplans'  
CABE (2004)

Sport England Facility Guidance  
Documents

'Better Places for Sport' Sport  
England/CABE

'The Urban Design Compendium'  
English Partnerships/The Housing  
Corporation





# AC17



Will the sports and leisure facility meet the needs of the whole local community and be physically accessible? Have wider stakeholders been consulted in the planning and design of new facilities?

## Commentary:

In order that environments are inclusive to all it will be important that provision is made for everyone's likely access requirements. The use of smooth, even and gentle gradients to an access point, its width and visibility are all important considerations for disabled people. Public buildings and spaces need to comply with the requirements of the Disability and Discrimination Act 1995. In addition parts of the community may require provision to be made through extended opening times or sessions targeted at specific user groups. It is important to make appropriate recreation facilities available for all age groups.

## Useful references:

- 'Creating successful masterplans' CABE (2004)
- 'Better Places for Sport' Sport England/CABE
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation
- 'Planning and access for Disabled People: a good practice guide' ODPM (2003)
- 'Raising the Standard: The Green Flag Award Guidance Manual' The Civic Trust (2004)



Are formal sports and leisure facilities co-located with other:

- Sports and leisure facilities to create a multi Sport Hub, club or site?
- Everyday Activity Destinations including schools or other community focal points?

Has the potential to share access, parking and reception facilities with other uses been explored?

#### Commentary:

Grouping or co-locating formal sports and leisure facilities together can make it easier for people to access a number of sports and leisure facilities, as well as other community services or Everyday Activity Destinations, as part of the same trip. This reduces the length and number of trips and potentially encourages people to think about walking or cycling instead. In addition, co-location provides the opportunity to consider sharing key facilities such as reception areas and parking which can make development schemes more efficient in terms of land use and financially viable. Co-location of sports facilities can offer sports development benefits as well such as encouraging greater participation due to the choice of facilities available on the same site e.g. the provision of indoor sports facilities, synthetic pitch and grass pitches all on same site. Importantly consideration must be given to an adequate spread of provision across a particular area to ensure that access is available to a wide catchment population.



#### Useful references:

'Creating successful masterplans' CABE (2004)

'Better Places for Sport' Sport England/CABE

'The Urban Design Compendium' English Partnerships/The Housing Corporation

# AC19



## Are formal pitches integrated within a broader landscape framework?

### Commentary:

The master planning process should consider the position of pitches within the wider site area as part of a landscape and open space strategy to provide opportunities for linked recreation and Active Travel Routes.

### Useful references:

- 'Creating successful masterplans' CABE (2004)
- 'The value of public space' CABE Space (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation
- 'The six acre standard: Minimum standards for outdoor playing space' NPFA (2001)



MASTER PLAN FOR BROOKLANDS, EAST MILTON KEYNES

Has the viability, management and long-term maintenance of the facility been demonstrated considering issues such as the servicing of grass pitches, the impact of noise, floodlighting or vehicular access on adjoining uses and the potential impact of flooding on grass pitches?

#### Commentary:

When providing formal sports facilities it is important to consider all aspects of the design, layout, location and future maintenance which may limit accessibility at certain times. The location of sports pitches within the wider area of the site should consider issues of flooding and how this may impact on the usability of the facility. In addition the location of facilities in relation to housing should consider limitations to usage that may result from noise and the light spillage from floodlighting structures. Care must also be taken to ensure that appropriate vehicular access is provided that minimises any disturbance in predominantly residential areas.

#### Useful references:

- 'By Design – Better Places to Live: companion guide to PPG3' DTLR/CABE (2001)
- 'Creating successful masterplans' CABE (2004)
- 'Start with the park' CABE Space (2005)
- Sport England Facility Guidance Documents



NEW SECONDARY SCHOOL AT HAMPTON, PETERBOROUGH WITH COMBINED SCHOOL AND COMMUNITY SPORTS FACILITIES

Are appropriate sports pavilions, equipment storage areas and changing rooms being provided to enable full access to be made to the formal sports and leisure facilities? Has this been considered as part of the long term viability and maintenance programme of the facility?

### Commentary:

The provision of adequate, secure and practical structures to enable full use of formal sports and leisure facilities must be considered as part of the overall design and layout. They should be attractively designed, fit for purpose and located in such a way as to minimise noise and disturbance of adjoining residential areas but still be reasonably overlooked, from adjoining busy streets or Active Travel Routes for example, to avoid being vandalised. Where it is possible, organisations who are likely to manage or use the new facilities should be included within the design and consultation process. This will make sure the new facilities meet the specific needs of those who will be using and looking after the new facility. Opportunities for co-locating other community uses (eg. cafés, crèches, community rooms) to create a 'multi-functional parks pavilion' should also be considered (See AC18).

### Useful references:

- 'Safer Places: The Planning System and Crime Prevention' ODPM (2004)
- 'Pavilions and Clubhouses' Facility Guidance Document, Sport England
- 'Changing Rooms and Lockers' Facility Guidance Document, Sport England
- 'Better Places for Sport' Sport England/CABE
- 'The six acre standard: Minimum standards for outdoor playing space' NPFA (2001)
- 'Start with the park' CABE Space (2005)



# Case Study One

## Priors Hall, Corby

Priors Hall is a major urban extension to Corby in Northamptonshire promoted by Bee Bee Developments Ltd.

The development is underpinned by a strong landscape framework that will transform a mostly derelict and abandoned site on the eastern flank of Corby to create a community of up to 5,100 homes and supporting facilities. The master plan combines a new urban quarter at the edge of the existing town with village scale development within an extensive parkland setting providing a well designed transition outward from the town from urban to rural.

A broad range of formal and informal recreational opportunities are proposed located close to Everyday Activity Destinations. The centrepiece is the Corby Academy, a state of the art secondary school being designed by Foster and Partners which will be situated along one side of an urban square at the heart of the mixed use district centre. The Corby Academy will be colocated alongside formal sports facilities for both school and public use.

The development is set within a parkland that builds upon existing woodland planting. The parkland forms the basis of formal and informal recreational and sporting opportunities as well as providing an attractive setting to development and promoting the creation of new wildlife habitats. Sports pitches and formal and informal play opportunities are proposed close to neighbourhood centres and primary schools and within easy access of all proposed homes.



# Case Study Two

## Talacre Community Sports Centre, London NW5

Talacre Community Sports Centre is located in the heart of urban Kentish Town, adjacent to Kentish Town West railway station, in a largely residential area. It is served by good public transport links (both bus and underground services) and is situated in close proximity to other community uses. The centre sits within a wider park setting, and provides flexible and inclusive facilities for all ages and abilities.

Facilities include:

- a floodlit all weather pitch;
- a gymnastics hall;
- a multi purpose sports hall;
- changing facilities;
- a multi level soft play centre for the under 10s;
- classroom space; and
- a bar and cafeteria.

The sports centre is co-located within a wider landscaped setting accommodating car parking, a children's playground, a public park and an area for dog exercising. This broad mix of uses promotes a range of opportunities for sports and physical activity for the wider community, and promotes a high level of activity within the open space and facility that creates a feeling of personal safety.

The setting of the sports pitches away from adjoining residential areas minimises disturbance through noise or from floodlighting. However, while the setting of the sports centre away from the street edge minimises disturbance and creates an attractive setting to the facility, it does require signage in order to communicate its presence to users.



# Case Study Three

## Regent's Park Sports Hub, London NW1

The Regent's Park Sports Hub is an award winning public building that provides changing rooms, social space and ancillary uses including a café to serve the users of the extensive grass pitches and other formal sports facilities within Regent's Park.

Partly set into the ground, the building is surrounded by a grassed mound topped by a circular glazed club room/café area with viewing terrace which offers panoramic views of the park. The elegance and simplicity of the design creates an attractive focal point which respects its sensitive setting within the Royal Park.

At the lower level the Hub features changing accommodation for all users set within a circular form. Some of the changing rooms have been designed to be flexible to allow their use as multi-activity spaces that can be used for meeting rooms, community activities, teaching or for yoga or gymnastics.

The range of uses and flexible design promotes the use of the facility which is open seven days a week.







**AMENITY**



# AM1



## Are Active Travel Routes between Everyday Activity Destinations:

- Direct and well-lit without blind corners?
- Fronted and overlooked by development and/or other road-users to create natural surveillance?
- Integrated with open spaces and accessible play spaces to create a variety of experiences along a route?

### Commentary:

It is important that all routes between Everyday Activity Destinations are designed to be attractive, safe and interesting. In this way people will feel able to make the best use of opportunities to build activity into a daily routine.

### Useful references:

'By Design – Better Places to Live: companion guide to PPG3' DTLR/CABE (2001)

'Creating successful masterplans' CABE (2004)

'The value of public space' CABE Space (2004)

'The Urban Design Compendium' English Partnerships/The Housing Corporation

'Encouraging Walking' DETR (2000)

'Improving Walkability' Transport for London (2005) sets out the '5 Cs of good walking networks': Connected / Convivial / Conspicuous / Comfortable / Convenient



ACTIVE TRAVEL ROUTE LEADING TO BLUEBIRD LODGE HEALTH FACILITY AT RAVENSWOOD, IPSWICH

Are flexible and durable high-quality public spaces proposed that form a focal point that might support civic, cultural and community functions such as markets, public art, open-air performances, sports demonstrations etc.?

### Commentary:

Public spaces are an important amenity and create focal points within the master planning and design of any development. In order that a valuable land resource is as well used as possible it will be important to ensure that the design and layout of public space is as attractive as possible to the greatest number of users and is flexible to accommodate other potential uses. In this way open space and the activities that are accommodated become a valued community resource and create a sense of place.

### Useful references:

- 'By Design – Better Places to Live: companion guide to PPG3' DTLR/CABE (2001)
- 'Creating successful masterplans' CABE (2004)
- 'The value of public space' CABE Space (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation



A RANGE OF CULTURAL EVENTS CAN BE ACCOMMODATED IN FLEXIBLE PUBLIC SPACES

## Does the quality, design and layout of open spaces enhance the setting of development?

### Commentary:

Well designed accessible open space should provide a setting for development, be that buildings associated with Everyday Activity Destinations, more formal sports provision, or new homes. It is critical that open space is designed to have a function and that its design is fit for purpose. Development should overlook spaces and create natural surveillance.

### Useful references:

'By Design – Better Places to Live: companion guide to PPG3' DTLR/CABE (2001)

'Safer Places: The Planning System and Crime Prevention' ODPM/Home Office (2004)

'Creating successful masterplans' CABE (2004)

'The value of public space' CABE Space (2004)

'The Urban Design Compendium' English Partnerships/The Housing Corporation

'Design and Access Statements: how to write, read and use them' CABE (2006)



VICTORIA COURT, CHELMSFORD, ESSEX



MALMO, SWEDEN

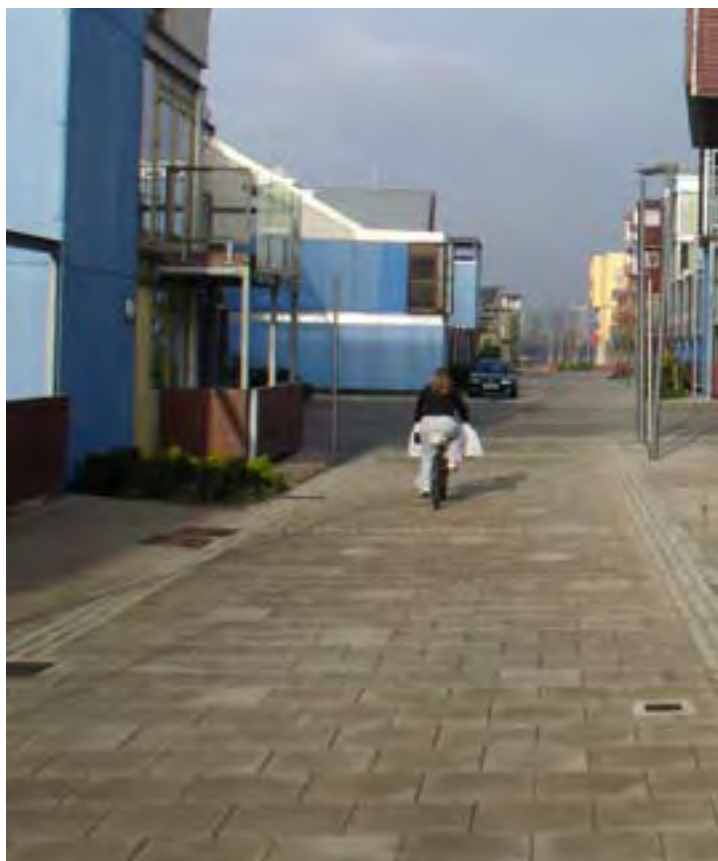
## Are high quality durable materials and street furniture employed throughout to define a strong identity for Active Travel Routes?

### Commentary:

Durable, simple, well detailed materials and street furniture not only make Active Travel Routes attractive to use but also promote a distinctive high quality environment that can also be more economical to maintain over a longer period despite a potentially greater initial cost outlay. Non-slip surface materials should be employed throughout Active Travel Routes.

### References:

- 'By Design – Better Places to Live: companion guide to PPG3' DTLR/CABE (2001)
- 'Creating successful masterplans' CABE (2004)
- 'The value of public space' CABE Space (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation



MILLENNIUM VILLAGE, GREENWICH



NEWHALL, HARLOW

# AM5



Does the design of informal sport and recreation facilities create a high quality environment through:

- Use of high quality materials and landscape planting?
- Careful integration with existing development and the broader landscape and open space framework?
- Providing links into woodlands and other natural environments to enhance the range of informal sport and recreation opportunities?

## Commentary:

The provision of all informal sport and recreation areas must contribute towards the overall character and identity of a place. This can be achieved through the measures described above and will be important in helping to enhance the attractiveness of locations within which a variety of activities can be undertaken.

## Useful references:

'Creating successful masterplans' CABI (2004)

'The value of public space' CABI Space (2004)

'The Urban Design Compendium' English Partnerships/The Housing Corporation

'Start with the park' CABI Space (2005)



MOOR VALLEY PARK, BOURNEMOUTH

# AM6



Are informal sport and recreation facilities fronted and overlooked by adjacent/ surrounding development whilst maintaining residential amenity particularly with regard to minimising disturbance from noise?



## Commentary:

In order to create attractive, safe and well cared for environments it is important that areas of open space which provide opportunities for informal sport and recreation activities are fronted and as a result well overlooked by development. This means that the entrances, doors, windows and balconies of adjoining development should be designed to front areas of open space, while maintaining appropriate levels of privacy for occupiers.

## Useful references:

- 'By Design – Better Places to Live: companion guide to PPG3' DTLR/CABE (2001)
- 'Creating successful masterplans' CABE (2004)
- 'The value of public space' CABE Space (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation
- 'Safer Places: The Planning System and Crime Prevention' ODPM/Home Office (2004)



## Has the integration of play opportunities for young children into residential areas been explored?

### Commentary:

Wherever possible the design of residential areas and streets should accommodate opportunities for children's play. The provision of Homezones is one way in which the design of the street could contribute towards providing and raising the awareness of locations for convenient and accessible places for children to play outdoors.

### Useful references:

- 'Creating successful masterplans' CABE (2004)
- 'Better Places for Sport' Sport England/CABE
- 'The value of public space' CABE Space (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation
- 'Home Zone Design Guidelines' Institute of Highway Incorporated Engineers (2002)



## Have measures been put in place to maintain pavilions, changing facilities, storage areas, landscape planting and play equipment?

### Commentary:

It is critical that an adequate inspection and maintenance regime is in place in order to ensure that facilities remain attractive to use and contribute to the overall appearance of the area within which they are located. Early consultation with the authority assuming responsibility for long term maintenance is recommended in order to ensure that any particular requirements can be tackled early in the design process.

### Useful references:

- PPG 17: Planning for Open Space, Sport and Recreation (2002)
- Circular 11/95: Use of Conditions in Planning Permission
- Circular 05/05: Planning Obligations
- 'Pavilions and clubhouses' Sport England Facility Guidance Document
- 'Better Places for Sport' Sport England/CABE
- 'The six acre standard: Minimum standards for outdoor playing space' NPFA (2001)



# AM9



Is the master plan underpinned by a strong and well-defined landscape framework that provides a range of formal and informal sport and recreational opportunities that are integrated into the landscape/natural environment?

## Commentary:

Good master planning promotes the creation of new open space networks based on existing landscape features and characteristics such as planting, landform and water features. The provision of attractive and well integrated sports and leisure facilities should be a significant and important part of this landscape framework and development layout. It places sports and physical activity high on the design agenda and can also raise the profile of sports and recreation activities through design excellence.

## Useful references:

- 'By Design – Better Places to Live: companion guide to PPG3' DTLR/CABE (2001)
- 'Creating successful masterplans' CABE (2004)
- 'The value of public space' CABE Space (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation
- 'The six acre standard: Minimum standards for outdoor playing space' NPFA (2001)
- 'Start with the park' CABE Space (2005)



LOWER GARDENS, BOURNEMOUTH



THAMES BARRIER PARK, SILVERTOWN

Have formal sports and leisure facilities been co-located or integrated alongside other appropriate uses such as schools to make efficient use of land? Are shared reception facilities available?

## Commentary:

Co-location can be used to allow for a more consistent and efficient design approach for two or more complementary uses. This can allow for the sharing of key 'front of house' facilities such as reception areas, but can also allow for the sharing of sports facilities, entrance points, cycle and car parks, and easy access to Active Travel Routes. It will be important to consider the issue of complementary uses carefully in order to avoid use limitations e.g. wear and tear availability and access limitations at particular times such as during the school day.

## Useful references:

- 'Creating successful masterplans' CABE (2004)
- 'Better Places for Sport' Sport England/CABE
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation
- 'Design and Access Statements: how to write, read and use them' CABE (2006)

THE SEVERN CENTRE IN HIGHLEY, RURAL SHROPSHIRE. A UNIQUE COMMUNITY HUB CO-LOCATING FORMAL SPORTS AND LEISURE WITH NON-SPORTING PROVISION INCLUDING AN ICT SUITE, A LIBRARY, VETS, COMMUNITY ROOM, YOUTH ROOM, CRÈCHE AND POLICE STATION.



Does the facility contribute positively to the public realm by being of a good architectural quality, having strongly defined entrance points and reception areas, and minimising adverse visual impacts?

### Commentary:

The design of buildings, pavilions and structures associated with sports and recreation activities will have an impact on how those activities are perceived. If they make a positive contribution to the streets and open spaces of a particular place, this can raise the profile of the facilities available. Care should therefore be taken to enhance the design of key elevations that address the public realm, ensuring that doors, windows and entrances are accessible and limiting blank empty elevations. Good quality, durable materials should be specified and fences and enclosures should also be of a good quality. The layout of formal facilities should provide opportunities for surveillance from adjoining streets and spaces where appropriate to promote activity within the public realm.

### Useful references:

- PPG 17: Planning for Open Space, Sport and Recreation (2002)
- 'By Design – Urban Design in the Planning System: towards better practice' DETR/CABE (2000)
- 'Creating successful masterplans' CABE (2004)
- 'Better Places for Sport' Sport England/CABE
- 'The value of public space' CABE Space (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation



PARKSIDE POOLS, CAMBRIDGE



TATTENHOE PAVILION, MILTON KEYNES

## Is an appropriate relationship proposed between formal sports and leisure facilities and adjoining residential areas, particularly through minimising noise and light spillage from floodlighting?

### Commentary:

It is important for formal sport and recreation facilities to be 'good neighbours' through minimising disturbance to any adjoining residential areas. In this way the amenities of an area can be protected and the opportunities and times for using the facilities may be extended.

### Useful references:

- PPG 17: Planning for Open Space, Sport and Recreation (2002)
- 'By Design – Better Places to Live: companion guide to PPG3' DTLR/CABE (2001)
- Sport England Guidance Documents Facility
- 'Creating successful masterplans' CABE (2004)
- 'Better Places for Sport' Sport England/CABE
- 'Design and Access Statements: how to write, read and use them' CABE (2006)
- 'The six acre standard: Minimum standards for outdoor playing space' NPFA (2001)



# Case Study Four

## Chiswick Park, London, W4

Chiswick Park is an award winning office and retail park designed by Richard Rogers Partnership in West London.

The development is highly accessible located opposite Gunnersbury tube and rail station and within walking distance of Chiswick Park tube station. Bus stops are immediately adjacent to the entrance and a range of local shops and facilities exist within walking distance.

A mix of office and retail uses and a gym are set in high quality modern buildings grouped together around an attractive communal landscape, featuring a two-tiered lake, waterfall and multi purpose events plaza. Car access is diverted to the back of the buildings removing the visual impact of parking and roadways and creating an environment first and foremost for people. Careful attention to detail has been paid to the hard and soft landscaping including the use of timber steps around the events plaza to create an amphitheatre setting.

A key element of the Chiswick Park development is the innovative management ethos based around a philosophy that if people enjoy work, they do better work and if they do better work, it creates a better business.

The management company for Chiswick Park, Enjoy-Work, organise a range of events centred on team building, skill development and creating a community of employees (or guests as they are referred to). The approach to these events is creative and unique to a business park ranging from sheep sheering, geese herding and racing mini speedboats on the lake to ice climbing and giant table football. They also run a sports programme incorporating basketball, football and volleyball to encourage healthy competition between the companies on the park.

Other innovations include making bicycles freely available to guests and providing services such as dry cleaning and grocery delivery to make life easier.



# Case Study Five

## Sports Club Orient (SCORE), Leyton

The Sports Club Orient (SCORE) project is a community owned sports complex in East London designed and developed to cater for the diverse needs of the communities in this part of London.

The facility has regenerated a run down site with hardcourt tennis courts and little used bowling green immediately opposite Leyton Orient Football Club. The entire project is tailored to meet the diverse needs of the local population and seeks to link sports participation with wider social issues of health, employment, education and crime reduction. The facility is aimed at social groups and individuals traditionally excluded from mainstream leisure provision. A mix of uses is provided:

- High quality sports facilities include a new artificial bowling green, a floodlit artificial pitch and a large fabric covered sports hall.
- Health and social programmes;
- A nursery/crèche facility;
- Community rooms;
- A children's playground; and
- A café and training/meeting rooms.

The facility places active frontages onto the street with foyer uses, community rooms and the children's playground accessed directly from the street. Set back within the site are the sports facilities and pitches.

The mix of uses allows health and training programmes to be run alongside sports programmes. The facility has been delivered in consultation with the local population through an innovative partnership between public and private sector and community organisations.





# Case Study Six

## Decoy Country Park, Newton Abbot

Decoy Country Park and Local Nature Reserve is a good example of how the co-location of sport and recreation facilities can provide a wealth of opportunities for physical activity close to centres of population.

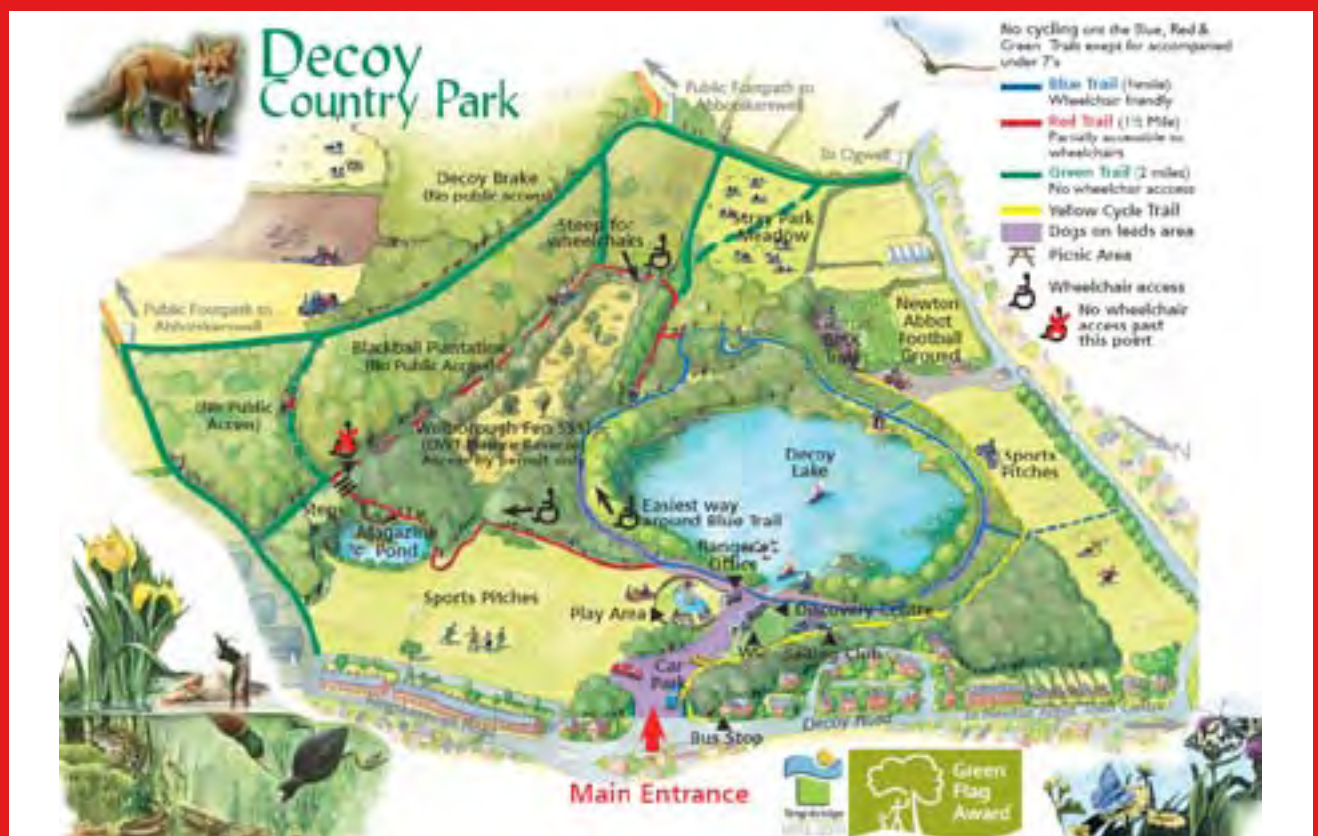
Situated on the edge of Newton Abbot, Decoy is a former clay quarry that now provides a range of sports and recreational opportunities within an attractive woodland setting. The Country Park is also a local nature reserve, and contains a range of habitats that are of importance to wildlife. Part of the area is a County Wildlife Site (CWS), and another part is a Site of Special Scientific Interest (SSSI). Decoy Park is accessible by foot from Newton Abbot and is also served by bus services and enjoys good car access.

The Country Park is managed by Teignbridge District Council. A Park Rangers office is located alongside the car park, and there is also a refreshment kiosk, toilets, changing rooms and storage rooms. One of the changing rooms is used in the summer months as a Discovery Centre which is used to promote an interest in wildlife through a range of educational events.

The park was awarded a Green Flag Award for 2006/07 by the Civic Trust.

The Country Park offers a range of formal and informal recreational opportunities for all users including:

- Canoeing, windsurfing and sailing on the lake;
- Sports pitches used predominantly for football;
- An extensive children's area including an equipped play area with a paddling pool and adventure play equipment;
- A cycle trail and BMX track;
- Woodland walk and cycle trails of varying lengths and difficulties, some of which are fully accessible to wheelchair users.



# Case Study Seven

## The Holy Family Catholic School, Keighley

The Holy Family Catholic Secondary School in Keighley has recently opened a Sports Hall facility on the school site funded by the Big Lottery Fund and supported by the Diocese of Leeds and Bradford Council Education Department. The Sports Hall is run by the school as a community Sports Hall in partnership with the Bradford and Airedale Teaching Primary Care Trust and the Local Sports Alliance, *sportKeighley*. As well as a fully equipped sports hall and changing rooms the facility also includes a multi-purpose community room used by the school as an educational resource and is also used by the Primary Care Trust for health promotion activities such as exercise classes and physiotherapy.

Holy Family Catholic School allows the wider use of their premises and facilities as a community resource. The school serves a particularly diverse community and the Sports Hall, along with other school facilities, are used by a broad cross section of the local community. The Sports Hall is available for use outside of school hours on weekday evenings and at weekends. Priority is given to clubs with junior, intermediate and senior sections with links to their regional or national body to ensure progression.

The Sports Hall fronts on to the school entrance allowing it to be accessed independently from the rest of the school. A shared parking area is available adjacent to the entrance. The building is prominently located on the street edge and clearly communicates its use through signage. The simple attractive design employs a range of materials and makes a positive contribution to the visual appearance of the street.





**AWARENESS**



## Are Everyday Activity Destinations co-located with sports and leisure facilities in a manner that promotes awareness (e.g. locating health and sports centres together)?

### Commentary:

The provision of sports and leisure facilities in prominent locations adjoining Everyday Activity Destinations which people access on a regular basis helps to raise awareness of the availability of exercise opportunities. By co-locating sports and health facilities direct linkages can be made to communicate the health benefits of regular exercise.

### Useful references:

- PPG 17: Planning for Open Space, Sport and Recreation (2002)
- 'By Design – Better Places to Live: companion guide to PPG3' DTLR/CABE (2001)
- 'Creating successful masterplans' CABE (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation



HOLY FAMILY SPORTS HALL, KEIGHLEY

## Are Active Travel Routes to and between Everyday Activity Destinations:

- Direct, unobstructed and legible as to their function and destination?
- Offer a more direct route than car routes?
- Clearly signed to communicate the potential for day to day trips to achieve physical activity targets?

### Commentary:

In order to promote the health benefits of daily exercise it is important to adequately sign all routes which people have the option of using easily and safely on a day to day basis. Communicating the straightforward health benefits associated with direct routes that are quick to access will help make it easier for people to make informed decisions and build exercise into a daily routine. Signage should be strategically planned to ensure a consistent approach and to avoid the creation of clutter.

### Useful references:

- PPG 13: Transport (2001)
- 'Creating successful masterplans' CABE (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation
- 'Encouraging Walking' DETR (2000)
- Sustrans resources at [www.sustrans.org.uk](http://www.sustrans.org.uk)



## Are developers/occupiers of buildings using health promotion measures to inform residents, staff, pupils, customers of the opportunities that exist for physical activity?

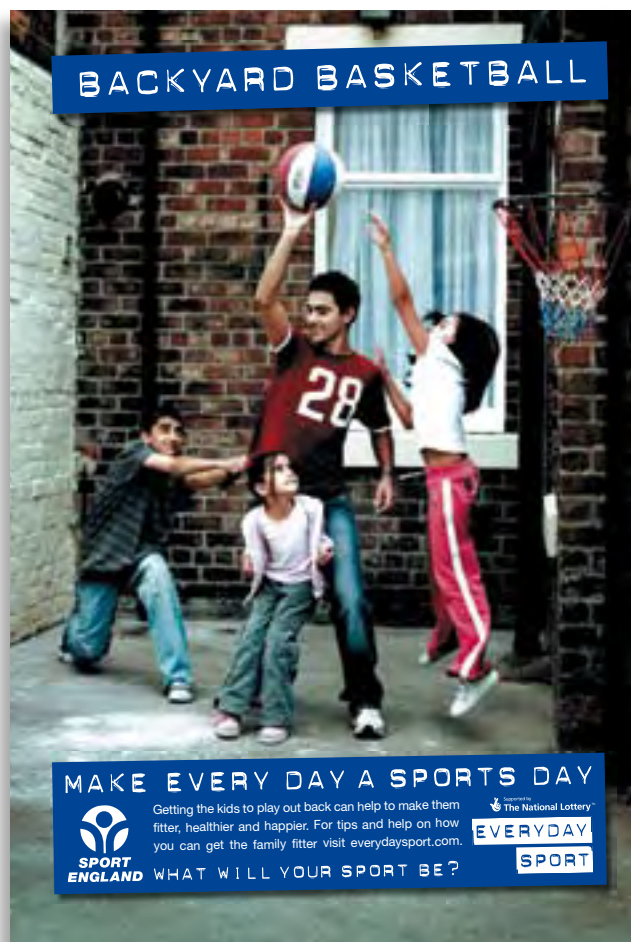
### Commentary:

Providing people with clear information as to the opportunities for physical activity, Active Travel and the health benefits available within the immediate locality is an important and straightforward way of raising awareness.

### Useful references:

- 'Everyday Sport' Sport England
- Sustrans resources at [www.sustrans.org.uk](http://www.sustrans.org.uk)
- Walking the way to health at [www.whi.org.uk](http://www.whi.org.uk)

SPORT ENGLAND'S EVERYDAY SPORT CAMPAIGN PROMOTES THE HEALTH BENEFITS OF REGULAR EXERCISE



'ENJOY WORK' PROMOTES A RANGE OF SPORTS AND PHYSICAL ACTIVITY EVENTS AT CHISWICK PARK



Has cycle storage been integrated into the design of new homes, workplaces and Everyday Activity Destinations, and has this been advertised and highlighted as a feature of the development?

## Commentary:

In order to encourage people to make cycling part of their routine adequate provision must be made for secure storage at home and at Everyday Activity Destinations, including workplaces. Cycle storage should be integrated into the structure of buildings or open spaces to provide an attractive and seamless part of the overall design rather than bolted on as an afterthought. Cycle parking should be clearly signposted and its availability highlighted to occupiers.

## Useful references:

PPG 13: Transport (2001)

'By Design – Better Places to Live: companion guide to PPG3' DTLR/CABE (2001)

'Creating successful masterplans' CABE (2004)

'Design and Access Statements: how to write, read and use them' CABE (2006)

Sustrans resources at [www.sustrans.org.uk](http://www.sustrans.org.uk)



AD HOC STORAGE OF CYCLES CAN OCCUR IF UNSUITABLE CYCLE STORAGE IS PROVIDED, ESPECIALLY IN APARTMENT BLOCKS



## Are informal sport and recreation facilities located in prominent positions?

### Commentary:

All opportunities for informal sport and recreation must be exploited through the master planning and design process including the location of open spaces throughout developments that are visually prominent and easily accessible. Future residents should be informed where and how informal sport and recreation provision will be made allowing them to reach an informed decision about where to live.

### Useful references:

- 'Creating successful masterplans' CABE (2004)
- 'Better Places for Sport' Sport England/CABE
- 'The value of public space' CABE Space (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation
- 'The six acre standard: Minimum standards for outdoor playing space' NPFA (2001)



# AW6



Is appropriate high quality provision made for all age groups within the community including the incorporation of ‘lifestyle sports’ and flexible facilities that might meet a number of needs?

## Commentary:

It is important to fully engage with all age and user groups in order to raise awareness of the advantages of building activity into a daily routine. This should include considering the need for a broad range of sports and activities for all age groups e.g. skate parks, bowling greens, allotments, BMX tracks, youth shelters etc. This important aspect is often overlooked in the design and layout of new developments.

## Useful references:

- ‘Better Places for Sport’ Sport England/CABE
- ‘The value of public space’ CABE Space (2004)
- ‘The six acre standard: Minimum standards for outdoor playing space’ NPFA (2001)
- ‘Home Zone Design Guidelines’ Institute of Highway Incorporated Engineers (2002)
- ‘Home zones: a planning and design handbook’ Biddulph, Mike (2001) Policy Press
- Sport England Facility Guidance Documents



# AW7



## Has an imaginative approach been taken to promoting activity targets through informal recreation?

### Commentary:

As well as providing facilities it is important that activity targets are promoted to the wider community through soft measures such as advertisements or the organisation of specific events. A range of national initiatives exists to promote participation in sport and physical activity. These can be harnessed at a local level to promote activity targets.

### Useful references:

PPG 17: Planning for Open Space, Sport and Recreation (2002)

Sport England Facility Guidance Documents

'Start with the park' CABE Space (2005)

Sustrans resources at [www.sustrans.org.uk](http://www.sustrans.org.uk)

'Walking the way to health' [www.whi.org.uk](http://www.whi.org.uk)

British Trust for Conservation Volunteers resources at [www.btcv.org](http://www.btcv.org)

activeharlow  
sportforsex

Get active with **activeharlow**

The Community Sport, Health and Physical Activity Network for Harlow

See inside for details

[www.harlow.gov.uk](http://www.harlow.gov.uk)

The poster features a large image of a young girl pointing, with three circular inset photos showing people engaged in various activities. The text promotes the 'activeharlow' network for sport, health, and physical activity.

sustrans  
JOIN THE MOVEMENT

BIKE TO SCHOOL

THE BIKE 2WORK  
[www.bike2work.info](http://www.bike2work.info)

Bike Week  
16 - 24 June 2007  
[www.bikeweek.org.uk](http://www.bikeweek.org.uk)

bike for all

Green Gym

BTCV

A RANGE OF NATIONAL AND LOCAL INITIATIVES EXISTS

This block contains logos for several national and local initiatives: Sustrans (Join the Movement), Bike to School, Bike 2 Work, Bike Week (16-24 June 2007), Bike for All, Green Gym, and BTCV. A note at the bottom states 'A RANGE OF NATIONAL AND LOCAL INITIATIVES EXISTS'.

## Are opportunities for informal sport and recreation to fulfil activity targets appropriately signed?

### Commentary:

The health and sports sectors promote targets for participation in physical activity, exercise and sports. Sport England's target is for adults to participate in 30 minutes of moderate physical activity five times a week. Active Travel networks can include signing or surfacing that can communicate the distances travelled to everyday facilities in terms of how activity targets might be met.

### Useful references:

- PPG 17: Planning for Open Space, Sport and Recreation (2002)
- 'By Design – Urban Design in the Planning System: towards better practice' DETR/CABE (2000)
- 'By Design – Better Places to Live: companion guide to PPG3' DTLR/CABE (2001)
- 'Encouraging Walking' DETR (2000)
- 'The value of public space' CABE Space (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation



## Are formal sports and leisure facilities located in prominent positions within the master plan playing a positive role as landmarks and attractions?

### Commentary:

Landmarks are important as places or buildings that people identify with and use to help find their way around a place. Making formal sports and leisure facilities a key landmark within the overall master plan and layout of a development is one way in which the awareness of the facility and opportunities for physical activity may be raised.

### Useful references:

'Creating successful masterplans' CABI (2004)

'The value of public space' CABI Space (2004)

'The Urban Design Compendium' English Partnerships/The Housing Corporation

'Design and Access Statements: how to write, read and use them' CABI (2006)



VIEW ACROSS PARKER'S PIECE TOWARDS PARKSIDE POOLS, CAMBRIDGE

## Does the design of the sport and leisure facility communicate the uses that it accommodates, promoting activity on the street and encouraging its use?

### Commentary:

Buildings that are little more than uninspired, blank fronted boxes do little to communicate their use and contribute no activity to the surrounding area. Sports and leisure facilities must therefore be designed to be inspiring and provide a valued local facility that people will identify with. Glazed frontages should be used where appropriate to communicate the sports use that exists, and to promote activity to the public realm. Reference should be made to Sport England's publication 'Better Places for Sport.'

### Useful references:

PPG 17: Planning for Open Space, Sport and Recreation (2002)

'By Design – Urban Design in the Planning System: towards better practice' DETR/CABE (2000)

'Creating successful masterplans' CABE (2004)

'Better Places for Sport' Sport England/CABE

'The Urban Design Compendium' English Partnerships/The Housing Corporation



Photo supplied courtesy of S&P Architects

THE GLAZED FRONTAGE AT THE K2 CENTRE, CRAWLEY CLEARLY DISPLAYS THE CLIMBING WALL INSIDE THE BUILDING

# AW11



Is appropriate signage employed to communicate the location and availability of formal sports and leisure facilities (especially where a prominent pavement-side location is not possible or where facilities are located within large open spaces and playing fields)?

## Commentary:

If the location of a facility is, by necessity, remote from the nearest main street or access point it will be important that an appropriate signage or advertising strategy is in place to ensure that the local community is aware of the facilities on offer.

## Useful references:

- 'Better Places for Sport' Sport England/CABE
- 'The value of public space' CABE Space (2004)
- 'The Urban Design Compendium' English Partnerships/The Housing Corporation
- 'The six acre standard: Minimum standards for outdoor playing space' NPFA (2001)
- 'Start with the park' CABE Space (2005)



## Is the reception area designed to encourage use of the facility, promote legibility and contribute activity to the public realm?

### Commentary:

Enhancing legibility is important because it allows people to access a facility or find their way around without getting lost or confused. Entrances and reception areas are therefore vital because they provide an interface between the street outside and the facilities on offer. Making the entrance and reception area a focal point of the building not only raises awareness of the facilities on offer but can also make a positive contribution to the street or space outside while promoting personal safety and security.

### Useful references:

'By Design – Urban Design in the Planning System: towards better practice' DETR/CABE (2000)

Sport England Facility Guidance Documents

'Better Places for Sport' Sport England/CABE

'The Urban Design Compendium' English Partnerships/The Housing Corporation





# AW13



Is there a community involvement strategy in the long term planning, design, use and management and promotion of facilities?

## Commentary:

Through engaging the local community and making facilities flexible and available for a variety of uses the importance of a formal sports or leisure facility can be increased and its profile enhanced amongst local users. This might include the formation of local sports partnerships including local schools, the healthcare sector, the local authority, community sports networks and community groups. Promotional activities such as summer fetes or sports tournaments within public open spaces and facilities can also help to raise awareness.

## Useful references:

- 'Better Places for Sport' Sport England/CABE
- 'The value of public space' CABE Space (2004)
- 'Start with the park' CABE Space (2005)
- 'Decent Parks? Decent Behavior?' CABE Space



# Case Study Eight

## *sportKeighley*

Raising awareness of sport and physical activity requires a positive approach from a range of organisations and actors from local sports clubs, local schools, local authorities and Councils, the health care sector, the voluntary sector and the private sector.

*sportKeighley* is a positive example of how this range of organisations can be brought together to promote sports and physical activity. *sportKeighley* through its partnership structure is involved in numerous initiatives across the town to promote participation in sport and physical activity for all members of the community. This includes the Keighley Integrated (Ki) initiative promoting better access to sports and physical activity venues, and the creation of a better transport network for cycling, walking and public transport. All parts of the Ki initiative use a consistent branding of a red “K” as a positive brand for all that is good in the district.

*sportKeighley is a catalyst that aims, through its partnership structure, to communicate, connect, inform, illuminate, inspire and encourage all sporting and leisure activities in the town and help to make Keighley a truly healthy, fun, and positive place to live in and visit.*

Ki includes four overlapping and integrated initiatives:

- **cyKle:** the Keighley Cycling Initiative – promoting cycling as an activity through events, inputs to plans and strategies and through new infrastructure such as routes, signage etc.
- **walkways:** the Keighley Walking Initiative - promoting new footpath routes as part of an integrated transport network including Safe Routes to School, along with improved information on routes and recreational opportunities
- **aKtivehoppa:** the Keighley Hoppa Initiative - promoting safe and efficient frequent public transport services, with an emphasis on supporting improvements to evening services linking key facilities.
- **sKate:** the Keighley Xtreme Sport Initiative – co-ordinating potential indoor and outdoor facilities for extreme sports and events to promote extreme sports.



# Case Study Nine

## Parkside Pools, Cambridge

Cambridge Parkside Pools are located at a prominent location on the south side of Parker's Piece, an important public open space in the centre of Cambridge. Parkside Pools comprises:

- a 25m swimming pool and combined teaching and diving pool with moveable floor;
- a leisure pool with 2 flumes;
- specialist changing and access facilities for the elderly and disabled;
- a group exercise room;
- a spa and sauna and steam room;
- a meeting room; and
- a bar and cafeteria.

The pools are also co-located next to a health and fitness club and are adjacent to Fenner's Cricket Ground, the home of Cambridge University Cricket Club. A small skate ramp facility also exists on the site and Parker's Piece opposite the Pools offers opportunities for formal and informal recreation.

Parkside Pools are centrally located within easy reach of local residential neighbourhoods and the City Centre. The site enjoys a high standard of accessibility by foot, cycle and public transport. Car parking is also available in the adjacent car park.

The prominent location and striking contemporary design of the building has made it a well known and popular local landmark. The innovative design responds to its setting within a Conservation Area and makes a positive contribution to its surroundings. The building addresses the street and the use of extensive glazed frontages clearly communicates the nature of the activity that takes place within the building.





## Active Design Stakeholders

Sport England is grateful to the following for their contribution to the production of Active Design:

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John Feetam	Sport England South East	Anna Wood	The Princes Foundation for the Built Environment
Deborah Fox	CABE Space	Laura Wright	David Lock Associates
Tom Franklin	Living Streets		

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- ‘At least five a week: Evidence on the impact of physical activity and its relationship to health’ Department of Health (2004)
- ‘Better Places for Sport’ Sport England/CABE  
BTCV resources at [www.btcv.org](http://www.btcv.org)
- ‘By Design – Better Places to Live: companion guide to PPG3’ DTLR/CABE (2001)
- ‘By Design – Urban Design in the Planning System: towards better practice’ DETR/CABE (2000)
- ‘Changing Rooms and Lockers’ Facility Guidance Document, Sport England
- Circular 01/06: Guidance on Changes to the Planning System
- Circular 05/05: Planning Obligations
- Circular 11/95: Use of Conditions in Planning Permission
- ‘Creating successful masterplans’ CABE (2004)
- ‘Cycle Parking’ Sustrans Information Sheet FF36 (2004)
- ‘Decent Parks? Decent Behavior?’ (CABE Space)
- ‘Design and Access Statements: how to write, read and use them’ CABE (2006)
- ‘Encouraging Walking’ DETR (2000)
- ‘Health Survey for England 2003: Risk Factors for Cardiovascular Disease’ Department of Health (2003)
- ‘Home zones: a planning and design handbook’ Biddulph, Mike (2001)
- ‘Home Zone Design Guidelines’ Institute of Highway Incorporated Engineers (2002)
- ‘Improving Walkability’ Transport for London (2005)
- ‘National Cycling Strategy’ Department of Transport (2005)
- ‘Pavilions and clubhouses’ Facility Guidance Document, Sport England
- ‘Places, Streets and Movement: a companion guide to Design Bulletin 32 Residential Roads and Footpaths’ DETR (1998)
- ‘Planning and Access for Disabled People: A Good Practice Guide’ ODPM (2003)
- Planning Contributions Kitbag, Sport England
- ‘Planning for Town Centres: Guidance on Design and Implementation Tools’ ODPM (2005)
- PPG 13: Transport (2001)
- PPG 17: Planning for Open Space, Sport and Recreation (2002)
- PPS 1: Delivering Sustainable Development (2005)
- ‘Raising the Standard: The Green Flag Award Guidance Manual’ The Civic Trust (2004)
- ‘Safer Places: The Planning System and Crime Prevention’ ODPM (2004)
- ‘Start with the park’ CABE Space (2005)
- ‘Sustainable Settlements’ Barton et al (1995)
- Sustrans resources at [www.sustrans.org.uk](http://www.sustrans.org.uk)
- Sustrans safe routes to school initiative [www.saferoutestoschools.org.uk](http://www.saferoutestoschools.org.uk)
- ‘Tackling Obesity in England’ National Audit Office (2001)
- ‘The six acre standard: Minimum standards for outdoor playing space’ NPFA (2001)
- ‘The Urban Design Compendium’ English Partnerships/The Housing Corporation
- ‘The value of public space’ CABE Space (2004)
- ‘Walking the way to health’ [www.whi.org.uk](http://www.whi.org.uk)

## Sport England Resources

Listed below are a number of Sport England resources which may be of further assistance. If this page is being viewed electronically, clicking on the name will take you to the individual resource.

**Active Places** - This is a comprehensive database of sports facilities in England including pools, halls, synthetic turf pitches, health and fitness centres, golf courses, ice rinks, indoor tennis centres, indoor bowls centres and playing fields.

**Active Places Power** – online strategic facility planning tools for sports facilities. It is designed to assist in strategic planning for community sports facilities using facility information held on Active Places.

**Planning Contributions Kitbag** - The Kitbag is a one stop on-line resource for local authorities, giving helpful summaries of recent good practice, practical tools for the measurement of sporting needs, and real life examples of what can be achieved.

**Planning for Sport web page** - These pages offer guidance on the role of Sport England and the promotion of the interests of sport and active recreation within the planning system.

**Towards a Level Playing Field** - A methodology to help produce a playing pitch strategy, to assess the level of playing field provision within your area.

**Sport Facility Calculator** - helps to estimate the amount of additional demand created by major development for key community sports facilities.

**Planning Across Boundaries** - is aimed at those involved in the development of sport in their local community. It is of value and benefit to local authority officers across a range of services and other stakeholders who are accountable for local authority corporate strategy and sustainable community strategy.

**Facility Guidance Documents** - provides best practice design advice and requirements for a range of building types and sporting activities. These include:

**Access for Disabled People** (2.4 Mb)

**Facility Audit Sheet** (610 Kb) please use in conjunction with Sport England's guidance note 'Access for Disabled People' when considering access requirements for a modern sports facility.

**Athletics** (810 Kb)

**Badminton** (90kb)

**Better places for sport** (507 Kb)

**Car parking and landscape design** (683 Kb)

**Changing and lockers** (133 kb)

**Comparative Sizes - Pitches & Courts** (914 Kb)

**Construction Project Management in the Voluntary Sector** (145 Kb)

**Cycling** (2.1 Mb)

**Floors for indoor sports** (531 Kb)

**Indoor Bowls** (336 Kb)

**Natural turf for sport** (1.2 Mb)

**Pavilions and clubhouses** (460 Kb)

**Optimum Sports Hall** (278 Kb)

**Sports halls: design** (627 Kb)

**Sports halls: sizes and layouts** (473 Kb)

**Village and community halls** (608 Kb)

**Wet & Dry Sports Facilities Checklist**

**A Guide to the Design, Specification and Construction of Multi Use Games Areas (MUGAs) including Multi-Sport Synthetic Turf Pitches (STP's):**

**General guidance and design considerations –Part 1 (245 Kb)**

**General procurement and contract guidance – Part 2 (207 Kb)**

**General conditions and preliminaries – Part 3 (921 Kb)**

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gatefold image Sport England



## Glossary

### Active Frontage

Refers to that part of a building which overlooks and provides activity onto the street or open space. Includes entrances and exits, windows, arcades, balconies and seating areas.

### Active Travel

Walking and cycling, and also includes some types of leisure activities that can act as a means of travel such as skateboarding and rollerblading.

### Amenity

Relates to the immediate environment around new development. Safeguarding residential amenity means that existing levels of privacy, degree of overlooking, and quality of environment are not compromised by adjacent or surrounding development.

### Boundary Treatment

Refers to various methods of defining boundaries (eg. front and back gardens, open spaces, car parks and service areas). Boundary treatments can include walls, railings, hedges and fences, tree and shrub planting. Of particular relevance to urban design is the use of robust boundary treatments defining the boundary between public and private space.

### Building Line

The extent of the built component of a development (external walls/arcades). Usually refers to the front elevation of a building.

### Continuity of Frontage

Refers to the use of continuous or “joined up” building frontages and built forms to reinforce the perceived degree of enclosure. This can be achieved by the use of buildings, boundary treatments (eg. walls/fences/railings) or landscaping.

### Connectivity

The degree to which a place, street or series of buildings is connected to its surroundings. Connections may be visual or physical, and usually relate to sight lines or movement (vehicular/cycle/pedestrian).

### Defensible Space

Refers to space that is overlooked, demarcated or maintained by someone. The degree to which a space is defensible is dependent upon the existence of escape routes and the level of anonymity which can be anticipated by the usual users of the space.

### Density

A measure of the average number of persons, households or units of accommodation per area of land.

### Design Speed

Refers to the maximum vehicular speed which governs the detailed design of the highway.

### Design and Access Statement

A statement that explains the design thinking behind a planning application setting out the design principles and concepts that have informed the proposal and how access issues for all members of the community have been taken into account.

### Design Guide

A document which provides guidance for developers on the type and nature of development, usually related to the detailed design of streets, buildings and open spaces.

### Design Rationale

The explanation for the way in which a development, space or building has been designed. This often includes diagrams and illustrations to explain the thinking behind the preferred design.

### Desire Line

The ideal route for movement, usually the most direct route between two destinations. Usually referring to pedestrian movement; desire lines often do not relate to existing streets.

### Development Brief

A document which sets out requirements for development, in terms of quantum and location of land use, character of development and detailed design. Developers are usually expected to adhere to these requirements.

### Development Framework

A document or plan which provides a broad ‘framework’ or ‘structure’, within which individual development proposals will sit.

### Elevation

Scale drawing showing the vertical projection of one side of a building.

### Enclosure

The use of buildings to create a sense of defined space. Enclosure is achieved where the buildings form a strong continuous edge and where the ratio of the width of the space or street to the height of the buildings enclosing it is sufficient for the observer to feel that they are in an enclosed rather than an open space.

### Façade

The face of a building, especially its principal front.

### Formal Open Space

Usually refers to areas of open space which are permanently laid out or enclosed for certain sports activities (eg. sports pitches, courts, greens).

## Frontage

That part of a building/group of buildings which significantly contributes to the character of an area and defines the street.

## Gateway

A gateway is a point on a key route which creates a sense of arrival, often through the enclosure of existing buildings, or through techniques such as changes in surfacing or tree planting.

## Hard Landscaping

Refers to the use of building materials for landscaping purposes. Usually incorporates the use of paving, street furniture, public art, and water features.

## Homezone

Defined as a residential street where pedestrians, cyclists and vehicles share the whole of the road space safely and on equal terms. Quality of life for residents takes precedence over ease of traffic movement.

The Homezone concept was first developed in the late 1960s in the Netherlands, where the term 'Woonerf' is used - literally translated as 'living yard'.

## Horizontal Mixed Use

Refers to mixed use development (see below) which incorporates different land uses located next to each other (either in adjacent buildings or adjacent parts of the same building).

## Human Scale

'At an appropriate scale' refers to development being in proportion to its surroundings. Development which is in proportion to the size of an average person is referred to as 'human scale'.

## Informal Open Space

Usually refers to areas of open space which are laid out for informal activity (eg. parkland, village greens, lakeside areas, 'kickabout' areas).

## Landmark

A memorable building or structure which stands out from its background by virtue of its height, size or some other aspect of design. Often significantly contributes to the character of an area. Landmarks are often used as orientation points within the local environment, and aid legibility (see below).

## Legibility

The degree to which a place (its structure, form and function) can be easily understood and communicated by users.

## Linear Park

An area of parkland or open space which is much longer than it is wide. Often follows the path of a water course, footpath/cycleway/bridleway, or existing services, and often provides a connection between two destinations/areas.

## Live-Work Unit

A building that incorporates flexibility to accommodate and combine both work and living space. Work space can include studio space above a garage/outbuilding, or be located within the main building with a separate entrance.

## Master Plan

A plan or illustration which sets out the overall structure or layout of new development. Often used to convey a development concept or image of the development rather than specify detailed design issues.

## Mixed Use Development

Development which encompasses a variety of different land uses within close proximity. Can refer to adjacent buildings which accommodate different land uses, or different land uses which are accommodated within a single building or group of buildings. (see also 'Horizontal Mixed Use' and 'Vertical Mixed Use')

## Multi Use Games Areas (MUGAs)

A fenced and hard-surfaced area designed for use with a variety of sports.

## Natural Surveillance

The discouragement to wrong-doing by the presence of passers-by or the ability of people to be seen from surrounding windows/balconies. Also known as passive surveillance or supervision.

## On-Plot

Refers to activities located within the curtilage of a building, usually in private ownership (eg. on-plot parking, on-plot landscaping).

## On-Street

Refers to activities located within the public highway, usually in public ownership (eg. on-street parking).

## Perimeter Block

All buildings need two faces: a 'front' onto public space (for entrances and the most public activities) and a 'back' where the most private activities occur.

Applied consistently, designing development with a 'front' facing outwards onto the public space (street, square or park) and a 'back' which faces inwards to the centre of the block (with private outdoor space), leads to the creation of 'perimeter block' development.

## Permeability

The degree to which an area has a variety of pleasant, convenient and safe routes through it.

### **Planning Condition**

A condition attached to a planning permission which restricts the permission in some way, or which requires the submission and approval of additional information prior to the commencement of the permitted development.

Conditions can also require that something is done before a point in time (for example, requiring an improvement to an access prior to occupation of the development). Conditions can also limit the use of all or part of a development (for example, garages not to be used as living accommodation).

Conditions can be discharged or amended by applying to the local authority.

### **Planning Obligation**

A requirement attached to a planning permission to pay specified monies or to undertake specified works to mitigate some of the effects of an approved development when it is implemented.

It is a separate legal agreement and is attached to the land. A planning obligation may be negotiated during the processing of a planning application, or may be unilaterally declared by the applicant.

Typical planning obligations could include the delivery of affordable housing, contributions to educational and community facilities, open space and play equipment, highways improvements. Their scope is defined by Circular 05/05.

It is possible for the planning obligation to be varied after 5 years, by agreement with the local planning authority. Planning obligations are also known as 'planning gain'.

### **Plot Ratio**

A measurement of density generally expressed as gross floor area divided by the net site area, expressed as a ratio of the square metres or square feet (eg. a plot ratio of 0.5:1 indicates that the amount of built floorspace covers 0.5, or 50%, of the site).

### **Primary Street**

A street which by its design can be identified as the most important and connected route through an area. Often accommodating public transport, street planting and higher levels of public activity, primary streets can define and contribute greatly to the character of an area.

### **Private Drive Access**

Refers to a low key access route which provides vehicular access to an individual building or small number of buildings.

### **Promenade**

A paved public walk, particularly related to waterside locations.

### **Public Realm**

Streets and spaces available for use by everyone without charge - shaped by buildings, landscaping, structures and activities alongside or within them.

### **Secondary Street**

A street which by its design can be identified as a lower key route than the primary street (see above), whilst still providing important connections through the development. Secondary streets have lower levels of public activity, and tend to provide a second (alternative) route between destinations. Secondary streets can also contribute greatly to the character of an area, particularly in creating a sense of enclosure and human scale.

### **Section 106 Agreement**

The legal document which sometimes forms part of a planning consent, and which specifies the obligations which a developer must enter into or satisfy as part of the development permitted. (see 'Planning Obligation')

### **Sense of Place**

A person's perception of a location's indigenous characteristics, based on the mix of uses, appearance and context. That which makes a place memorable.

### **Shared Surface**

These are streets within which a single surface treatment is employed. Vehicular movement, parking and pedestrian areas are integrated with no segregation of movement/space.

### **Soft Landscaping**

Refers to the use of planting and vegetation for landscaping purposes.

### **Street Furniture**

Objects desired or required as part of the laying out of a street. Includes seating, lighting, bins, cycle storage, signage, boundary treatments and planters. Street furniture can also incorporate public art.

### **Streetscape**

Streetscape is the term used to describe the visual impact and composition of a street, usually comprising building frontages, boundary treatments, spaces, views and vistas, landscaping, street furniture and materials.

### **Storey Height**

Can be expressed as the number of floors of a building (eg. 3 storey), or as a specific measurement (eg. storey height equating to a minimum of 7.5 metres façade height). Specifying minimum storey height can assist in creating a sense of enclosure.

## **Sustainable Development**

Can be summarised as development that meets present needs without compromising the ability of future generations to achieve their own needs and aspirations.

## **Topography**

The arrangement of the natural and artificial physical features of an area.

## **Townscape**

As the urban equivalent of the rural landscape, townscape is the visible impact and composition of urban elements such as streets, spaces, façades, enclosures, views and vistas, landscaping, vegetation and materials.

## **Traditional Urban Forms**

A generic term used to convey a character of development found in more traditional urban places. Characterised by higher density development with front doors onto the street, robust boundary treatments, variety and/or cohesion of building design, and not dominated by vehicular traffic/parking.

## **Traffic Calming**

Measures employed in the design of streets to slow traffic speeds. Implemented as part of the street design or added retrospectively, traffic calming measures can be physical (eg. 'pinch-points' or 'chicanes' in the carriageway, raised tables and cushions, changes in road surface), or perceptual (eg. narrowing the street width by bringing forward the building line, or using street furniture and planting to vary the streetscape along any given length).

## **Urban Grain**

The pattern of the arrangement of size of buildings and their plots in a settlement, and the degree to which an area's pattern of street blocks and street junctions is respectively small and frequent ('fine grained'), or large and infrequent ('coarse grained').

## **Variety**

Varying the size, qualities and intensity of development or open space in order to accommodate the diverse range of needs that exist within communities.

## **Vertical Mixed Use**

Refers to mixed use development which incorporates different land uses located on top of each other (on different floors of the same building, or in the basement/additional storeys of existing buildings).

## **View**

The direct, prominent and unobstructed lines of sight within the public realm visible from a particular point and contributing to the legibility of the area.

## **Vista**

An enclosed/framed view.

## **Walkable Neighbourhood**

The area defined by a 400m or 5 minute walk from a local or neighbourhood centre. Walkable neighbourhoods have an interconnected and safe walkable street network, with shops, schools, public transport, community facilities and other buildings fronting the street.

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