Embedding design at the Coal Face

Amy Burbidge
Design Manager
North Northamptonshire Joint Planning and Delivery Unit
Somehow the model doesn't give me confidence that the scheme will be of the highest quality of design.
North Northamptonshire Garden Community

- Huge scale of growth - 40,000 homes by 2031 in 4 small LPAs
- Doubling the population of Corby.
Consistent, long term place shaping approach
Spatial strategy to:

- Establish a strong network of urban & rural areas
- Improve connections to places within & beyond
- Enhance framework of green infrastructure

• Now embedded in Policy
Amy’s Top Tip
# 1: Face up to the issues
Walking to ransom
Social streets?
The case of the disappearing trees.....
• SuDS / Public open space?
‘Poundbury’ courtyards on the cheap
• Monitoring, monitoring, monitoring

• Using Building for Life 12
• Site visit, photos, parking survey
• Photo document published of good and bad,
Amy’s Top Tip:

#2: Focus on the things that last the longest - STREETS AND LANDSCAPE
Focus on the skeleton of the place – Street & Landscape– Tresham Urban Design Framework

- Basic structure of landscape and movement
- Underpins the masterplan
- Supported by Design Review Panel
- Project Board revisions - access and employment land
Amy’s Top Tip:

#3: Use tools to assess and design. Design isn’t subjective
Using Space Syntax - Are the streets in the right place?
Use Building for Life 12 questions to focus discussions and get the basics right.
Amy’s Top Tip:

#4: Multi-disciplinary approach is essential
In house Design Surgeries

1 per month on pre-apps
Use BfL12 to structure
Multi-disciplinary approach

Getting the basics right
Smaller schemes
**Shared Networks - Design Officers Group, issues workshops**

DOG – meet every 8 weeks, shared knowledge and workload, presentations – fire, Police, dark skies campaign

Shared training – Building in Context, Manual for Streets – easier to attract external presentations when targeting 4 LPAs through 1 organization.

Site Visit Club – officers and cllrs. In North Northants and around.
Amy’s Top Tip:

#5: Get in expertise
Bring in help through Design Review Panel – reviews, workshops and people

Tresham Garden Village:
• Tresham “Day of days”
• 2 x Design Review workshops on the masterplan
• Extra support on key topics
Amy’s Top Tip:

#6: Design codes do work
Use Design Codes to drive quality, and value

Design coded scheme helping sales off plan – Barratt Homes at Priors Hall

Polwell Lane, Kettering - Bovis
Amy’s Top Tip:

#7: Think like a kid
Quality public space
Beyond the bin lorry – kids getting where they want by themselves
Amy’s Top Tip:

#8: Details matter – policy should help.
NN PlaceShaping SPD
Design Guidance

• Sharing our info
• Policy into practice – practical steps to achieve
• Help from experts and academia
Amy’s Top Tip:

#9: Trees make everything better
Amy’s top tip:
#10 : Sustained battle
• Thank you!