Perth & Kinross Council
Draft Placemaking Guide
2017

1. Introduction

Placemaking has a critical part to play in the success of our cities, towns and villages. It is integral to the environmental, economic and social dynamics that shape our lives and influence our activities.

> "Good placemaking can provide communities with an important cultural context; a sense of pride and belonging; and a sense of local and national identity."
> (Scottish Government)

Perth & Kinross has a tradition of inspiring designers. Sir Patrick Geddes, who is widely regarded as the founder of modern town planning, was educated in Perth and keenly influenced by the conditions he observed as a child. Geddes encouraged exploration and consideration of the "whole set of existing conditions", studying the "place as it stands, seeking out how it has grown to be what it is, and recognising alike its advantages, its difficulties and its defects".

> 'Town-planning is not mere place-planning, nor even work-planning. If it is to be successful it must be folk-planning' (Geddes, 1915)

This document develops the placemaking criteria and gives further guidance on how to achieve the policy requirements provided in the Local Development Plan and provide clear explanations as to how to achieve high quality development that responds to the unique setting of the Perth & Kinross Council area.

Figure 1: Cafe Quarter, Perth

Figure 2: McRosty Park, Crieff

2. The Placemaking Process

2.1 What is placemaking?

Placemaking is the collaboration of all parties committed to producing high quality places that enhance their surroundings. Delivery of good placemaking is dependent on the following:

- A shared vision
- The appropriate skills
- Working together

When assessing a potential new development, there are many stages within the process, regardless of the size, type or applicant. To demonstrate that you have considered all the issues that apply to a proposal, you need to provide evidence that you have understood the local context and engaged with the key stakeholders.

2.2 Preparing the development proposal

2.2.1 Identify aims and objectives

Whether it is an extension on a house or a strategic development site, there are always aims and objectives for any new development. It is important that you establish these from the outset through an examination of the site or proposal. A quick analysis of the Strengths, Weaknesses, Opportunies and Threats (SWOT) is a valuable way of demonstrating that you have considered the issues that are important to this development.

Strengths	Weaknesses
• Enclosed woodland setting • Good potential vehicular access • Established open space • Good footpath connections • Walking distance of centre	• Narrow access points • Potential bat roosts • Mature trees within site • Sloping site with levels that have been cut and filled
Opportunities	**Threats**
• South facing site • Attractive views out into surrounding countryside • Good recreational facilities including open space and footpaths • Sloping site that could create attractive design • Mixed tenure site	• Loss of mature trees • Loss of habitat for endangered species • Community opposition in terms of access & loss of woodland • Expensive design due to slope

Table 1: Example of SWOT analysis

2.2.2 Collate baseline information

For larger or more sensitive proposals, the collation of baseline data is a crucial part of the process. This can be very detailed environmental data such as local habitats or archaeology within the site but it can also be as simple what type of windows are used in the local street or whether the proposal can be served by Public Waste Water Treatment Works. The size, type and location of the proposal will determine the information that you will need when making an application.
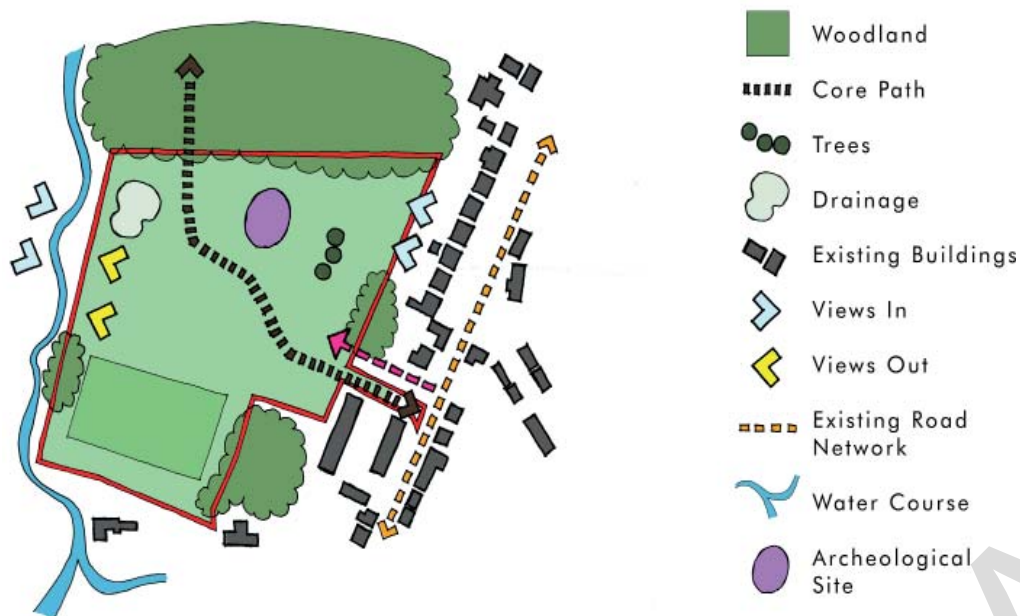
Legend:
- Woodland
- Core Path
- Trees
- Drainage
- Existing Buildings
- Views In
- Views Out
- Existing Road Network
- Water Course
- Archeological Site

Figure 3: Example of a site analysis diagram

This example demonstrates some of the key issues that will need to be addressed including proximity to a Special Area of Conservation and access points into the site.

2.2.3 Draft a site appraisal

An initial site appraisal can provide you with a wealth of information that will help guide your proposal and identify the key issues. The following areas should be looked at as part of a site appraisal:

Site features

- Existing boundary features, e.g. hedges and stone walls
- Key views into and out of the site.
- Exisiting buildings on the site.
- Watercourses, waterbodies and associated habitats within and adjacent to the site.
- Archaeological or historic interest both in and close to the site, including the setting of listed buildings and conservation areas.
- Contamination

Local context

- Local built character of the surrounding area
- Significance of the site to the area
- Capacity of local community facilities such as schools, surgeries, open space etc.

Linkages

- Access into the site
- Access to public transport
- Links to pedestrian/cycle routes
- Existence of and relationship with green/blue networks
- Power/heat supply

Figure 4: Kenmore village has a distinctive local character

Figure 5: Aerial image of site at Luncarty

Photographs and aerial mapping can visually support your site analysis and highlight key opportunities and constraints.

2.2.4 Establish site ownership

This can be a vital question if you are proposing to develop a large strategic site that may have multiple owners. Before any investment is made in creating a vision, you should ensure that joint working has been established so that the landowners are in agreement in terms of the development of the site. This is particularly significant for access and developer contributions to community facilities.

2.2.5 Identify Key Stakeholders

Whether it be a local community group, Historic Environment Scotland or your next door neighbours, it is vital that you communicate from the outset about your proposal. Ensure that you have indentified all the local residents, agencies or companies that might be affected by your development.

2.2.6 Implementation planning

For any proposal, you should consider from the outset how you intend to implement your proposal. For minor applications, this might be who you intend to undertake work (architect, builder etc.). A trained architect, planner or landscape architect can support your application and ensure that you meet the requirements in terms of placemaking and design.

In the case of larger sites, an Implementation Strategy forms a vital element of any Masterplan. Any application should describe the arrangement between the partners involved in implementing the development. This should include a single point of contact for the communities during the development stages. The Implementation Strategy should also address existing and potential sources of funding, how these will be secured and likely timescales.

2.2.7 Illustrate a vision

It is valuable to provide an early vision for the project. Detail what it is you are proposing, how you intend to deliver it and what the end result will be. A simple statement of your main objectives can be extremely helpful in ensuring early consensus and as a continual reference point during the project. This will also be helpful for larger projects to allow the initiation of the feasibility and budget checks.

Preparation Checklist:

- **Identify aims and objectives through SWOT analysis**
- **Collect baseline information regarding a site**
- **Examine site ownership and put in joint working measures**
- **Identify Key Stakeholders**
- **Undertake site appraisal including: analysis of site features, local context and linkages**
- **Draft Implementation Strategy**
- **Develop a vision**

2.3 Engaging with the local community

2.3.1 Contact Community Planning in PKC

For any new development, it is vital that you communicate your ideas at an early stage in the process. In the case of minor applications, this could be simply discussing your idea with your neighbours before you submit an application.

It is also recommended that discussion should take place prior to submitting an application so they can visually see the proposal. For more major projects, you should involve community representatives, including the local community council. Comunity Planning in PKC can provide contact details for local groups in the area. This can assist any proposal to allow community input from an early stage as well as ensure collaborative working and the deliverance of better services. To deliver a truly great place to live, you need to identify local needs and respond to community aspirations.

2.3.2 Contact Development Negotiator for PKC

In parallel with the community planning process, any large development will need to be in close contact with the Council regarding Developer Contributions. This will identify more specific needs within the local area including park provision, education requirements, transport infrastructure and community facilities. Early dialogue is beneficial as these requirements will have a specific impact on how the proposal can be designed and delivered. The Local Development Plan provides requirements for allocated sites.

2.3.3 Engage with Local Action Partnerships

There are five Local Action Partnerships:

- Perth City
- Kinross-shire, Almond & Earn
- Strathearn & Strathallan
- Highland & Strathtay
- Eastern Perthshire

These Action Partnerships are made up of elected members, communities and public services and can provide direction on local priorities. Early engagement will identify local priorities in terms of social needs and develop an understanding of the potential social inequalities of the area. Any new proposal should respond to these local needs and provide evidence of how they can assist in creating sustainable, successful, new and regenerated communities.

2.3.4 Pre-application consultation

Major developments of 50 or more homes requires a Proposal of Application Notice (PAN) before a planning application is submitted. This will form part of the pre-application consultation (PAC) process to be carried out between the developer and the community. This ensures that communities are made aware of and have an opportunity to comment on certain types of proposals before a planning application is submitted. It is the developer's responsibility to undertake this consultation although the exact format will depend on the nature and scale of the development. A PAC is there to help improve the quality of planning applications. This can also help identify the need for an Environmental Impact Assessment, which will need to be submitted at the planning application stage.

Even for smaller proposals, the same early engagement can ensure that there is a reduction in the number of objections to an application. It is important that all parties are kept informed about issues and requirements.

2.3.5 Engage with key stakeholders

Early engagement with Scottish Environment Protection Agency, Historic Environment Scotland and Scottish Natural Heritage will allow you time to respond to any issues that they raise. This may prevent your proposal delays during the application process. Issues that may involve these government bodies should be identified through the site appraisal process.

Key issues to establish through the PAC:

- **Discuss proposal with PKC Planning Department.**
- **Provide an opportunity for individuals and communities to contribute.**
- **The timing of public involvement and the recognition that early involvement is likely to be more productive.**
- **Provide contact information for project managers and the construction team who can respond to complaints.**
- **Ensure the community know who/where to speak with if they have any problems or questions regarding the proposal.**
- **Always provide evidence of how you feel the consultation went by sending your report to the Community Council prior to submitting it to the Council.**
- **Provide details of any aspects of the development that could change or what is fixed and what is up for debate.**
- **Give the community a chance to contribute to details such as landscaping and materials.**

Engagement checklist:

- **Contact Community Planning in PKC**
- **Contact Development Negotiator for PKC**
- **Engage with Local Action Partnership**
- **Publicise the Masterplan and organise events**
- **Engage with key stakeholders such as SEPA, HES & SNH**

3. Applying the policy

Policy PM1B
All proposals should meet all the following placemaking criteria:

a. **Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.**
b. **Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.**
c. **The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.**
d. **Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.**
e. **All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.**
f. **Buildings and spaces should be designed with future adaptability in mind wherever possible.**
g. **Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.**
h. **Incorporate green infrastructure into new developments and make connections where possible to green networks.**

3.1 The Placemaking Process

There are four key areas to research and respond to in the Placemaking process:

- Environmental considerations

- Built context

- Social issues

- Access and permeability

3.1 Environmental considerations

3.1.1 Landscape impact

Perth & Kinross is an area with a number of distinct landscape characters, from the lowland river corridors to the highland moorland and plateaus. These features are integral to the shaping of the historic settlements, the traditional industries and the styles of buildings. Placemaking plays a major role in maintaining but also developing these unique characteristics, ensuring that we conserve and evolve our communities for future generations.

There are five broad landscape areas within which settlements sit: Highland glens, lowland valleys, lowland hills. Firth lowlands and lowland basin. New development needs to respond to these features and reflect how this has defined existing settlement patterns through understanding the geology, topography, hydrology and vegetation of the wider area.

Figure 7: Ben Vrackie is in a Special Landscape Area

National and local designations:

There are four National Scenic Areas located within the Perth & Kinross region: Loch Rannoch & Glen Lyon, Loch Tummel, the River Tay and the River Earn.

Special Landscape Areas, a regional designation, are spread across the Perth & Kinross area covering about 27% of the land.

There are 42 gardens and designed landscapes that influence the design of any new development.

There are a wealth of protected habitats and species that require national or international protection.

Figure 6: The landscape setting of Perth

Before proposing any site for development, it is vital to research the designations within that area and check the LDP policy.

3.1.2 Orientation of development

The landform of an area informs the land cover, land uses, the microclimate and human activity. It inter-relates with waterways and this in turn is interconnected with the siting and shaping of settlements. Any development must consider the wider landform and the hydrology patterns which inform the site.

Views and skylines
Wider views are largely determined by the landform of an area. Highlands, river valleys, woodland and open agricultural land can create enclosure and exposure, influencing how a settlement fits into the landscape. Long, medium and short views into any development require to be analysed, identifying where buildings and viewpoints will be affected. Roads, cycle lanes and footpaths around the site should be assessed, as this will be the first impression someone will have of the development. Using mapping, photographs and illustrations, new developments must provide evidence that the visual impact of the development has been acknowledged.

Ridgelines
New development should not dominate ridgelines and should accommodate appropriate setbacks or planting to prevent conspicuous breaks in the horizon. Trees can provide a backdrop reducing the impact of the built form on the settlement.

Figure 8: View of Invergowrie Primary School from the core path

Figure 9: New houses in the Ochill Hills sit within the landform

Key points
Any design of a new site should identify areas where new development will be visible from (often called visual receptors). It should provide an understanding of the affect that the new development will have on these views and whether the site can visually fit into the surrounding landscape in the context of these viewpoints.


Figure 10: Analysis of key views into the site

Slopes
Any sites located on slopes should use the existing landform to create the design rather than creating platforms through the cutting and filling of land. The challenge of this can encourage more creative responses to a site design and allow for a distinctive quality that works with the contours rather than challenging them.

Figure 11: Different approaches to designing buildings on a slope

Challenging site topography is often perceived as a constraint but can actually create an opportunity for innovative design proposals that work with the unique form of the site. Build with the slope, be creative with garden space or consider different housing types. Retain valuable site features that can provide new landmarks and an individual sense of place, presenting opportunities for planting and open space.
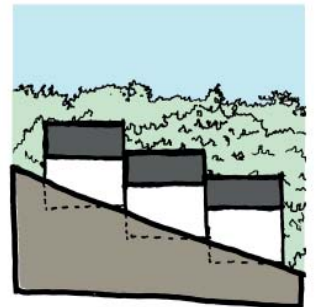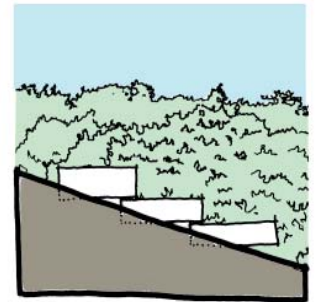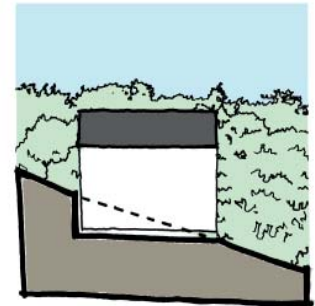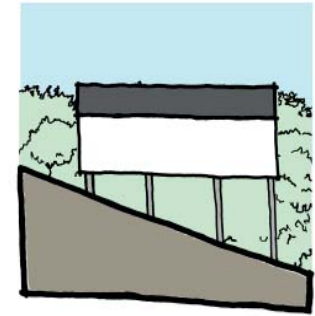
3.1.3 Energy efficiency measures

The design of any development should minimise energy demands, making optimum use of the site layout, design of buildings and use of natural resources. Drawing on the siting and design of traditional Perthshire settlements and buildings, new development should minimise the demand for energy required for heating, cooling and lighting. Furthermore, consideration should be taken in terms of renewable energy technologies for any size of development, whether that is through the development of a district heating system or individual solar panels.

Designs should avoid layouts that conflict with adjacent built forms. A Sunpath Analysis can help assess the effects of building orientation and massing on capturing daylight and issues with overshadowing. The detailed layout of buildings and internal floor plan should be designed to maximise the opportunities for solar gain and natural daylight. The form and density of streets can also enhance energy efficiency, with terraces and row housing experience less loss in heat than detached housing.

The microclimate of a development can assist in the usage of both inside and outside space and provide natural energy sources in terms of lighting and heating. A response to this microclimate is therefore integral to creating sustainable development that working in the long term. Working with the existing landform, streets should be aligned against the prevailing wind direction to avoid wind tunnels. Furthermore, buildings should have a southerly aspect for private spaces and living room, taking advantage of the maximum hours of daylight.
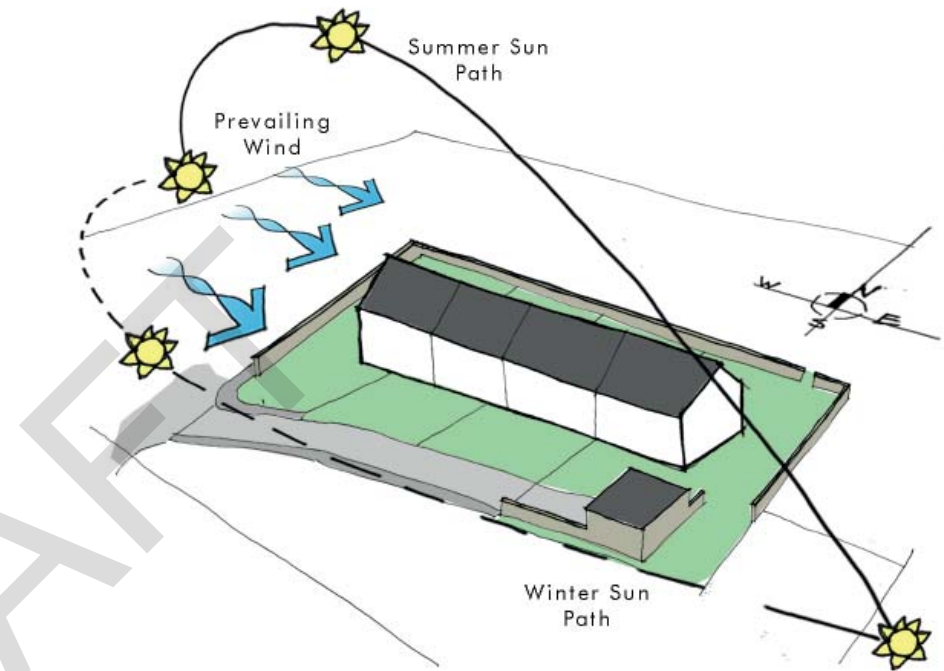

Figure 12: Example of microclimate analysis

3.1.4 Greenspace

Any development should recognise the wider recreational and access value of the local green networks. Understanding the wider footpath network and open space provision of a settlement helps to identify the local needs and how any new development can create better connections to greenspace. This reaffirms the identity of a place, making it a more attractive place to live. It creates an environment which supports healthy lifestyles and encourages outdoor recreational activities that can improve physical and mental wellbeing. When creating new open space provision, the design should consider how to create attractive linkages into the wider green network through pedestrian/cycle access.

3.1.5 Green/Blue Network connections

Green & Blue Infrastructure is a network providing the "ingredients" for solving urban and climatic challenges by building with nature. The main components of this approach include storm water management, climate adaptation, less heat stress, more biodiversity, food production, better air quality, sustainable energy production, clean water and healthy soils, as well as increased quality of life through recreation and providing shade and shelter in and around villages and towns. Green infrastructure also serves to provide an ecological framework for social, economic and environmental health of the surroundings. The Council's *Green Infrastructure Supplementary Guidance* provides a guide on incorporating green infrastructure within a development and should be used when designing a new development.
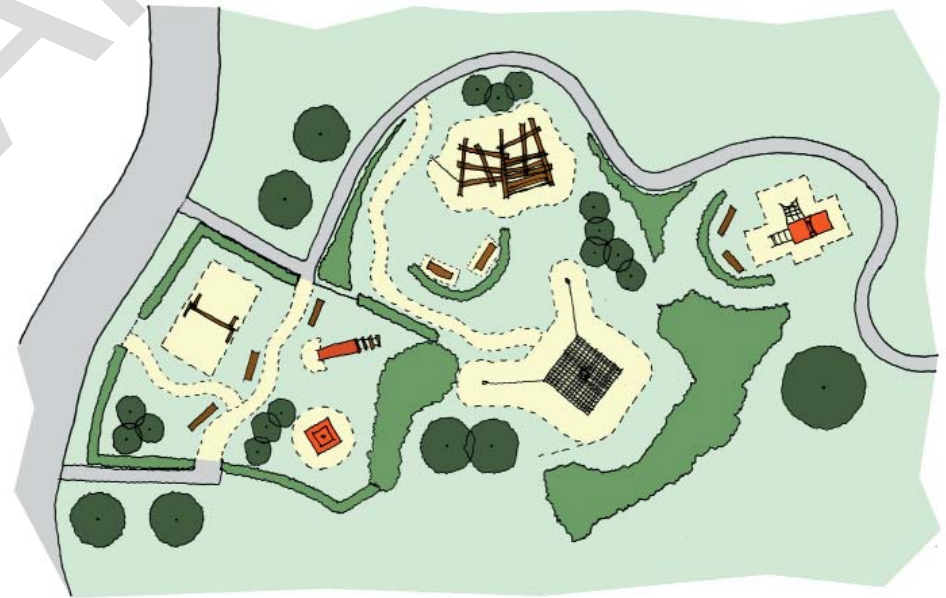

Figure 13: MacCroisty Park in Crieff provides excellent access into the wider footpath around Crieff

Figure 14: Example of green infrastructure analysis

3.1.5 Shelter belts and habitat connections

In sites where there are conflicting winds, appropriate shelter should be created through planting and the design of the street pattern. Sites with existing trees or woodland adjacent can provide further opportunities for shelter but excessive shading should be avoided as it prevents solar gain.

Tree survey & retention of existing trees
The natural landscape features within a site should be well designed and enhance the local character of the settlement. Woodland and trees can form an attractive visual backdrop to buildings, framing development and enhancing opportunities for local biodiversity. Existing trees and hedgerows should be assessed and retained wherever possible.
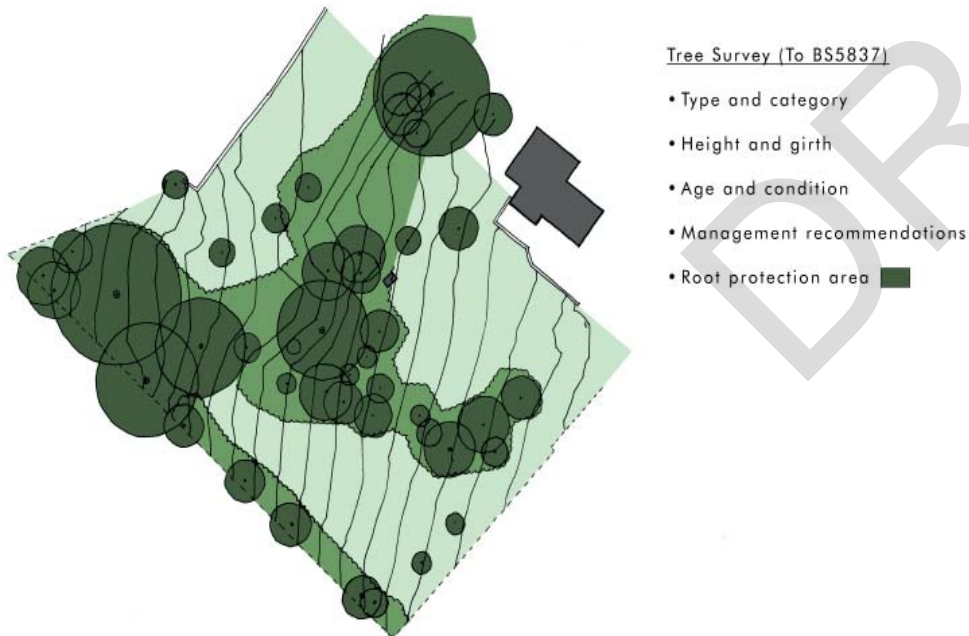
Habitat connections
Any new development should reinforce the local and wider habitat network, supporting habitat enhancement projects and preventing the fragmentation of wildlife. This can be done through the identification of key linkages between sites and the development of new routes. Animals, just like humans, develop desire lines over generations which, when altered, can have a detrimental effect on the wider habitat. These should be identified early on in the designing of a site to ensure that key routes are retained whenever possible or compensated for.

Site features
Features within the site such as waterbodies and biodiversity should be protected and enhanced. These can help create a greater sense of place for the future residents. Any natural features should be exploited and used to provide a natural landscape framework for the development. If natural features exist off site, the developments should be designed to provide new opportunities for green networks and biodiversity and which link with those out with the site.

Tree Survey (To BS5837)

• Type and category

• Height and girth

• Age and condition

• Management recommendations

• Root protection area

Figure 15: Example of Tree Survey

Figure 16: Muirton brownfield meadow is home to a wide range of biodiveristy whilst providing attractive greenspace for local residents

3.1.6 Planting & landscaping requirements

New planting should reflect the local patterns of vegetation within an area, using it to define private and public spaces, creating a more attractive streetscape and assisting in the existing biodiversity networks. Appropriate types of vegetation that should be considered that will define the character of the area and allow local flora and fauna to flourish.

Edge of settlement
As towns and villages expand, the edge of settlements is often the siting of new developments. These can be prominent sites in terms of visibility, often the point of entrance into a settlement and the transition between countryside and town. This edge requires careful consideration, incorporating the possibility of longer term growth with shorter term visual impact. An overall visual composition of the settlement boundary including buildings, rooflines, boundary treatments and structural landscaping should all be assessed to create a positive edge to the settlement and the surrounding countryside. A landscape framework such as a tree belt or an attractive open edge with appropriate planting should be an integral part of the design.

Figure 17: Harsh edge to settlement with no landscaping

Figure 18: Village entrance responsive to landscape and local character

3.1.7 Drainage & SUDS requirements

The proposal will need to conserve any existing water bodies within the site and address how they could be incorporated into the design of development. In addition, any potential flooding issues should established early on the process and highlight whether there is a need for a flood risk assessment. See the Council's *Flooding Supplementary Guidance* for more details. In terms of handling water, designs should promote the use of porous surfaces in order to minimise run off, particularly during periods of intensive rain. Planting of trees and shrubs can also reduce issues with localised flooding as well as balancing ponds and Sustainable Urban Drainage Systems. Green roofs can help reduced heating and cooling needs for a building as well as minimising rain water runoff.

Sustainable Urban Drainage Systems should be approached in a holistic manner, considering house and road layouts and the natural hydrology of the area. It should complement the topography of the site, providing blue/green corridors to the surrounding area whilst protecting water quality. SUDS can contribute to the open space elemnt of a site, allowing for biodiversity, recreational uses and a focal point within the site. Rain gradens that are used to drain roads of surface water can also be used to form traffic calming measures such as "build outs".

Figure 19: Attractive example of SUDS at North Inch Community Campus which enhances the local biodiversity

Figure 20: Innovative design at Wolfhill with green roofs

3.1.8 Recycling facilities and initiatives

It is vital to minimise the waste produced from a development, both in terms of construction and afterwards, once the buildings are lived in. The recycling of materials present on the site or sourced locally is promoted to reduce building waste and encourage the use of resources that fit with the built character of the area. In terms of water usage, harvesting rain water using runoff from roofs can provide an alternative source for grey water or irrigation. Onsite composting and recycling should be provided if possible and any storage needs for recycling should be designed sufficiently to provide good access for collection. These issues need to be integrated into any design scheme at an early stage.

3.1.9 Regional & local infrastructure impact

Sustainable development requires the provision of services that can meet the needs of a growing population. To ensure that infrastructure capacity keeps pace with local requirements, any new development should analyse current capacity and potential future demand. Section 75 Planning Obligations enable of site infrastructure provision, affordable housing provision, financial contributions for services and facilities and the phasing of proposals. For sites within the Local Development Plan, key requirements have been identified.

Environmental checklist:

- **Landscape impact**
- **Orientation of development**
- **Energy efficiency measures such as District Heating**
- **Greenspace and Green/Blue Network connections**
- **Shelter belts and habitat connections**
- **Tree survey & retention of existing trees**
- **Planting & landscaping requirements**
- **Drainage & SUDS requirements**
- **Recycling facilities and initiatives**
- **Regional & local infrastructure impact**

3.2 Built context

3.2.1 Building and street heritage

The towns and villages of Perth & Kinross offer us a wealth of visual stimulus, with a huge range of architectural styles, building uses and landscapes. A medieval core for many settlements provides a herring bone pattern with pends, wynds and vennels that is scaled at a very human level, designed long before the influence of cars. The formal approach of the Georgian period can be seen with townhouses adhering to the classical rules of symmetry. In smaller villages, row housing is often present, terraces with a mixture of sizes and forms. The late 19th and early 20th century saw the advent of villas, larger detached or semi- detached houses that sat back off the street with front gardens. The latter part of the 20th century saw considerable expansion of settlements, with development that is less responsive to its locality and landscape.

Figure 22: Examples of different types of settlement pattern

Figure 21: Early 20th century homes in Birnam with large front gardens

Settlement patterns are determined by their origins, with layers of development providing distinctive form and density. New development requires to be connected to these features, acknowledging the local buildings and streets rather than standard house types and road geometries.

In more rural locations, understanding the settlement distribution and origins of human habitation can be assisted through the use of historic maps and local site analysis.When making an early analysis of the built heritage, always check for Listed Buildings or Conservation Areas to ensure your design does not have an adverse impact on the local heritage setting.

Existing buildings & structures

In cases where there are existing buildings within the site, conversion should be considered as part of the proposal. Often these buildings or structures can provide a focus for the development and further the sense of identity within an area. In cases where they are a significant landmark to the settlement or area, the building/s should retain the outer façade to identify their original use. Where the buildings are listed, these will have to be preserved and enhanced through conversion and should be incorporated into the proposal. There will be a presumption against their demolition.

Creation of new focal points and landmarks

New development has the opportunity to create new landmarks and focal points both within the site and for the wider area. This can be done through the design of key buildings that demonstrate a meeting point or crossroads. These can be created though thinking about the long views into a site and by establishing a hierarchy of building forms within the streetscape. The creation of public space within a site can also provide a focus, reinforced through public artwork and street furniture.

Figure 23: The Museum & Art Gallery is a listed building and an iconic landmark within Perth

Figure 24: Perth Concert Hall has created a new focal point within the city

3.2.2 Material, colour and details

Although the predominant, and therefore most noticeable, traditional buildings in Perth and Kinross tend to be simple rural houses, cottages and steadings in stone, harling and slate, the district does contain a wealth of various building styles reflecting the history of building development in the area.

Materials
Local buildings were traditionally built in materials sourced within the area and have often contributed to the unique character of a settlement.

New development should reflect this and source high quality, sustainable materials from local sources whenever possible. Use of timber can provide a high quality, natural finish if sensitively designed. Whilst local materials might not always be feasible, the use of stone detailing, individual walls or boundary treatments can assist in the overall sense of local character.

Figure 29: Use of timber and slate on Loch Tay

Figure 27: Whinstone in Pitlochry

Figure 25: Harling and slate roof in Dunkeld

Figure 26: Red sandstone in Kinross

Figure 28: Ashlar finish in Perth

Figure 30: Harling and timber finish in Muirton

Colour

Choice of colour can have a clear visual impact on the surrounding area. An individual house in the rural setting can dominate the landscape if the choice of colour does not fit with the local palette. Colour can also define specific parts of a building. Contrasting colour on doors or windows can create simple detail that enhances the overall design and creates visual interest. On a larger development, a consistency in terms of colour can help unify a new site and create a sense of place for residents.

Figure 31: Colour uniformity in Muirton

Figure 32: Windows and doors in Birnam development creates local identity through use of colour

Figure 33: Examples of how the form of a building can determine details such as window openiings and roof pitches

Detailing

Careful consideration of finishes and detailing can allow development to integrate effectively into the local context. A key principle is to look for, identify and use good examples of local building characteristics which can be found in the area and around the site. This can help build a new house which is in harmony with its neighbours and can ensure that extensions and conversions respect the existing building.

Good detailing will not only improve the appearance of the house but will make it more durable and weatherproof. There is considerable scope for modern architecture and building techniques to support new lifestyles but an honest contemporary approach can be matched with local building characteristics to provide attractive modern living in. It requires sensitivity and care by the designer but will not necessarily result in additional expenditure.

The physical structure of a place is defined by a network of streets and spaces. A figure ground analysis of the local built form can be a useful way of understanding the pattern of building to street or space. This helps define the "urban grain" of an area, whether it is narrow, informal streets or larger, regular blocks. Frontage, plot widths and boundary treatments all contribute to the character of an area, as well as the roof pitch and frontage design of the buildings.

The front of the buildings within a street should create an active frontage, with windows and doors overlooking the street. This creates opportunities for eyes on the street, providing a sense of safety and welcoming appearance. When gables face the street, these should incorporate windows or other openings, providing further opportunities for passive surveillance. Building frontages should positively address the main streets within the development, representing their civic role within the settlement.

Public spaces
Centrally placed and overlooked public spaces that are easily accessed can provide an important focal point within a development or a settlement. The existing public spaces of Perth & Kinross are extremely popular both as a service to their local community and as a focus for the wider public, attracting visitors and tourists through a range of uses including Highland Games and farmers markets.

New public space requires to be considered from the outset of the design process, avoiding the creation of left over space that has little purpose or function. Open spaces should be sited and orientated to provide sunny, accessible areas that are sheltered from the prevailing wind and defines the character of the area.

Figure 34: Kinross High Street creates a sense of passive surveillance

Figure 35: South Inches in Perth is used for a wide range of activities all year round
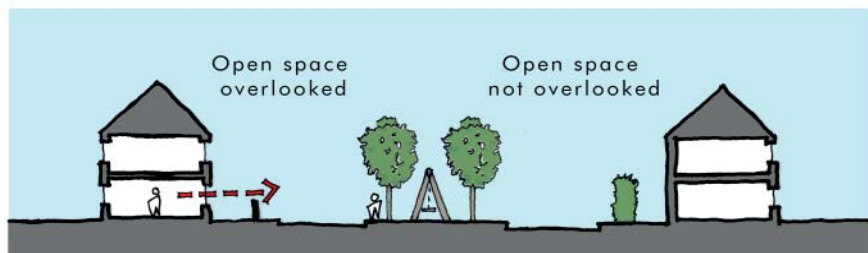
Figure 36: Windows and door opening face onto

Semi-private spaces

Semi-private spaces, such as small front gardens, closes and courtyards, have traditionally been defined through the buildings and residents that live within them. These spaces were often to mark the transition between public external space and private living areas. A clear distinction between public and semi-private should be made in any new development, with boundary treatments that provide an attractive and long-lasting edge that provides a sense of enclosure.

Private garden spaces

All new houses should benefit from private garden space, for drying clothes, accommodating pets, children's play, quiet enjoyment, etc. Front gardens do not constitute private garden space. Private spaces require to be sized appropriate to the property they serve, proportionate to the size and layout of the building. Appropriate screening with hedges, walls or fencing may be necessary to ensure that the garden space is not overlooked from surrounding houses or gardens. Private spaces must be designed so that residents have a reasonable amount of sun/daylight. They should not be closely bounded by high wall or buildings.

As a rule, it is good practice to provide a minimum of 60 square metres for private space for a 1-2 bedroomed house and 80 square metres for 3+ bedrooms. Each dwelling should have a minimum garden depth of 9 metres.

Figure 38: Shared courtyard space at Cuthill Towers

Figure 39: Semi private space at Gannochy

23

4.2.4 Scale, height and massing

New development should acknowledge the scale and form of the surrounding buildings. This can make a huge difference to the visual impact of a development. Whilst it is not desirable to copy traditional buildings, it is important to harmonise with them. The vernacular of rural Perth & Kinross was rectilinear, single storey structures with gabled ends or hipped roofs. The urban equivalent was larger but retained a similar rhythmic pattern that provided a harmonious form. Frontage width versus plan depth should be addressed by looking at the local context.

3.2.5 Density

The design of a development should create a strong sense of local identity that complements its surrounding area. New development should form pleasant, walkable neighbourhoods that support local facilities and reduce the need for cars. The settlements of Perth & Kinross have traditionally evolved over time with a mixture of uses located within close proximity to allow the community to access a range of services.

In recent years, density within new development has been focused on detached or semi-detached housing, often located on the edge of settlements. Sometimes, this has resulted in new development having little variation and difficult to read in terms of navigation. The creation of higher density around new nodes or focal points can not only provide a strong sense of place but also sustain any new local services. Creating new neighbourhoods through a range of densities, built form and layout can allow for a local sense of identity. This requires careful consideration of house types, building groups and proportionate spaces between buildings.

Figure 40: Extension to Dunning Primary School compliments the traditional building with a contemporary response

Figure 41: Traditional high density within the centre of Crieff

Proportion

Proportion is a fundamental element of architecture, and relates to the building as a whole and also as sections working harmoniously together. Individual elements of a building must work together to create a coherent design that balance. The building envelope, windows and doors eaves and roof ridgeline should all work in balance with each other. Whether symmetrical or asymmetrical, the overall composition should be balanced and proportionate. If window openings are too small or too close to the eaves, the building can look out of balance. Traditional houses maintained a balance of proportions between walls and openings. By responding to the local character through the building lines, eave heights and lintel heights, new development can relate positively to their local surroundings whilst allowing for contemporary design.

Roofs

Modern housing can sometimes lack the balance between plan depths to roof mass, resulting in visually dominant roofs. Roof massing in the context of the building envelope should create a proportionate balance, reflecting or interpreting the traditional form. In developments of more than one house, the design of the group roof forms should be carefully considered, designing the overall visual composition and rhythm of the roofline. Steeper roof pitches are considered more durable and easily maintained. They can also can provide useful storage or habitable accommodation within the roof space.

Figure 42: 5A Melville Street in Perth reflects the building proportions within the street but provides a modern alternative

Figure 43: Steep roof pitches for a new development in Kenmore addresses local microclimate

3.2.6 Streetscape

A wide variety of types and styles currently characterise and may be considered acceptable within Perth and Kinross streetscapes. The scale of built form should be respected, ensuring that the pattern and form of building lines, setbacks, rooflines and elevations are harmonious with the surrounding townscape. New design does not need to reproduce good design from the past but should rather create new cultural heritage for future generations. Street proportions, open space and focal points should all be scaled appropriate to their local area.

Historic streets

Historic windows and doors are a key part of the special character of most historic buildings and original architecture. Their inappropriate alteration or replacement erodes that character and destroys valuable historic fabric, design and the original craftsmanship. Modern replacement windows may appear convincing from a distance, but up close often fail to match the quality of the originals. Different opening patterns can seriously disrupt the character of an elevation when open. Therefore in the first instance encouragement will be given to the repair of windows not only is it a sustainable option but it will retain the original character of the building and can often be cheaper than replacement.

Figure 44: Traditional row housing in Pitlochry

Figure 45: Vibrant streetscape in the centre of Perth

Street lighting

Lighting can have a significant contribution to safety, reduction in crime, creating a sense of safety and enhancing the appearance of an area at night-time. It can help to create a sense of hierarchy in terms of streetscape and make a place more navigable. The design of street lighting can also ensure greater footfall in the evening providing a nighttime economy for areas of mixed use. Any lighting strategy should be designed at the outset with careful thought to new planting and the location of buildings.

Figure 49: Sculpture creates attractive riverside walk along the Tay in Perth

Figure 50: Artwork in Birnam celebrating connection with Beatrix Potter

Street furniture

Street furniture can also assist in creating a sense of place and should be planned as part of the overall design concept. It should encourage human activity and not place barriers on key pedestrian routes. New street furniture should be of direct benefit for it's users and integrated into the overall apprearance of a new development. The deisgn should be creative and reflect its locality whether a conservation village or an urban street. Avoid clutter on footways and use build-outs. There may be times when street furniture such as textured surfaces, benches and planting can guide pedestrians to ensure safety.

Public Art

Public art can contribute to a sense of place and create a local identity. They can create significant landmarks for an area that eventually become synomous with the character of a place. Artwork provides a context to our public experience, demonstrating our view of the area, a reference to the current economic or social climate, a statement to future generations. The creation of artwork by local artists should be encouraged in new developments, reflecting the Council's commitment to innovation, local identity and contermporary culture. To promote this, there may be a requirement for a public art percentage from new developments in the Perth & Kinross area.

Figure 48: Attractive lighting in Perth supports the night time economy

3.2.7 Boundary treatments

The quality and character of boundaries between public and private space play a significant role in the creation of legible and attractive streets. Boundary treatments can define an area and are an active part of the public realm. As such, they require special attention in any new development's design. Traditional boundary treatments such as course rubble walls and non-coniferous hedges can help anchor any new development to its local setting. Maintenance for these should be considered from the outset.

Figure 51: A range of different materials being used in Cuthill Towers

Figure 52: Stone wall in Brinam

Figure 53: Beech hedge in Gannochy

Built context checklist:

- **Building and street heritage**
- **Material, colour and details**
- **Safer by design**
- **Scale, height and massing**
- **Density**
- **Streetscape**
- **Boundary treatments**

3.3 Social impact

3.3.1 Mixed of uses

A mix of uses within new development can help create more sustainable communities, providing opportunities for facilities and services that can serve the wider community. Traditionally, settlements have had a mix of housing industry and shops all within walking distance, allowing for people to live and work within their local community. Although the invention of the car has allowed us to travel greater distances to access employment and services, the principle of providing a community with a range of opportunities that creates safer, inclusive places. This mix of uses could be housing, shops, community facilities, open spaces or employment, producing potential focal points around which residential development can be concentrated.

3.3.2 Mixed tenure

A mixture of housing can further assist in a local sense of community and social cohesion, which allows for owner occupiers, rented and shared ownership. A variety of tenure that is visually integrated into new development and distributed evenly across the community allows for greater inclusivity. "Pepper-potting" or more structured "clustering" of social housing is considered to improve social mobility and prevent the segregation of different socio-economic groups.

Figure 54: Mix of uses in the restored Stanley Mill inlcuding residential and workshops

Figure 55: Mix of tenure in Muirton

3.3.3 Affordable housing

There is a range of affordable housing that can be provided within a development. Scottish Planning Policy defines affordable housing as "housing of a reasonable quality that is affordable to people on modest incomes… affordable housing may be in the form of social rented accommodation, mid-market rented accommodation, shared ownership, shared equity, discounted low cost housing for sale including plots for self-build, and low-cost housing without subsidy". The following types are recognised as affordable:

"Affordable Rent" can be social rented accommodation from a council or a housing association at an affordable rent or mid-market rented accommodation which is slightly higher than social rents but lower than private rent.

"Low cost ownership" can be housing where a household buys a share of a house at 25%, 50% or 75% and pays an occupancy charge for the remaining share of the property or shared equity where the buyer purchase 60-90% of a property and the remaining portion of held by the Scottish Government with no occupancy charge.

Any new development with affordable housing requirements should offer a range of suitable housing that will assist the local area.

3.3.4 Community facilities

New development can have a significant impact on community facilities. In order to ensure sustainable communities, proposals should research local needs and identify whether the proposal can support the improvement of local resources. This is linked closely with the infrastructure capacity process but can also help support existing resources such as community halls, local toilets, car parking and sports facilities. These types of issues can be identified through close communication with the Community Planning Partnership groups.

3.3.5 Access for all

To create a truly sustainable community, places should be adaptable and able to provide for lifetime neighbourhoods. The location, design and layout of any new development should be considered in terms of adaptability and longevity. New development should provide places that support independent living for all, from the design of the streets to the adaptability of buildings. For larger developments, a range of homes should be provided with services and facilities easily accessible to ensure social inclusion. Travel routes and the supporting infrastructure should be considered carefully in order to cater to a wide range of users, and the co-location of key services such as healthcare and social care facilities can allow for ease of access.

Figure 56: Muirton affordable homes

Figure 57: Blairgowrie Community Campus provides a hub for a range of services including the high school, library and sports facilities

Figure 58: Broxden Dental Centre not only serves the local community in terms of dental treatment but is an outstanding educational facilitiy for trainees

Social impact checklist:

- **Mix of uses**
- **Mix of tenure**
- **Affordable housing**
- **Community facilities**
- **Access for all**

3.4 Accessibility & permeability

3.4.1 Transport Assessment

Any site whether new or reused should address the potential development and the connections it needs to integrate into the existing settlement. Designs must address not only the potential for new routes but ensure that it does not prevent existing access. Roads, cycle paths and footpaths should all be linked into the existing network.

The Transport Assessment should investigate the following:

- Accessibility within the site boundaries
- Accessibility on foot within the site
- Pedestrian crossings and safety
- Access by bicycle,
- Access to and from bus stops and railway stations
- Access for vehicular traffic

Once this initial research has been carried out, an in-depth look at the impact that the new development will have on the local area should be analysed. Key issues include:

- Integration of the site into the surrounding area
- Safety in terms of the volume and mix of traffic
- Environmental impacts of the site in terms of traffic increase on noise levels and air quality
- Road and traffic impacts
- Parking impact on the local area

3.4.2 Roads

Human settlements have always been focused in areas that could access food and water. Longer distance routes have therefore been a vital part of the economic growth of Perth & Kinross, from drover's tracks to military roads, and the success of settlements has relied heavily on access to resources. This is still crucial and presently promoted through the focus of development within the tiered settlements of Perth & Kinross (see TAYplan). Proximity to existing transport networks, utilities and community infrastructure should all be considered when siting and designing development.

Placing pedestrians above cars in the hierarchy of movement should be explored. Reducing driver visibility distances through tight building lines can slow speeds. Shared surfaces and reduction of kerb heights can encourage shared use of the road and can calm traffic. The narrowing of carriageways or use of on street parking should also be explored. These approaches should be investigated carefully, with attention paid to vulnerable road users who rely on kerb lines. Furthermore, in areas where there are more than 100 vehicles per hour, the benefits of these approaches are lessened.

Primary Road

Secondary Road

Pedestrian/Cycle Route

Figure 59: Recent works in Kinross have paved road and pedestrian surfaces to encouraged reduced speeds and allow for a pedestrian dominant High Street

Figure 60: Recent works in Kinross have paved road and pedestrian surfaces to encouraged reduced speeds and allow for a pedestrian dominant High Street

When designing a new development, it is important to consider buildings and spaces before creating the road network. Streets should be shaped by the activities that take place within in them, promoting interaction, ease of movement and the role that they play within civic life. Design should therefore respond to the following:

- Site features
- Arrangement of buildings
- Streetscene & spaces

Figure 61: Examples of urban grain analysis

3.4.3 Access and paths

"Desire lines" are the most likely routes people will walk from one place to another. Identifying the routes that people are most likely to take through the site informs its design and ensures the integration of any new routes into an existing settlement. New development should also create permeable places where development relates to the surrounding routes. It is desirable where possible to provide more than one through route into a new site as this provides a number of opportunities for people travelling into the development as well as through it.

The footpath network should be analysed to establish the hierarchy of existing streets. This will assist in creating the most permeable design, merging the new site into the existing network of footpaths. Sites work best if they provide a range of choices, avoiding excessive separation of car users and pedestrians. The access network is extensive throughout Perth & Kinross, and provides an invaluable recreational facility for residents and tourists. It is essential that existing access is preserved and enhanced through new development and is particularly integral to edge of settlement developments. Rights of access are a material consideration of planning applications. The Core Path Plan details existing rights of way within the area.

Figure 62: Pedestrian route in Muirton

3.4.4 Cycle routes and cycle friendly infrastructure

Cycle routes and infrastructure should be considered as part of any new development. Access to safe and direct routes for cyclists can reduce car usage significantly so providing links to the existing cycle network can help to create attractive new places. The following are considerations for any new cycle infrastructure:

• Create safe routes that provide consistency and allow for a wide range of users
• Identify the most logical route for cyclists, allowing navigable and accessible destinations
• As with pedestrian routes, identify key desire lines that minimise detours and delays
• Create surfaces that are smooth and well maintained with gentle gradients
• Create attractive new routes that make cycling an attractive option

3.4.5 Alternative transport modes

Access to public transport should be considered from the outset and is linked directly to the street hierarchy that is designed in larger developments. It is important that new developments can accommodate public transport routes and discussions with local public transport operators should be initiated during the identification of key stakeholders. A swept path analysis can help to determine whether streets can accommodate larger vehicles.

Provision for bus stops and access to railway stations can significantly reduce car usage. Providing a realistic alternative for people within the new development will, however, depend on the size and density in terms of service levels as well as the locality of the site. Sites that are located near public forms of transport are far more desirable than those that have little or no provision.

The siting of public transport stops and the relationship that this has

to key pedestrian desire lines should be identified and exploited. Locating bus stops near junctions creates greater access to them. Ensuring that they are overlooked and are of quality design will make them more attractive to use. Creating streetscape features and landmark buildings can allow users to use bus stops more confidently, creating identifiable places that act as nodes within the new development.

Figure 63: Cycle route in North Inch, Perth

Figure 64: Bus stop in Crieff High Street provides residents access to a subsidised bus local service as well as further afield services

34

3.4.6 Parking arrangements

The integration of parking should be designed to reduce the visual impact of large numbers of cars and provide flexibility.

On street parking
This can support the reduction of traffic speeds and allow for both residential and visitor car parking. Informal arrangements rather than rigid standards should be explored and an analysis of the positive and negative affects should be undertaken before decisions are made as to the numbers it can accommodate.

Off-street parking
Off-street parking will often be required to accommodate residential parking. Parking provided within the plot should not dominate the front gardens of houses. Courtyards or side parking can provide useful alternatives to this approach. Good natural surveillance should be integrated into any courtyard design.

Parking for disabled people
Parking bays should be designed so that drivers and passengers can access the car easily. Consider the width and the use of dropped kerbs to allow for easy access to footways.

Figure 65: Informal spaces set within landscaping

Accessibility & transport checklist:

- **Transport Assessments**
- **Roads**
- **Access and paths**
- **Cycle routes and cycle friendly infrastructure**
- **Alternative transport modes**
- **Parking arrangements**

4. Next Steps

4.1 Technical Notes

The Council is in the process of drafting more detailed Technical Notes that will provide specific guidance on the following:

- Masterplanning
- Housing in the countryside
- Infill/brownfield sites
- Extensions
- Windows & Doors

These will offer more information regarding these different types of development and give best practice examples that can be used by applicants and Development Management to support the pre-application and planning application process.

The aim of these technical notes is not to be proscriptive regarding design but to ensure that the Placemaking process has been followed when applying for planning permission for a new development, regardless as to the size, cost or location of a proposal.

The Technical Notes will reflect the messages in the Placemaking Guide and be published alongside the Adopted Supplementary Guidance.

4.2 Consultation

Through the Local Development Plan, Perth & Kinross Council made a commitment to prepare Supplementary Guidance on Placemaking to provide further detail to support the Plan and associated policies.

The draft Supplementary Guidance is being consulted upon and comments are invited between 13th July 2017 and 31st August 2017.

The documents are available to view and/or download from the Councils website at **www.pkc.gov.uk/placemaking** and are also available to view in hard-copy at the Council's Principal Office at Pullar House, Perth (full address below).

Anyone may make representations on the content of the Guidance should be made via email to **DevelopmentPlan@pkc.gov.uk** or in writing to:

**Strategy & Policy, Planning & Development,
The Environment Service, Perth & Kinross Council,
Pullar House, 35 Kinnoull Street, Perth, PH1 5GD.**

Comments are due by 31st August 2017.