





The Model Design Guide for Wales (Residential Development) was formally adopted by Blaenau Gwent County Borough Council on the 7th November 2007 as Supplementary Planning Guidance. It should be read in conjunction with the policies set out in Blaenau Gwent County Borough Council's Adopted Unitary Development Plan 1996 - 2011 and in particular policies D1 Residential Development



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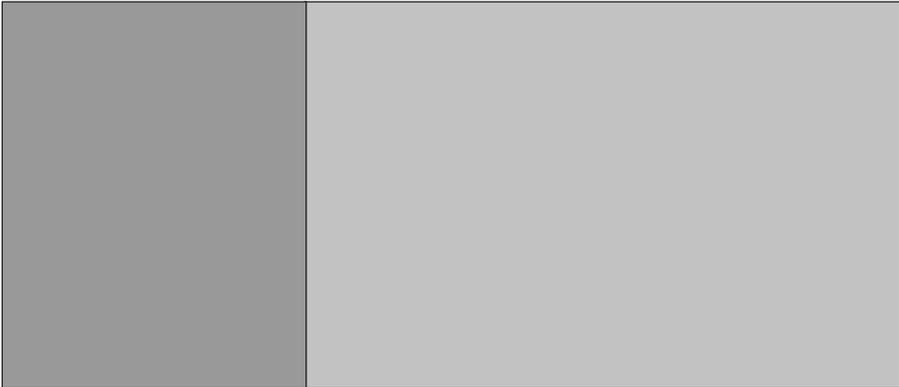


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c... a... a... l... a... c... a... c... ca, c... l... ca... l... l... a... b...  
f... g... a... a... a... .

1.2 T... W... A... l... b... G... l... c... l... l... a... c... t... l... l... a... l... l... a...  
l... c... a... l... l... Wa... G... l... a... a... l... f... a... l... l... a... Pa... l... P... c...  
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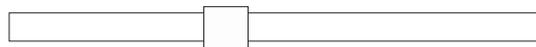
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Create development layouts that are accessible to all in society, make links into surrounding areas, create new links where necessary and ensure that it is easy to get from A-B within a development.

Accessibility and ease of movement considerations effectively form the urban structure of a place. They determine how effectively it connects with the existing urban and rural fabric and influence key issues such as the 'walkability' of places, reducing car use and enhancing the life and vitality of streets and spaces. It is vital that the pattern of accessibility and ease of movement is designed hand in hand with measures to reduce crime and create safe and secure streets, spaces and buildings.

### Legend

- I Existing development
- II Future development phase 1
- III Future development phase 2
- IV Future development phase 3
- V Future development phase 4
- VI Future development phase 5
- VII Future development phase 6
- VIII Future development phase 7
- IX Future development phase 8
- X Future development phase 9
- XI Future development phase 10
- XII Future development phase 11
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- XXXXXXXVIII Future development phase 95
- XXXXXXXIX Future development phase 96
- XXXXXXXI Future development phase 97
- XXXXXXXII Future development phase 98
- XXXXXXXIII Future development phase 99
- XXXXXXXIV Future development phase 100

FUTURE  
DEVELOPMENT  
PHASE

A PERMEABLE NETWORK OF  
STREETS CONNECTED TO  
ADJACENT AREAS





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The development of a street and space hierarchy is the opportunity to bring together accessibility and urban form considerations into a cohesive plan. It requires collaborative working between the designer and the highways engineer. The pattern of streets and spaces should provide for the required vehicular, pedestrian and cyclist access whilst at the same time subdividing the site into blocks that create an attractive urban form. The development of a hierarchy implies making some streets more significant in both movement and urban design terms than others so that they 'stand out' helping people orientate themselves within a development, for example by being able to recognise that they are on the 'main street'. The most legible streets are often simple and uncluttered with an overall consistency of materials and architectural treatment. The hierarchy of streets and spaces is also important to crime prevention through design - secondary and tertiary streets on the hierarchy which may give access to the main areas of housing can be designed to discourage intruders by providing high levels of overlooking and creating the feeling of a semi-private environment.

Development of the hierarchy should involve:





Development should respond to the character and local distinctiveness of site context.

The character and context of any development is created by

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Streets and spaces should be overlooked with continuous street frontage:

Enclosure and continuity of street frontage creates spaces that are overlooked and are therefore safer and more pleasant to use. They maximise opportunities for social interaction and create a stronger sense of place and a more recognisable identity. Continuity and enclosure can also be created by tree and hedge planting, walls and fences. Over the centuries most of our

## Design

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Wherever possible there should be a mix of uses, and variety and choice in types of properties and places.

Although this guide is intended principally for applicants for residential development, there is increasingly a need to mix uses in order to build sustainable communities. Whilst this is particularly the case for larger developments, even small developments may be able to offer opportunities to contribute to local sustainability through the provision of facilities such as shops, offices or workspaces.

BELOW:  
BRAINS BREWERY CARDIFF.  
A SUCCESSFUL INNER CITY MIXED USE  
DEVELOPMENT WITH RESIDENTIAL,  
LEISURE AND RETAIL USES

## Key Points

- 1. Integrate non-residential uses into the core of the development.
- 2. Provide a mix of uses, including residential, retail, leisure, and workspace.
- 3. Ensure that non-residential uses are integrated at the core of the development.
- 4. Provide affordable housing, including pepper-potted housing.

NON RESIDENTIAL USES INTEGRATED AT  
CORE OF DEVELOPMENT. AFFORDABLE  
HOUSING PEPPER-POTTED





Buildings and spaces should be designed so that they are flexible and adaptable and can be used for a variety of uses over time.

Successful buildings change use several times over their lifetime and flexibility is vital to long-term sustainability and longevity.

## Design

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3.1 **Design process**

- Design
- Plan
- Draw
- Make
- Test
- Evaluate

Design process is a series of steps that lead to the final product.

3.2 **Design**

3.1 **Design process**

Design is a process of coming up with ideas and solutions to a problem. It involves thinking, drawing, and making.

- Design process
- Design thinking
- Design communication
- Design evaluation
- Design presentation
- Design reflection

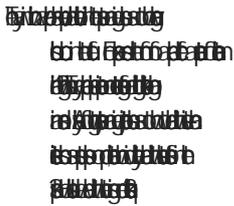
IMAGES: THE LEVEL OF CONSULTATION WILL VARY FROM PROJECT TO PROJECT. FOR LARGE OR SENSITIVE PROJECTS DEVELOPMENT CAN INCLUDE 'ENQUIRY BY DESIGN' IN WHICH STAKEHOLDERS ARE INVOLVED IN THE DESIGN PROCESS. CONSULTEES CAN BE ENCOURAGED TO PROVIDE CREATIVE INPUT IN A VARIETY OF WAYS.

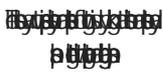




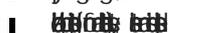
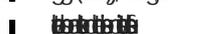
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## History and pattern of growth

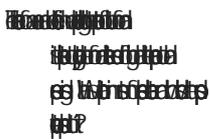
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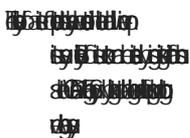
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### Consider

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## Natural Heritage

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LEFT: LLANTRISANT HISTORIC MAP, BLOCK PATTERN 1885 AND PRESENT DAY - CONSIDERATION OF HOW A SETTLEMENT HAS GROWN CAN HELP TO IDENTIFY THE MOST APPROPRIATE PATTERN FOR NEW GROWTH AND THE MOST IMPORTANT SPATIAL QUALITIES TO RETAIN.



## 6.1.1.1

RIGHT: IT IS VITAL TO UNDERSTAND HOW VISIBLE A SITE IS AND WHAT IMPACT THE VIEWS WILL HAVE. THERE IS NO REASON FOR DEVELOPMENT TO HAVE A NEGATIVE VISUAL IMPACT BUT IF NOT DESIGNED CAREFULLY IT CAN SERIOUSLY DETRACT FROM LANDSCAPE CHARACTER .



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## Patterns of Movement and Use

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31 **Integrität**  
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# ՀԻՄՆԱԿ

41 Ինքնուրույն  
լուսավորություն

## 2 զն

41 Ինքնուրույն  
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# Design Statement Checklist

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<p>SUPPORTING INFORMATION, PLANS AND ELEVATIONS FOR ASSISTED LIVING AND DAY CARE CENTRE, BURRY PORT.</p>		



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#### Location plan

- 1. Site location
- 2. North arrow
- 3. Topographical map
- 4. Site boundary
- 5. Surrounding roads
- 6. Surrounding land uses

#### Details of existing site layout

- 1. Site plan
- 2. North arrow
- 3. Site boundary
- 4. Existing buildings
- 5. Existing roads
- 6. Existing landscaping

#### Details of proposed site layout

- 1. Site plan
- 2. North arrow
- 3. Site boundary
- 4. Proposed buildings
- 5. Proposed roads
- 6. Proposed landscaping

#### Floor plans

- 1. Site plan
- 2. North arrow
- 3. Site boundary
- 4. Proposed buildings
- 5. Proposed roads
- 6. Proposed landscaping

#### Elevations

- 1. Site plan
- 2. North arrow
- 3. Site boundary
- 4. Proposed buildings
- 5. Proposed roads
- 6. Proposed landscaping

#### Cross Sections

- 1. Site plan

#### Supporting Information

- 1. Site plan
- 2. North arrow
- 3. Site boundary

Other matters which may be included where appropriate are:

- 1. Site plan
- 2. North arrow
- 3. Site boundary

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From: DETR and CABE (2000) By Design:  
Urban design in the Planning System - Towards  
Better Practice, London, Thomas Telford  
Publishing

Accessibility **A a a d o b e**  
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**g l i b l i v**  
**g l i b l i v**

Adaptability **A a a p**  
**o b g a o p o g**  
**o b g a o p o g**

Area appraisal **A a a d**  
**s l a b i n a b**  
**e j a**

Brief **B r i e f**  
**i s e s e o**  
**e y o n t y**  
**i s i g i s a t o n**  
**i x**

Building line **B u i l d**  
**l i n e**  
**l a z a b**

Bulk **B u l k**  
**l a r g e**  
**l a r g e**

Character assessment **A a a**  
**l i b l i d**  
**l i b l i d**

Charrette **A a g o a p o**  
**l a b l a b a**  
**g o p o d i g s A**  
**l a g r o n s l a b**  
**l i g l a z a d**  
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Conservation area character appraisal **A**  
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Design standards 6.54

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Design statement (a) 6.54

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