

# URBAN DESIGN CONTENT OF SUBMISSIONS FOR PLANNING APPLICATIONS

*The level of urban design information required to support prominent new development is dependent on a variety of site specific issues, raised by their scale, the particular proposals and their surrounding context. There are, however, a number of basic illustrations which should be used to describe most proposals submitted for assessment by the Development Department. These illustrations are in addition to the basic requirements for locations plans, floor plans, and elevations, and are listed as follows:*

## **1 Existing context analysis map**

Likely to be 1:1250 or 1:500 OS map base, fully annotated with urban design analysis key attributes such as views, building lines, skylines, materials, style, land uses, access and active use of spaces / relationship between buildings, streets and spaces.

## **2 Proposed context analysis map**

This should indicate the response of the proposals to their surroundings in a similar style and scale to the existing context analysis map

## **3 Streetscene sketches**

Views of proposed development from the surrounding area as seen by passers-by at street level, as detailed sketches showing response to the street scene in full context.

## **4 More distant views**

Existing views affected by the development proposals, showing full context. (This may have to include evidence that proposed development is not visible from important distant views.)

## **5 Images of style, materials and detail of buildings, and spaces / setting**

Photographs of details and architectural style (similar proposals), character of landscape spaces, retained features of the site, detailed sketches, sample materials, photographs of detailed techniques/ materials, street furniture, and landscape elements which have had a few years to weather and mature.

## **Format**

*There is no particular preferred format regarding the media for presenting this information. CAD, photomontage or hand drawn illustrations are acceptable, provided they are in colour, accurate and indicate the full context. The submitted illustrations need to be easy to photocopy for consultees' comments. Physical models need to be easily transportable and accurate, showing context.*

## **Background/ References**

*By Design - Urban Design In the Planning System : Towards Better Practice. DETR / CABE (2000)*

*Urban White Paper - Our Towns and Cities : The Future (2000)*

*Leeds Unitary Development Plan (2001)*

*Leeds City Centre Urban Design Strategy (2001)*

*Neighbourhoods for Living – Leeds City Council (2004)*

*PPG1 - General Policy And Principles (1997) & draft PPS1 - Creating Sustainable Communities*