

# 13. Street Based Checklist

|   |   |   |
|---|---|---|
| <b>Street Name:</b>                       | <b>Description of development proposed:</b>   | <b>How to Use</b><br>Complete form for all development proposals that require planning permission. Fill right hand column and bottom grid (shaded boxes).<br><br>Complete a description of how your proposal meets the parameters. Where box is checked (☒) add the dimensions. |
| <b>Area Name:</b>                         | <b>Conservation Area (Y/N):</b>   |   |
| <b>Location, Layout, Setting</b>          |   |   |
|   | <b>ASK QUESTIONS FROM BASELINE SURVEY/OBSERVATION</b>   | <b>DESCRIBE YOUR PROPOSAL AND HOW IT FITS WITH THE SURVEY</b>   |
| Block structure, plan form and dimensions | <i>Does the proposal fit within the existing block structure?</i>   |   |
| Vehicular routes hierarchy + connections  | <i>Does the proposal impact on existing rights of way?</i>  |   |
| Landform and relation to contours         | <i>Does the proposal sit at the same contour levels as existing?</i>  |   |
| Street frontage plot widths               | <i>Does the plot fit within in the limits in the survey?</i>  | ☒   |
| Plot depths                               | <i>Does the plot fit within in the limits in the survey?</i>  | ☒   |
| Gaps between buildings % of openness      | <i>Are the gaps between the buildings similar to those existing?</i>  | ☒   |
| Pavement                                  | <i>Is the treatment of the pavement the same as existing?</i>   |   |
| Landscape Setting                         | <i>Is the proposal visually prominent in the landscape?</i>   |   |
| Level changes                             | <i>Does the proposal change the levels on site?</i>   | ☒   |
| Density                                   | <i>Is the proposed density similar to existing? – compare</i>   | ☒   |
| Limits of Built Development               | <i>Does the proposal meet the limits of Policy 5? What is % increase in total Gross Internal Area since 1972?</i> | ☒   |

# 13. Street Based Checklist

| Townscape/Spatial Analysis                |   |  |
|---|---|--|
| Connections/ links                        | <i>Does the proposal relate well to any existing links?</i>   |  |
| Spaces                                    | <i>Does the site face a public space?</i>   |  |
| Tree/Vegetation Cover/Biodiversity        | <i>Does the proposal ensure a +10% net biodiversity gain?</i>   |  |
| Views and Vistas                          | <i>Does the proposal impact any particular views from public vantage points - roads and footpaths?</i>  |  |
| Roofscape and Skyline                     | <i>Is the roof form sympathetic to the neighbouring buildings?</i>  |  |
| Roof pitch                                | <i>Traditional angles 37-45 degrees- is it within this range?</i>   |  |
| Roof forms and orientation                | <i>Does it have a pitched roof that recedes as it rises finishing in a ridge?</i>   |  |
| Corner buildings/markers and focus points | <i>Does the building address the corner if located on a corner?</i>   |  |
| Activity/prevaling uses                   | <i>What use is proposed?</i>  |  |
| Parking                                   | <i>Can the proposal accommodate all parking requirements on the plot?</i>   |  |
| Details                                   |   |  |
| Dominant architectural style/age          | <i>Is the proposal sympathetic to neighbouring or host style?</i>   |  |
| Key architectural devices                 | <i>Does the building have dormers, hips and low eaves to reduce scale of buildings?</i>   |  |
| Fenestration                              | <i>Does it match existing fenestration?<br/>- Describe existing/proposed styles</i>   |  |
| Porch details                             | <i>Does this match the other buildings in the area?</i>   |  |
| Building Line                             | <i>Is the proposal on the same building line? – If projecting, what depth of projection? – Why is a departure from the building line justified?</i> |  |

# 13. Street Based Checklist

| <b>Details <i>continued...</i></b>      |  |  |
|---|--|--|
| Set-back from pavement                  | <i>What is the set back from highway edge?</i>                             |  |
| Boundary treatment – heights, materials | <i>What is proposed – describe or show how this is consistent?</i>         |  |
| Storey heights                          | <i>How many storeys are proposed – is this consistent?</i>                 |  |
| Colour and Materials - elevations       | <i>What is found in the survey and what is proposed?</i>                   |  |
| Colour and Materials - streetscape      | <i>What is found in the survey and what is proposed?</i>                   |  |
| External Lighting                       | <i>Does the proposal consider dark sky – what mitigation is proposed?</i>  |  |
| Sustainability Measures                 | <i>What is proposed to improve the sustainability of the proposal?</i>     |  |
| <b>Describe Proposal</b>                |  |  |
| <b>Add description of proposal</b>      | <b>Describe any significant variation from the street character survey</b> | <b>Justify why the design departs from the survey parameters</b><br><i>Expand on additional sheet if necessary</i> |

# 13. Street Based Checklist

## Final Chute Checklist

When considering design proposals, the following final questions should be addressed by all those involved in the process. Poor design decisions have lasting impact and extreme care is required to prevent poor and damaging design in such a special place at the Chutes.

| Criteria   | Tick Box | If non-compliant explain the design rationale |
|--|----------|---|
| 1. Does the proposal enhance the surroundings by ensuring it respects the baseline character and ensure the natural dominates the built?   |          |   |
| 2. Does the proposal follow the identity as set out in the relevant street survey and the visual guide in all respects? Have you completed checklist on Page 48 of the Design Guide? |          |   |
| 3. Is the proposal coherent and characteristic of the Chutes?  |          |   |
| 4. Does the proposal respect the existing rights of way and future use of electric vehicles?   |          |   |
| 5. Is nature enhanced and optimised – does it achieve a net gain in biodiversity?  |          |   |
| 6. If the development faces a public space, is the design considerate of the impact on the public space?   |          |   |
| 7. Does the proposal meet the built development limits of Policy 5?  |          |   |
| 8. Does the proposal incorporate sustainable measures that are respectful of the context?  |          |   |
| 9. Is the proposal resilient to climate change?  |          |   |
| 10. Is the proposal designed to last?  |          |   |