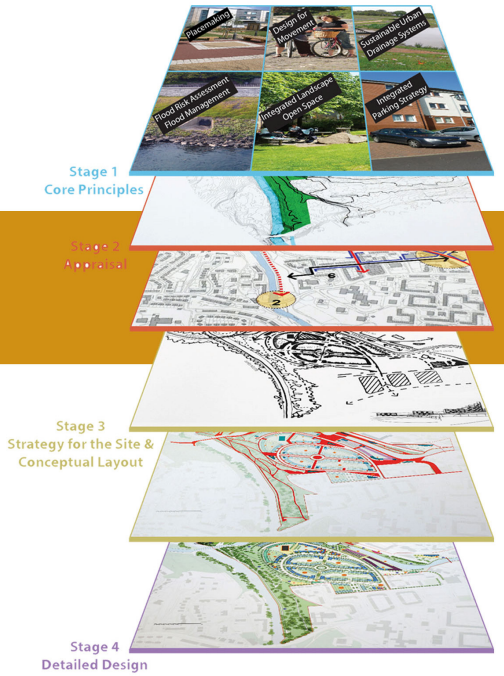


DESIGN GUIDE for NEW RESIDENTIAL AREAS

Stakeholders Meeting

Glasgow, 13 -16 September 2013

Glasgow City Council

What is the Design Guide?

- GCC's corporate interpretation of Designing Streets;

- A single reference document that combines planning and roads guidance to assist planners/developers through the development of new residential areas;

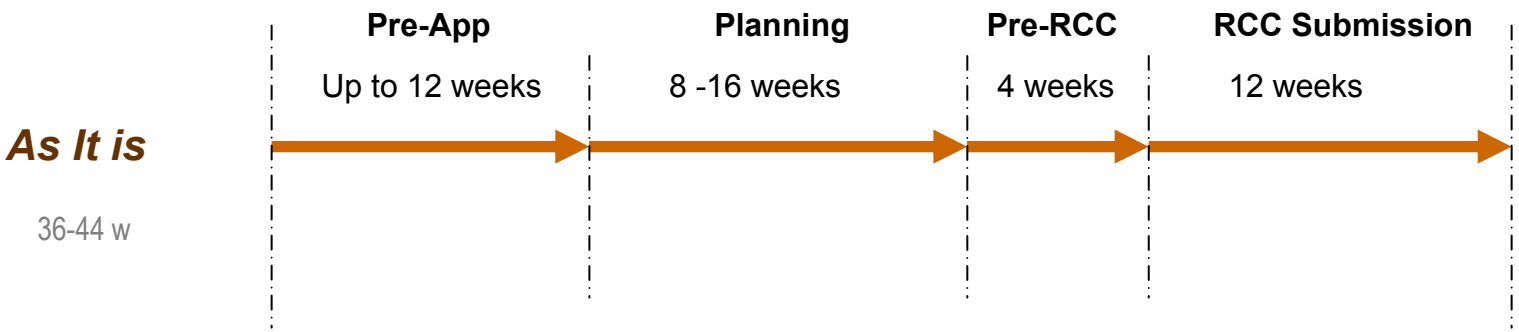
- A process that promotes a design-led approach to be implemented through a consistent pre-application process;

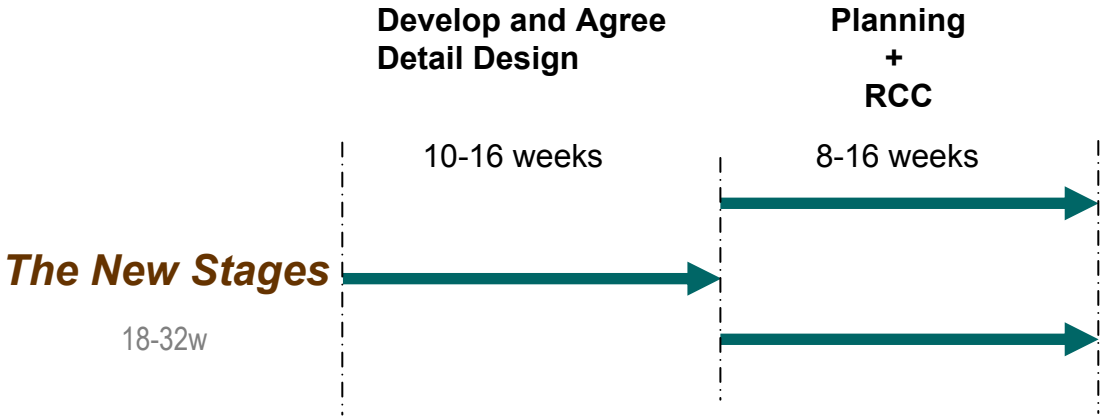
- Supplementary Planning Guidance to City Plan 2.

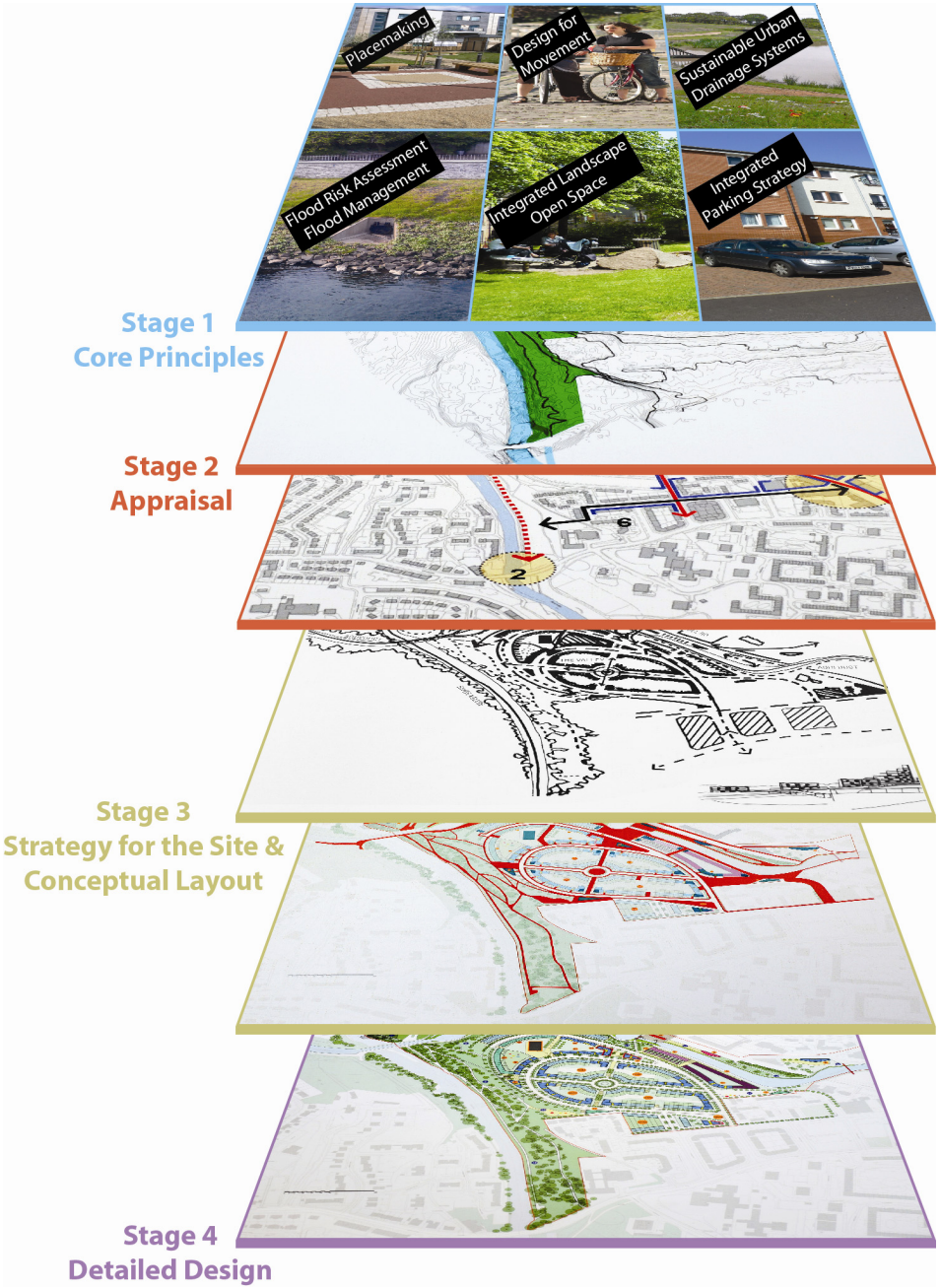
The Objectives

- To streamline procedures and principles in the development of new residential areas;
- To combine planning permission and road construction consent;
- To deliver Site specific, Design-led Solutions through a Balanced, Non-prescriptive approach.

The Process


Pre-App
Planning
Pre-RCC
RCC Submission
Up to 12 weeks
8 -16 weeks
4 weeks
12 weeks
As It is
36-44 w


Develop and Agree
Detail Design
Planning
+
RCC
10-16 weeks
8-16 weeks
The New Stages
18-32w



The Process Stages

Glasgow City Council

What are the changes being introduced?

- Adopted Corporate Document → Approved Policy;
- New Process coordinated by Development Management Planner;
- Early consideration given to key issues such as Landscape and Sustainable Urban Drainage Systems (SUDS) at conceptual stage;
- Multidisciplinary Teams (DRS/LES) set up at Pre-Application Stage (disciplines to be identified depending on relevant issues);
- The developers to choose whether to benefit from the combined process, while still adhering to the policy.
- Detailed layout not assessed during preliminary discussions
- The Design Audit (Quality and Road Safety);

How will this work?

- The Design Guide's **Core Principles;**

- **The Appraisal**. DM planners to advise about surveys are required (i.e. flood risk assessment, noise impact, topographic surveys, etc).

- Developer to produce a **Strategy for the Site** (Design Statement)

↓

Conceptual Layout + Preliminary Design Audit

↓

Detailed Design + Design Audit

↓

Combined Submission (Planning Permission and Road Construction Consent)

The Council's Commitments

- Project Management approach to the development management process;
- Access to multidisciplinary professional advice at pre-application stage;
- Consistent Pre-Application Process;
- To assist the process by providing :

  - Certainty to developers, investors and the planning authority;
  - Improved Communication for Effective and Open Engagement;
  - Speed of Decision-Making;

- Adoption of new street trees in the public domain;
- Effective Monitoring of the design guide performance;



Questions / Answers

www.glasgow.gov.uk/designguide

Glasgow City Council