

QUALITYREVIEWER

Assessing the design quality of development proposals

Qualityreviewer helps planners, councillors, developers, planning applicants and others who shape places to assess design quality.

Qualityreviewer can:

- Structure pre-application discussions, focusing on quality at the start and helping planners and applicants to understand one another
- Structure design statements, focusing them on the important issues
- Structure planning applications
- Provide a clear and simple basis for assessing the design quality of planning applications

Colophon

Contents

Preface	xx
Steve Quartermain, chief planner, Communities and Local Government	
Foreword	xx
Sir Bob Kerslake, chief executive, Homes and Communities Agency	
Planning for quality	xx
How to use Qualityreviewer	xx

Part A: Qualityreviewer

<i>Understand the place</i>	
1 Site and context appraisal	xx
2 How policy and guidance apply	xx
<i>Understand the proposal</i>	
3 Concept	xx
4 Impact	xx
5 Design quality	xx
6 Team	xx

<i>Understand the implementation</i>	
7 Execution	xx
8 Management and maintenance	xx

<i>Make the decision</i>	
9 Information and advice	xx
10 A balanced decision	xx

Qualityreviewer at a glance	xx
-----------------------------	----

Part B: Thinking about design and quality

Using diagrams	xx
Six sets of design qualities	
Movement and legibility	xx
Space and enclosure	xx
Mixed uses and tenures	xx
Adaptability and resilience	xx
Resources and efficiency	xx
Architecture and townscape	xx

Part C: Qualityreviewer in the planning process

Pre-application discussions	xx
Effective design statements	xx
Outline and full planning applications	xx
Beyond assessment	xx

Appendices	
1. Complementary methods	xx
2. References	xx

Preface

'Quality of place matters in many ways. There are few things that we want for ourselves, our families or our country that are not affected by the built environment. Bad planning and design and careless maintenance encourages crime, contributes to poor health, undermines community cohesion, deters investment, spoils the environment and, over the long term, incurs significant costs.'

World Class Places, Communities and Local Government (2009)

*'Good design is indivisible from good planning. Planning authorities should plan positively for the achievement of high **quality** and inclusive design for all development.'*

Planning Policy Statement 1: Delivering Sustainable Development (2005)

*'Poorly-designed developments in unsuitable places can damage the **quality** of life in a community. The quality, location and environmental impact of any new development always need careful consideration.'*

Scottish Government (2009)

*'Good design can protect the environment and enhance its **quality**, help to attract business and investment, promote social inclusion and improve the quality of life.'*

Planning Policy Wales, Welsh Assembly Government (2002)

*'The **quality** of where we live depends not just on the design of buildings, but on their layout and landscaping, the arrangements made for access and, in particular, how they relate to their surroundings.'*

Creating Places, Northern Ireland Planning Service (2000)

Foreword

Os ape nos qui alic te senisque optatur maiore volorro iusdaes tiurepudias et est qui ommolor ad magnaie ipienimil ide sequam si optatur?

Pudaeped quis consenda pro blat la conseditiam estore et harum voluptur, il ma atendandit vel moluptat.

Ciliatur molorer sperspitet inullorporro et, sit, consedi gnatur, quidusa ipic tem est, volo quamus dicipsant omnia nemporepe dolore nos plis ma dolupis etusaperisit opti doluptati optatecum as adiae re pos eatectur magnist, te nonsequunt versped quasintus is eatem vel maximi, cus, im quam delesti di ut vitas con cum ipsae ped que sum volorit assinverum nobit minusda nihilla ceroria ntiusdam et et aut am quas pa cusam eium nime molliqui quia dolore nonseque suntiunt et quias dolecupatata sunt proribus mos excessi mporeicae sus sundam aut lant volor sandis min rerorit delestias re, omnimil ipsant raes pererrorum quibusandi dit alit, temporist, quodia nusdam quo quamus sitatis is ea voluptatum fugiate nihicillaut excea sam de solo di vellaut ex eos debis cumquat labor adio molleca boriat quossitias estibus nonsenestia quia nim ium qui tecatquiatem exeaqui nistius ab invenda ndempor eptatiorem am num quasit et evel ipita quo ilit pro ea sit quis archil ipsum qui omnientis volorro blam doluptae verro vent quo eic tescipsume explis evendelit explab ium ventibus, con ex et enderae volorundenis velecus ut re nonse peri ut eres repellu ptaquam quatusam idenihicit fugiatem quatia dolorib usanda sequae volendunt aliqui sitatisinci blant ad utassusdae re doluptae venient eaturiam quossit landisti doluptat quiasi core dolupta corem nit quam lab id ut pori cus, cus.

Itaqui quat modi cones sus ellestrum, ut aut aut aut pa dissuntem re equuntem voluptatum intiores molore apitibearum explibus etur, sandipsantis atur?

Non posto maiossi arit hicatas aut il essitatio dolenisciis sit odi atuscil iquodig enietur magnam et et facepuditi sequation

Planning for quality

Every year local authorities determine hundreds of thousands of planning applications. The proposed developments range from household extensions to new settlements. Each one is an opportunity to achieve social, economic and environmental benefits, and to contribute to making a successful place. Each of these decisions will have an impact on how resources are used.

Local authority members and officers can make a difference. They influence the use, design and form of buildings and spaces through their vision of what places can become, through their leadership, and through insisting on quality.

The best planning is based on sound policy and effective management of the development process. The aim of development management is not just to make decisions on planning applications, but to help people to build the right development in the right places. Qualityreviewer is part of a new, positive approach to development management, focusing on quality right at the start of the process.

Until the 1990s the planning system in the UK was concerned with land use (deciding which uses should go in which location), and very little with the physical form of buildings and spaces. Achieving high standards of design was largely left to good clients and talented designers.

But the physical form of development plays an important part in determining if a place is successful, and if national priorities (such as tackling climate change and promoting inclusive design) are achieved. This realisation has led to aspects of design being brought under planning control over the past decade. The planning system now seeks to influence a development's layout, its height,

A residential street at Newhall in Harlow, Essex. Street trees help to give the message that car movement does not take priority over other uses in the public space. The master plan for this major development was drawn up after the landowners decided that they wanted to achieve a much higher quality of design than was usual for housing in that area.

