

Taunton Garden Town - Design Checklist: Creating a Place

Vision Theme

Bfl 12 primary + secondary questions

assessment



Garden Town Characteristics

Growing Quality Places	5 Character Does the scheme create a place with a locally-inspired or otherwise distinctive character?				The primary generator of appropriate character will be a sensitive understanding and response to the underlying landscape character of the site.
	5a How can the development be designed to have a local or distinctive identity?				Analysis and appraisal of positive examples of vernacular / local buildings should inform the architectural approach, which may therefore be grounded but innovative. Urban form should, similarly, be created that has reference to some key characteristics drawn from the surrounding context but respond to contemporary lifestyle demands/needs.
	5b Are there any distinctive characteristics within the area, such as building shapes, styles, colours and materials or the character of streets and spaces that the development should draw inspirations from?				Anonymous national housetypes and standard palettes of materials / details are not supported - simple, honest, well-constructed buildings should be aimed for. Modest patterns and textures which are derived from the constructional techniques employed are endorsed. Architectural design should pursue and share common proportions and be well-ordered, with elements (doors / windows / porches / etc) that clearly celebrate human scale and occupation.
Growing Quality Places	6 Working with the Site and its Context Does the scheme take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate?				See 5 above - it is vital that the key characteristics and assets are recognised and celebrated.
	6a Are there any views into and from the site that need to be carefully considered?				Long distance impacts on views from Quantocks and Blackdown Hills, as AONB, are very important considerations.
	6b Are there any existing trees, hedgerows or other features, such as streams that need to be carefully designed into the development?				Retained vegetation and other ecological assets need to be able to be carefully maintained - inclusion within the layout as rear private boundaries to gardens will not normally be acceptable.
	6c Should the development keep any existing building(s) on the site? If so, how could they be used?				Bfl 12 advice applies
Growing Quality	7 Creating well-defined Streets and Spaces Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?				New Garden Town Neighbourhoods should have layouts that allow for the inclusion of significant building groupings which are memorable as 'set piece' compositions within the general arrangement.
	7a Are buildings and landscaping schemes used to create enclosed streets and spaces?				Bfl 12 advice applies
	7b Do buildings turn corners well?				House types fulfilling this role need to be specifically designed - standard types merely adapted will rarely be acceptable.
	7c Do all fronts of buildings, including front doors and habitable rooms face the street?				Bfl 12 advice applies
Growing Quality	8 Easy to find your way around Is the scheme designed to make it easy to find your way around?				The Garden Town should have excellent legibility.
	8a Will the development be easy to find your way around? If not, what could be done to make it easier to find your way around?				Bfl 12 advice applies
	8b Are there any obvious landmarks?				Specimen trees, when mature (not just significant buildings) can provide good focal incidents within the layout.
	8c Are the routes between places clear and direct?				Bfl 12 advice applies