

Taunton Garden Town - Design Checklist:

Integrating into the Neighbourhood

Vision Theme

Bfl 12 primary + secondary questions

assessment



Garden Town Characteristics

Branching Out

1 Connections Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones whilst also respecting existing buildings and land uses along the boundaries of the development site?					The new and regenerated neighbourhoods of the Garden Town should be well-connected and integrated yet respectful neighbours to adjacent sites - encouraging movement by sustainable modes as a priority.
1a Where should vehicles come in and out of the development?					Bfl 12 advice applies
1b Should there be pedestrian and cycle only routes into and through the development? If so, where should they go?					The Garden Town should have streets suitable for all modes of travel, but to encourage commuting and other essential journeys by active travel (cycling + walking) then specific direct routes may be considered, where these are safe, well-overlooked and lit.
1c Where should new streets be placed, could they be used to cross the development site and help create linkages across the scheme and into the existing neighbourhood and surrounding places?					The wider movement network within the context of the development site should be recognised and responded to in the layout of the Garden Town project.
1d How should the new development relate to existing development? What should happen at the edges of the development site?					The 'integration of town and country' is a crucial characteristic of the Garden Town. Private drives rarely provide an appropriate edge condition and Edge Lanes that are public and link together to provide continuous perimeter access and a positive recreational route for active travel are strongly endorsed. Developments that contribute to forming a new threshold or gateway into and out of Taunton alongside a major route will need to promote a strong visual quality.

Growing Quality Places

2 Facilities and Services Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?					Garden Towns should wherever possible reduce the need to travel long distances to gain access to essential everyday facilities. Full fibre broadband connectivity is required.
2a Are there enough facilities and services in the local area to support the development? If not, what is needed?					Bfl 12 advice applies
2b Where are new facilities proposed: Are these facilities what the area needs?					Bfl 12 advice applies
2c Are these new facilities located in the right place? If not, where should they go?					Bfl 12 advice applies
2d Does the layout encourage walking, cycling or using public transport to reach them?					The networks for walking and cycling need to be explicitly considered/illustrated and well-conceived, reflecting the needs of local and longer-distance trips by these 'active-travel' modes. Networks that assure strong access to Taunton Town Centre, any new local centre, schools and other 'destinations' (such as employment sites + public transport stops) need to be provided.

Branching Out

3 Public transport Does the scheme have good access to public transport to help reduce car dependency?					Development form (layout and density) and transportation should be considered to be interdependent within the Garden Town.
3a What can the development do to encourage more people (both existing and new residents) to use public transport more often?					The location of stops needs to be fully integrated with the design approach to localised density and character of urban form in order to create a series of clear and legible 'places' within the neighbourhood where public transport can be readily accessed.
3b Where should new public transport stops be located?					Ideally, radial streets and paths would place stops in the centre of a strong local network of walking routes.

Growing Quality Places

4 Meeting local housing requirements Does the development have a mix of housing types and tenures that suit local requirements?					The ambition for all Garden Town Communities is to create a good mix and broad range of good quality housing types / sizes in order to promote a mixed community which has a varied and diverse demography.
4a What types of homes, tenure and price range are needed in the area (for example, starter homes, family homes, or homes for those downsizing)?					Optical fibre broadband infrastructure should be provided. Homes shall include types that are suitable (possibly after minor adaptation) to provide good home-working conditions.
4b Is there a need for different types of home ownership (such as part buy or part rent) or rented properties to help people on lower incomes?					Garden Town neighbourhoods should have a range of tenures / ownerships that might encourage a diverse demographic amongst residents.
4c Are the different types and tenures spatially integrated to create a cohesive community?					The careful assembly of building groupings that combine different dwelling types within good architectural and urban compositional principles should be a key characteristic.