



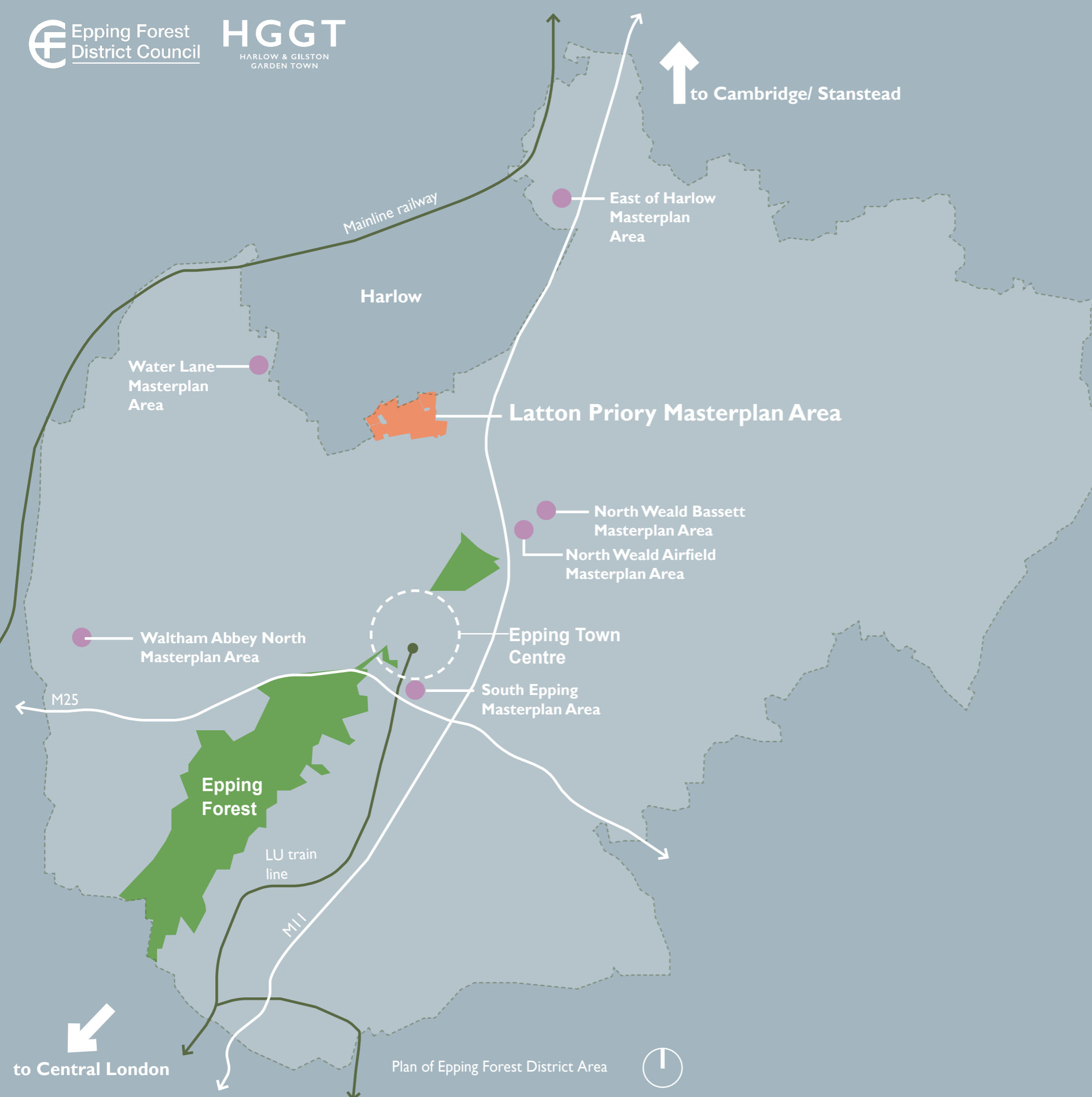
Epping Forest  
District Council

**HGGT**  
HARLOW & GILSTON  
GARDEN TOWN

# LATTON PRIORY STRATEGIC DESIGN CODE

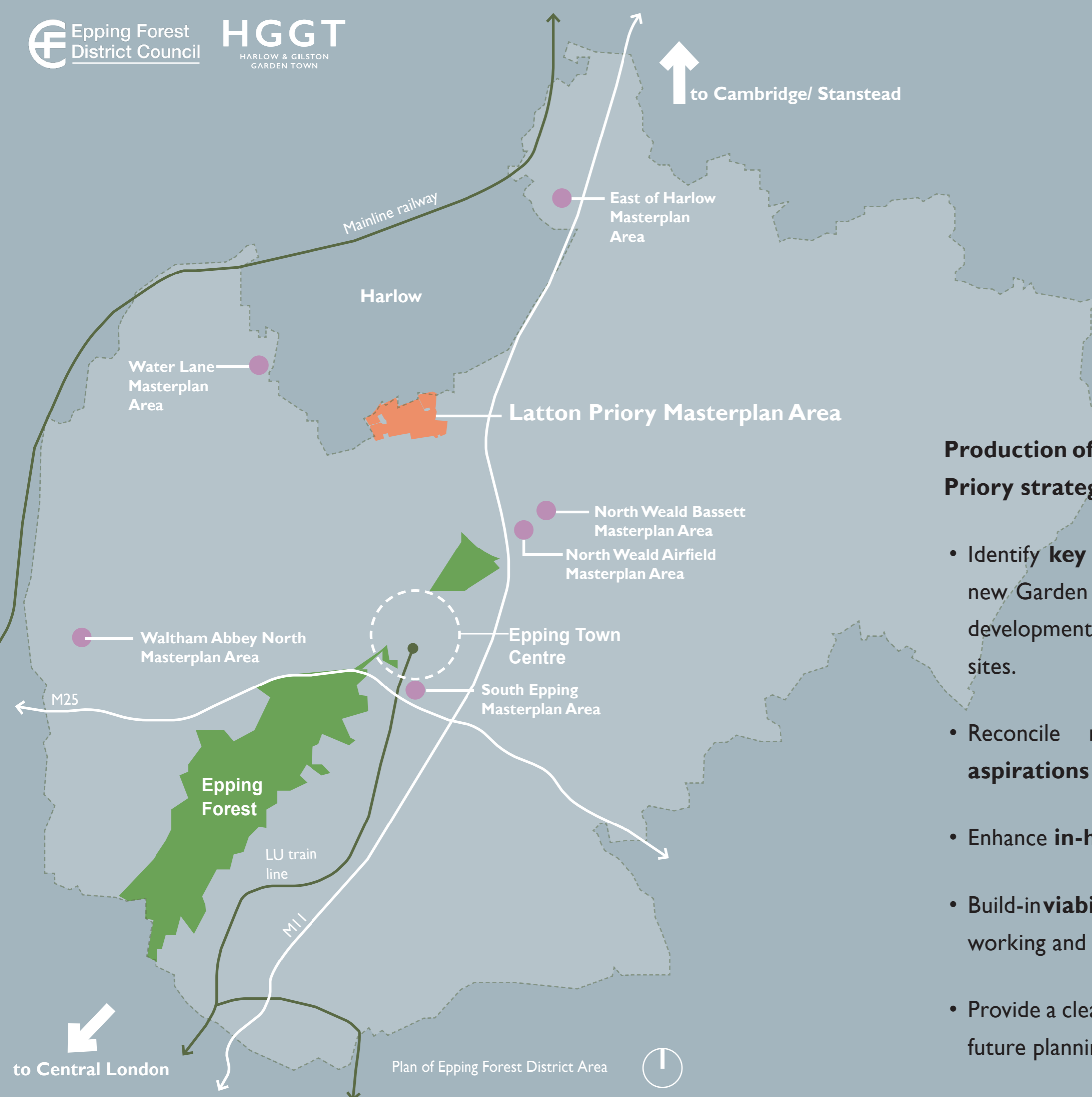
**Krishma Shah**

Senior Urban Design Officer  
Epping Forest District Council



Plan of Epping Forest District Area

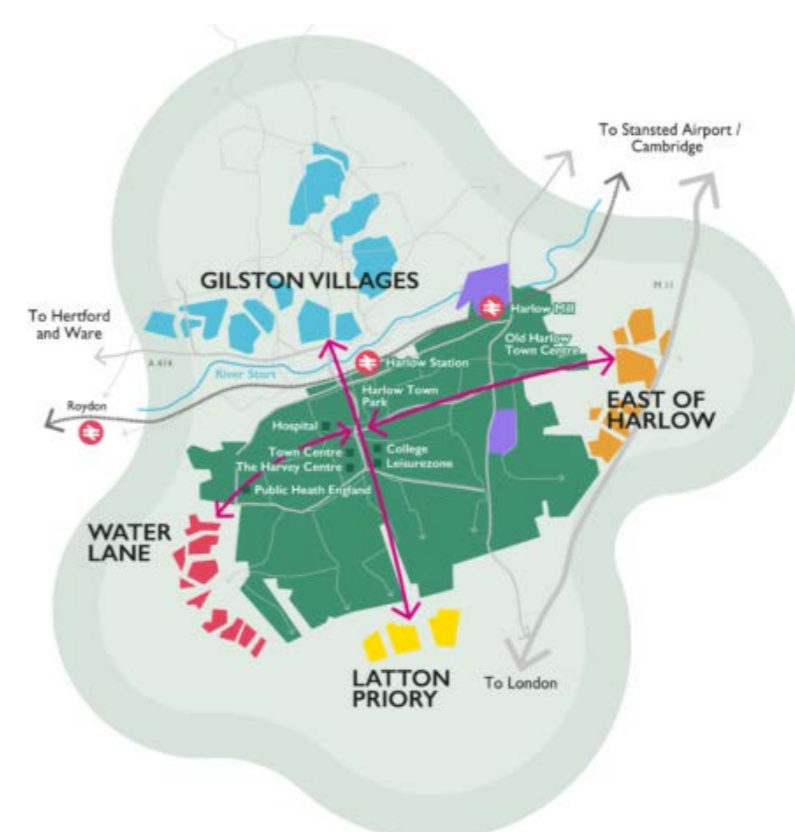
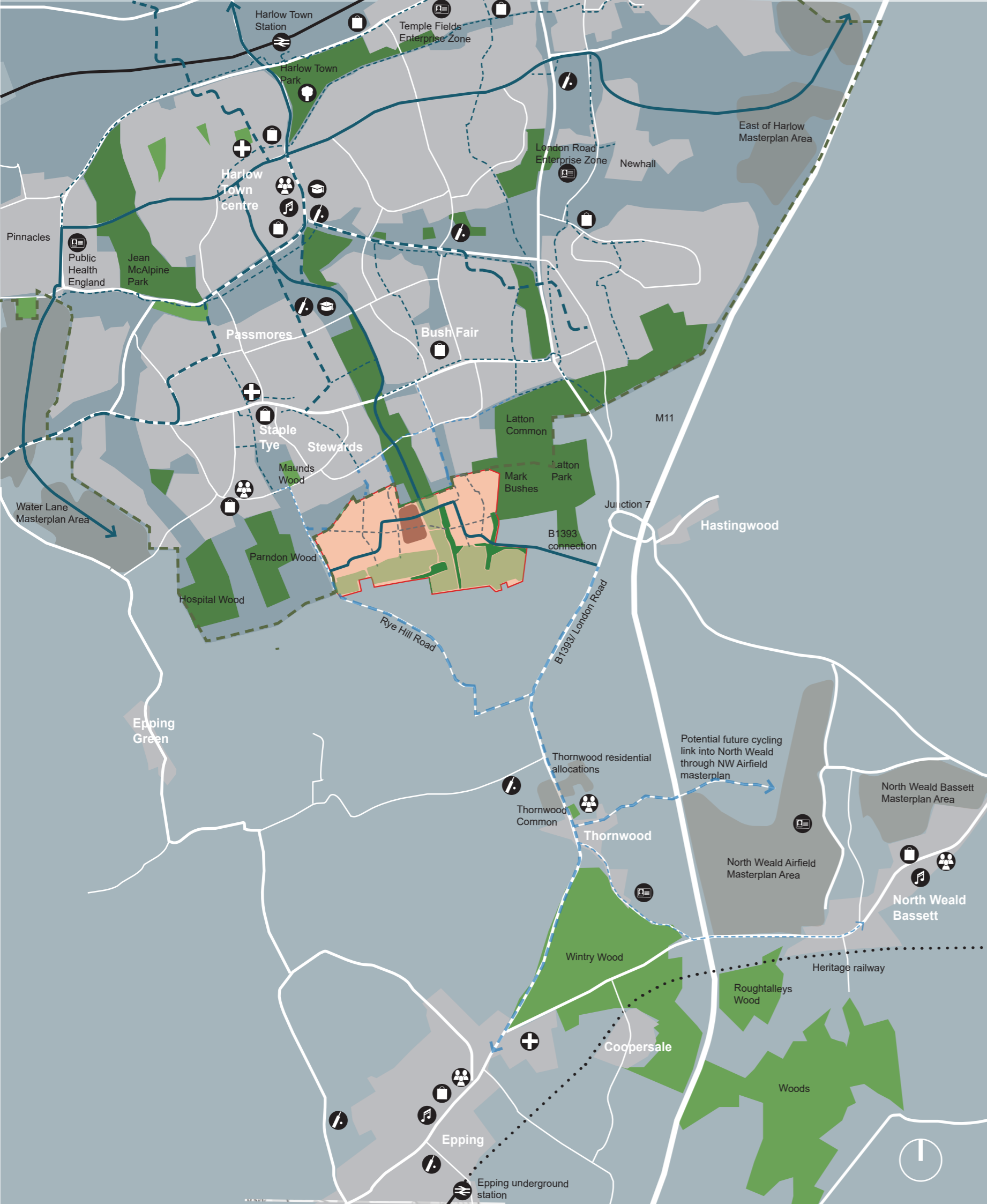




**Production of an authority-led design code for Latton Priory strategic masterplan area, that aims to:**

- Identify **key aspects of high-quality placemaking** in new Garden Town communities and embed this into the development framework - provide exemplar for other sites.
- Reconcile **residents' and local stakeholders' aspirations** for the future of their places in the District.
- Enhance **in-house design and engagement** capacity.
- Build-in **viability and deliverability** through collaborative working and clarity about design expectations.
- Provide a clear and accessible **benchmark for assessing** future planning applications.

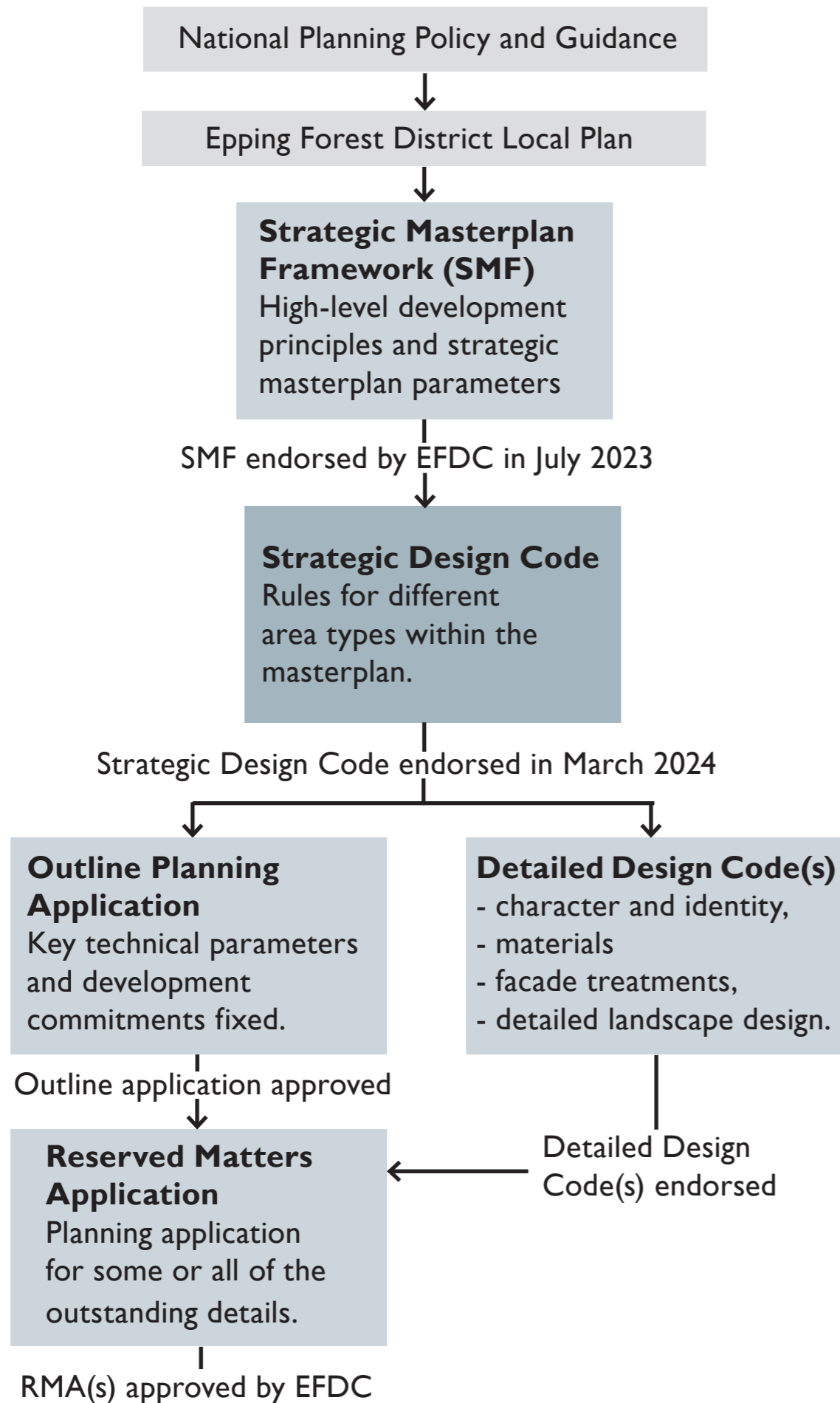
# STRATEGIC MASTERPLAN AREA CONTEXT



- 1,050 (minimum)
- c30 ha
- Densities to support place making, modal shift and viability by quality design
- Up to 2 storeys
- 1 primary school  
1 secondary school (minimum 10 ha)
- Early Years Facilities
- Health / community facilities
- Bus Rapid Transit connection
- New local centre
- Micro-hub
- 0.5 ha for up to 5 traveller pitches
- 1ha of employment land



Quality Review Panel and Community and Stakeholder Engagement



SMF Mandatory Spatial Principles  
Land use and spatial organisation



Green and blue infrastructure



Landscape character



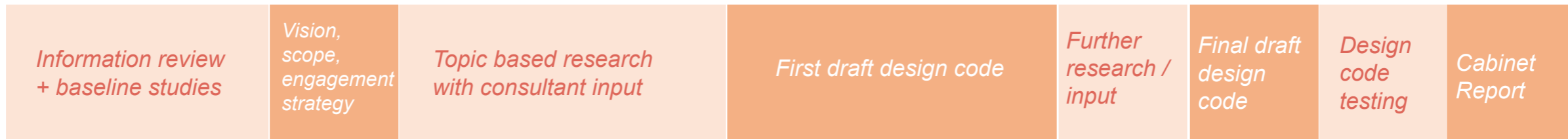
Access and movement



**NMDC Stage**



**Key Tasks**



**Engagement + Consultation**

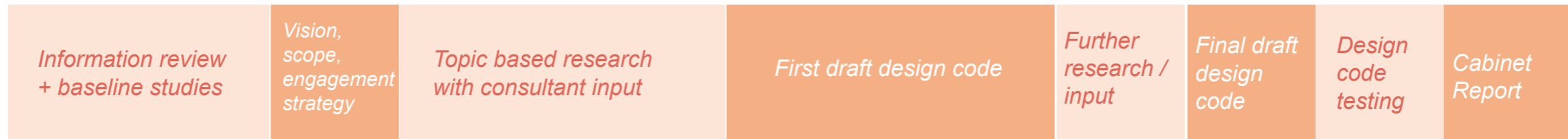


Officer workshops to establish:  
Design Code scope,  
Relevant precedents,  
Vision  
Engagement strategy

**NMDC Stage**



**Key Tasks**



**Engagement + Consultation**



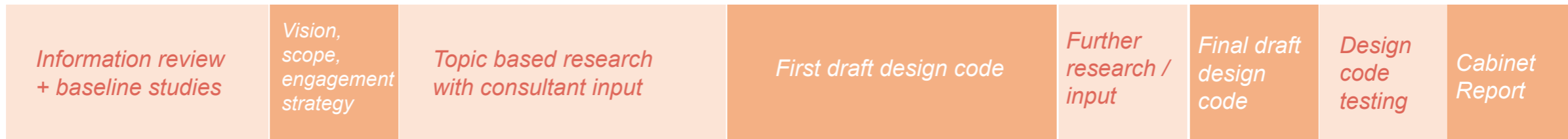
Topic based Design Code engagement with officers, established community groups and site promoters.

Focused workshops with underrepresented residents and communities - young people and elderly residents.

**NMDC Stage**



**Key Tasks**



**Engagement + Consultation**



Informal engagement on draft Design Code, with officers, established community groups and site promoters.



**Q1. What would be the key functions of the Design Code for you in terms of vision, policy and guidance?**

INTRODUCTION STAKEHOLDER WORKSHOP 01  
JULY 2022

**THEMES AND OBJECTIVES**

The Design Code will help reinforce the themes and vision set out in the EFDC LPSV (2017) and the key principles for healthy growth as set out in the Garden Town Vision.

- Sustainable Movement and Active Travel
- Socio Economic Wellbeing
- Landscape and Green Infrastructure
- Placemaking, Sustainability and Character

Harlow and Gilston Garden Town

'Key Principles for Healthy Growth' diagram, HGGT Vision (2018)

INTRODUCTION STAKEHOLDER WORKSHOP 01  
JULY 2022

**THEMES AND OBJECTIVES**

The Design Code will explore coding at every scale through the focus of **sustainable movement and active travel**.

**Coding for sustainable movement/ active travel**

Modal shift through best-practice design at every scale.

- Secures a well-designed development structure/ high-quality public realm with a distinctive character.
- Addresses one of the most ambitious aspects of the Garden Town Vision and most significant challenge.
- Will set a precedent and benefit other Garden Town and District masterplans coming forward.
- Relates to most NDG and HGGT themes to some extent and all area types within the masterplan.
- Wide benefits including improved placemaking, health, wellbeing, safety, equality, play, environment, community cohesion and vibrancy.
- Provides focus and emphasis to secure wide sustainable transport connections.
- Procurement can be focused on relevant expertise. Note: Phil Jones Associates have been engaged to build on previous study.

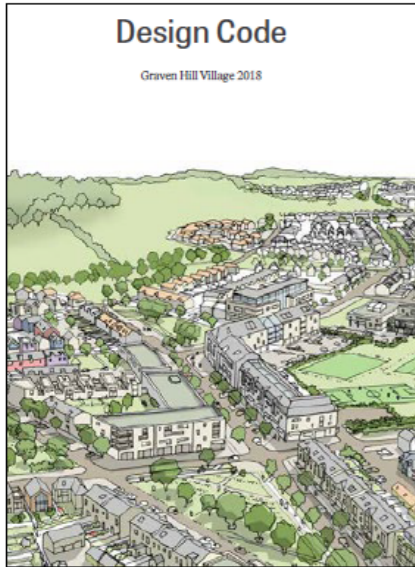
## Q2. What are other key documents and examples of high quality placeshaping we should reference?

STAKEHOLDER WORKSHOP 01  
JULY 2022

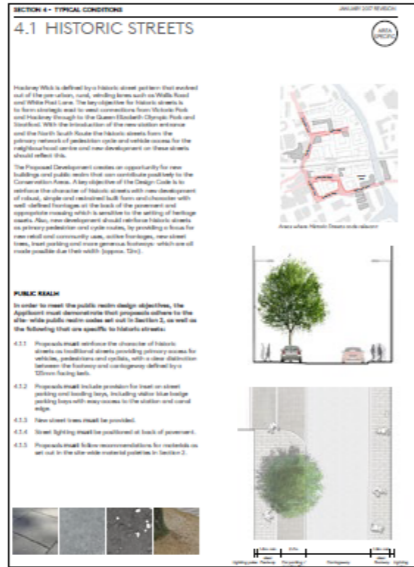
PRECEDENTS

### DESIGN CODES


The first stage of developing the Code has been to review best practice precedents of both Design Codes and places, particularly those with an emphasis on sustainable movement.



Graven Hill



Hackney Wick



Waterbeach Airfield and Barracks


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PRECEDENTS

### PLACES

**St. Chad's, Essex (Bell Philips Architects)**

Wide streets with active frontages encourage neighbourliness, passive surveillance, and form a safe and generous public realm that is readily accessible by all users. Designated as shared surface 'home zones', streets are designed specifically to meet the needs of pedestrians and cyclists, and to help reduce the speed and dominance of vehicles.



**Q3.** *What questions do you think the Design Code should answer?*

**Q4.** *Who are the key stakeholders and community groups that we should be consulting?*

Project-specific questions to be addressed through coding work:

*What sets this apart as a Garden Town development?*

*How does modal shift shape typologies/ density/ character?*

*How do densities that support modal shift align with other policy objectives?*

*What does the Sustainable Transport Corridor look like through new residential development?*

*How do we balance natural green routes with safe walking/ cycling?*

*What is the nature of a contemporary local centre in a semi-rural context?*

*To what extents should stewardship be addressed in design codes?*

STAKEHOLDER WORKSHOP 01  
JULY 2022

**SCOPE**

**DESIGN CODE - TABLE OF CONTENTS**

|   |   |
|---|---|
| <p><b>01. Introduction</b><br/>Background, purpose of document, process</p> <p><b>02. Strategic Masterplan Framework</b><br/>Framework diagrams that form basis of design code - character areas, movement and access, green infrastructure</p> <p><b>03. Design Code Vision</b><br/>Overview, Sustainable mobility focus, other key objectives</p> <p><b>04. Key Principles (Site-Wide)</b><br/>Movement (street hierarchy and types, walking and cycling infrastructure)<br/>Green Infrastructure (open space provision, network of spaces)<br/>Public Spaces</p> | <p><b>05. Design Code by Character Areas</b></p> <ul style="list-style-type: none"> <li>o Movement             <ul style="list-style-type: none"> <li>o Street network</li> <li>o Public transport</li> <li>o Street hierarchy</li> <li>o Walking/cycling routes</li> <li>o Junctions/crossings</li> <li>o Car and cycle parking</li> <li>o Services and Utilities</li> </ul> </li> <li>o Green Infrastructure / Nature             <ul style="list-style-type: none"> <li>o Network of spaces</li> <li>o Open space design</li> <li>o Street trees</li> <li>o Blue infrastructure / working with water</li> </ul> </li> <li>o Public Space             <ul style="list-style-type: none"> <li>o Primary streets</li> <li>o Local and secondary streets</li> <li>o Tertiary streets</li> <li>o Meeting places</li> <li>o Multi-functional streets</li> </ul> </li> <li>o Home zones</li> <li>o Secured by design</li> <li>o Built Form             <ul style="list-style-type: none"> <li>o Density</li> <li>o Party wall conditions</li> <li>o Building types and form</li> <li>o Blocks</li> <li>o Building Line</li> <li>o Height</li> <li>o Building design principles (inc. boundary conditions)</li> <li>o Active frontage</li> <li>o Lighting aspect and privacy</li> <li>o Gardens and balconies</li> <li>o Material palette (inc façade options, minor options, roof options)</li> </ul> </li> </ul> <p><b>06. Useful References</b></p> |
|---|---|

The design code for Latton priory will help to deliver a healthy, vibrant place where;

a lively core of schools, amenities and shops supports a **thriving and resilient community**,

an integral **network of green routes and spaces** connects surrounding landscape and enhances the Green Wedge into Harlow,

a variety of **uplifting and safe streets and spaces** encourage active and healthy lifestyles for all ages, throughout the seasons,

**active and sustainable travel** is the most appealing option from the doorstep for all journeys, including to Harlow and Epping,



A lively local centre and network of neighbourhood nodes



A multi-functional, integrated green grid



A high-quality active travel network with a choice of safe and accessible routes

**compact, human-scale built form** nestles comfortably into the hillside overlooking Harlow,

the art and innovation of Harlow and the market town and pastoral character of Epping informs a **distinctive identity**,

**the climate emergency is addressed** with buildings and spaces that can withstand the changing climate and minimise impact on the environment,

there is **flexibility to adapt** to future needs, anticipating changes in travel, work and lifestyles.



### Key considerations

- Volume of information and rules - dont try to cover everything or replicate information provided elsewhere.
- What is the hierarchy? Or an order of consideration? NMDC structure or different?
- DM are well placed to consider limitations e.g. volume housebuilder considerations.
- In-house production has advantages of direct design testing/ influence, flexibility to adapt to a changing brief and retained skills.
- Identify key partners and make them part of the project team e.g. DM champion.

### How to use the Design Code

Example of a typical design code layout

**Section head based on National Design Code theme**

**Section subheading**

**Design ambition**

**Key objectives to be achieved in future development**

**Code rules with number references**  
These are either mandatory (musts) and must be complied with or they are required (shoulds) unless it is evidenced that a deviation from this is necessary for technical reasons or because an alternative approach would be more successful in achieving the design ambitions of the code.

**Diagrammatic masterplan**  
Showing the relevant level of detail for the section. All diagrams and images, unless stated otherwise, are illustrative and depict how the requirements of the code could be brought forward on the site.

**Chapter references**  
Related design code sections

**Policy references**  
Related key policy and guidance

**Supporting information**  
Including principles, strategies and aspirations

Strategic Design Code / Latton Priory / JULY 2024

## Key considerations

- Clarity of requirements - objective/ visual/ numerical where possible. Mandatory vs advisory.
- Consider what expertise is available/ required to assess compliance.
- Ensure rules have policy hooks.
- Develop compliance tracker early on.
- Be clear about the process - how to use the document as well as future process e.g. non-compliance.

### 04/ Public space Street design

