

Arun District Design Guide

Supplementary Planning Document (SPD)



January 2021



ARUN
DISTRICT COUNCIL

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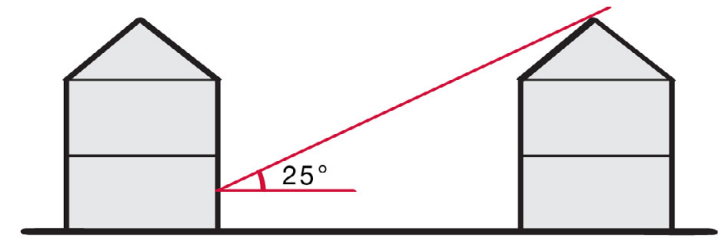
Back-to-Back Distances Between Buildings

For the purposes of privacy and to avoid overlooking, the **minimum back-to-back dimension** should be **21m**, provided by **rear gardens of minimum 10.5m**. Back-to-back distances should be informed by the **25 Degree Rule** illustrated in Figure 85 to ensure proper provision of sunlight and daylight.

25 Degree Rule

Take a horizontal line extending back from the centre point of the lowest window, then draw a line upwards at 25 degrees. All built development facing a back window should be below the 25 degree line. In exceptional circumstances a smaller distance may be acceptable subject to other aspects achieving acceptable standards.

Figure 85:
25 Degree Rule



Back-to-Side Distances Between Buildings

Back-to-side distances between buildings should be informed by the **45 Degree Rule** illustrated in Figure 87 to ensure that adequate sunlight and daylight is provided.

45 Degree Rule

Take a horizontal line parallel to the back face of the building at the centre point of the lowest window closest to the side boundary, then draw a line 45 degrees upwards and another 45 degrees outwards toward the side boundary. All built development to the side of a back window should be below and behind these lines.

Figure 86:
45 Degree Rule

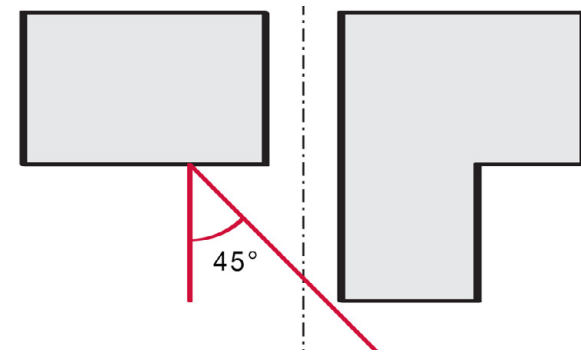
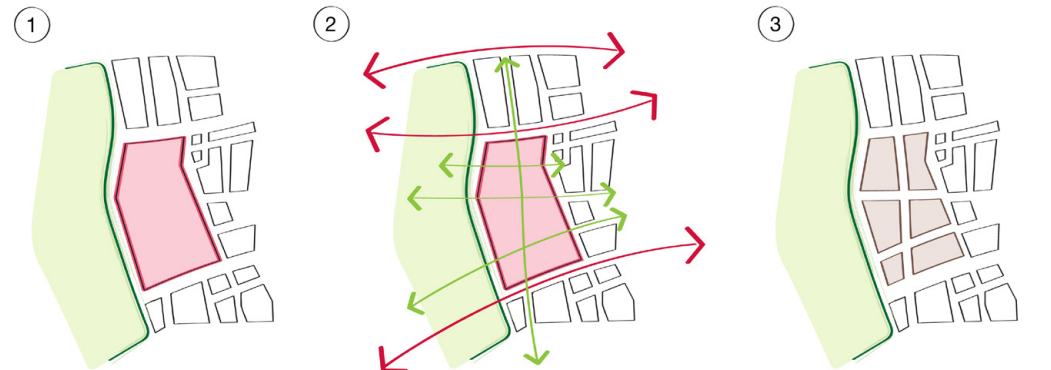


Figure 87: Block Formation



1. Consider how the site can be connected with nearby routes and landscape features.
2. Adopt a pedestrian-friendly approach, integrating surrounding routes & creating direct links.
3. The resulting street pattern is based around integrated, mainly perimeter blocks, contributing to public realm.

Larger blocks can be subdivided by a mews or mews court, which is essentially a street within the interior of a block. In many circumstances the interior of blocks will be used for individual or communal gardens.

Further potential block layouts include free standing blocks (providing poor public realm) and linear blocks (usually found within rural environments).

In some circumstances, innovative solutions to compact housing layouts, which enrich housing mix, make more efficient use of land, ensure that appropriate levels of privacy and natural light are maintained and are integrated with the surroundings may also be acceptable, when sufficiently justified.

Figure 147: Private Front & Rear Garden

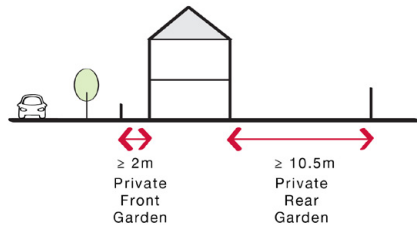


Figure 148: Back to Back Separation Distances

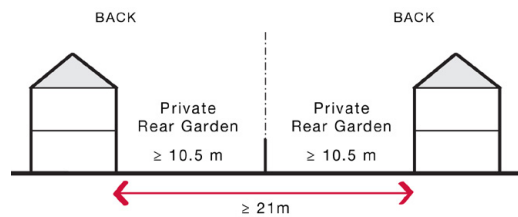


Figure 149: Front to Front Separation Distances

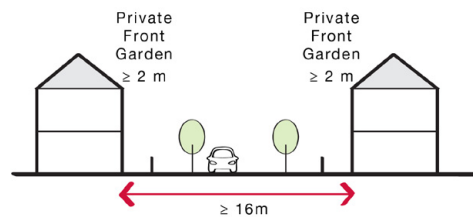


Figure 150: Back to Side Separation Distances

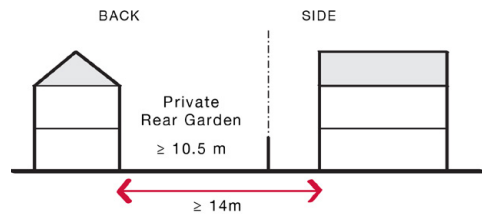
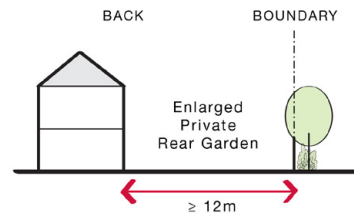


Figure 151: Back to Boundary Separation Distances



Separation Distances between Habitable Rooms

- Back to Back:** min. 21m between habitable rooms of properties or to existing buildings.
- Back/Front to Side:** min. 14m between habitable rooms and side gable of adjacent property.
- Front to Front:** min. 16m between habitable rooms of properties facing each other.
- Back to Boundary:** min. 12m between habitable rooms and site boundary to existing landscaping.
- Private Rear Garden:** min. 10.5m depth (smaller gardens with adequate daylight and privacy may also be acceptable in certain circumstances, when justified).
- Private Front Garden:** min. 2m depth which will act as a defensible zone and privacy strip.
- Balconies:** max. 2m beyond the building frontage, subject to minimum balcony to balcony distances of 17m. At least 3sqm of useable space.
- Residential Communal Shared Spaces:** minimum 40sqm plus 10sqm for each unit.

These standards are applicable in the majority of cases, but innovative approaches to more compact building layout may be supported by ADC, where appropriate.

These standards should inform all developments, with no separation or difference in quality between spaces provided for private or social housing tenants.



Residential Amenity - Make sure that the scheme:

- Provides outdoor residential amenity space to fulfil a variety of functions and accommodate a range of activities.
- Ensures that amenity spaces are of an appropriate size and shape.
- Considers topography and orientation to maximise amenity, allowing for maximum daylight and sunlight.
- Retains existing boundary walls, fences and hedges to preserve the street scene, and provides new boundary features where appropriate.
- Is integrated with surrounding uses and ensures that amenity is not compromised by proximity to parking, busy roads or refuse areas.
- Provides a mixture of private and communal amenity spaces wherever possible, with a balance appropriate to suit housing types.
- Incorporates natural surveillance of communal spaces, while seeking to minimise overlooking of private spaces through shape and positioning (the 25-degree and 45-degree rules)
- Provides communal spaces which are open, accessible and shared by all regardless of age, ability or socio-economic status.
- Provides external access to rear gardens where needed, avoiding long and narrow alleyways.

Tick when Reviewed

Checklist of boxes for reviewing each amenity requirement.



The appropriate level of residential outdoor amenity space should be determined through analysis of existing and proposed levels of open spaces, and the functions of these spaces.



Prepare a plan to indicate the type and size of amenity space that has been provided for each residential unit.



Building for a Healthy Life - Back of pavement, front of home (CABE, 2020)
Building Regulations - Access to and use of buildings: Approved Document M (2016)