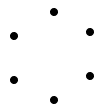


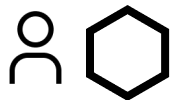


Open
Systems
Lab

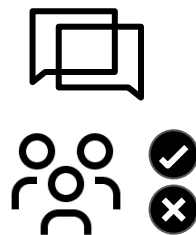
Coding Design Codes



Plan



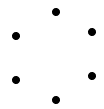
Design
scheme



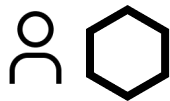
Development
control



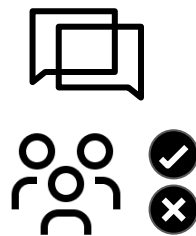
Development



Plan



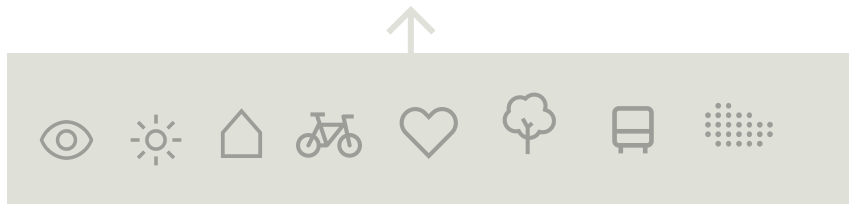
Design
scheme



Development
control

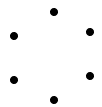


Development

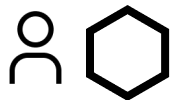


Knowledge

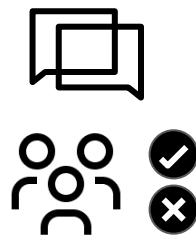




Plan



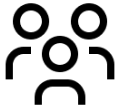
Design
scheme



Development
control



Development



Design
code



Design
scheme



Development
control



Development

This is what the web is really good at



How could we use the web to support design codes?

1. Put information on the web

So it's easy to find and use, anytime.

2. Pattern libraries

Sharing common solutions to common problems so we don't have to reinvent the wheel every time.

3. Performance-based planning

So we can use a shared evidence based to inform decisions, not rely on guesswork or partisan consultancy.

4. Digital planning services

Can we make design codes much easier to use, even if they are full of complex, nuanced rules?

1. Put information on the web



Documents



Web pages

2. Pattern libraries



Design
code



Design
scheme



Development
control



Development



Design code



Design scheme



Development control



Development





Most good design is
not original.

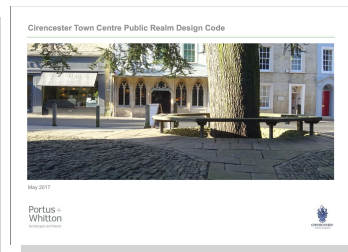
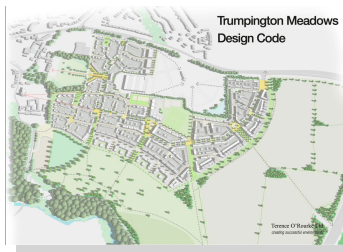
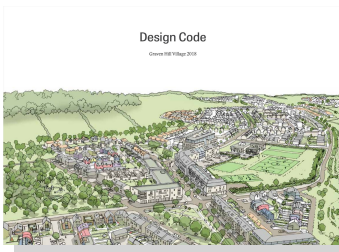
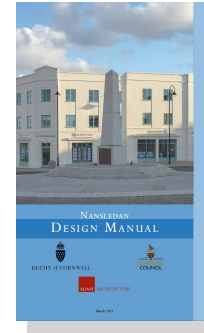
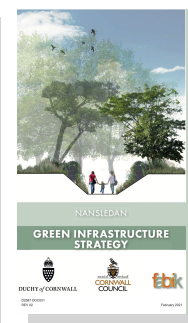
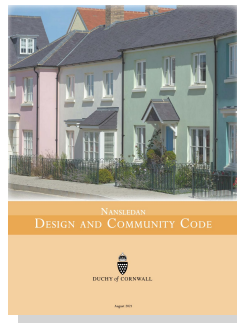
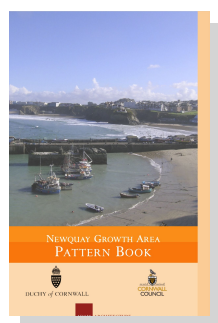
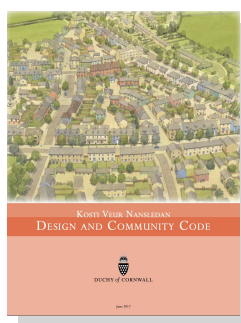
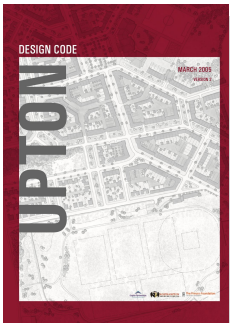
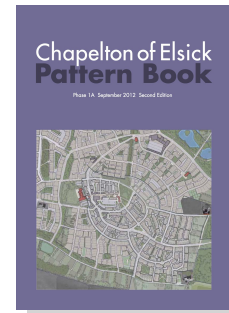
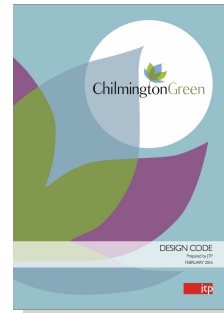
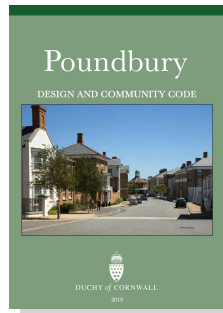
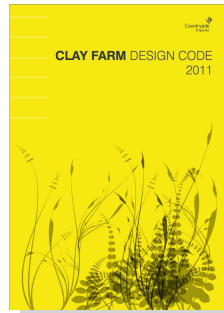
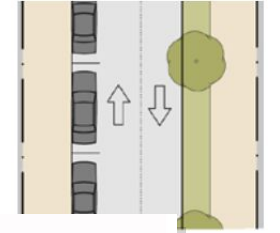
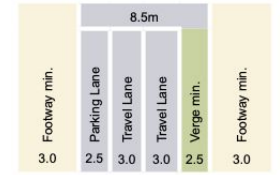
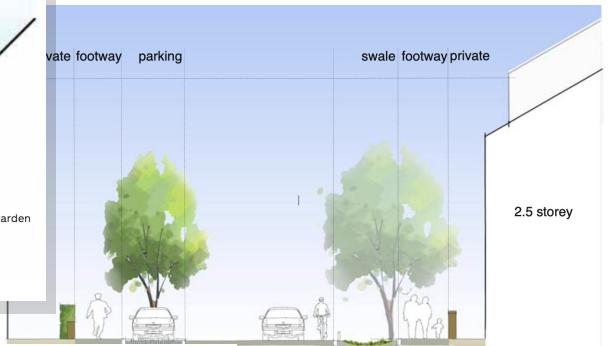
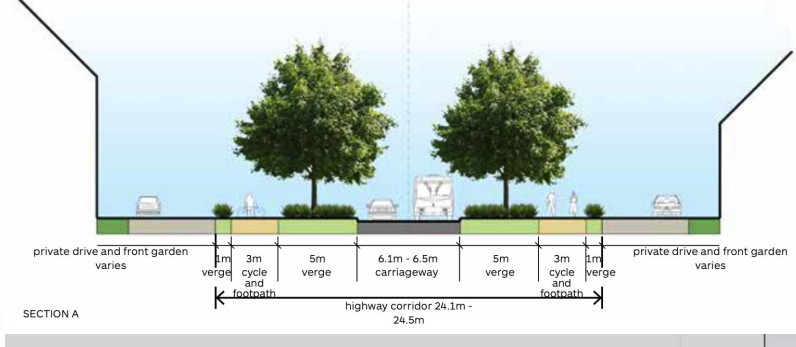
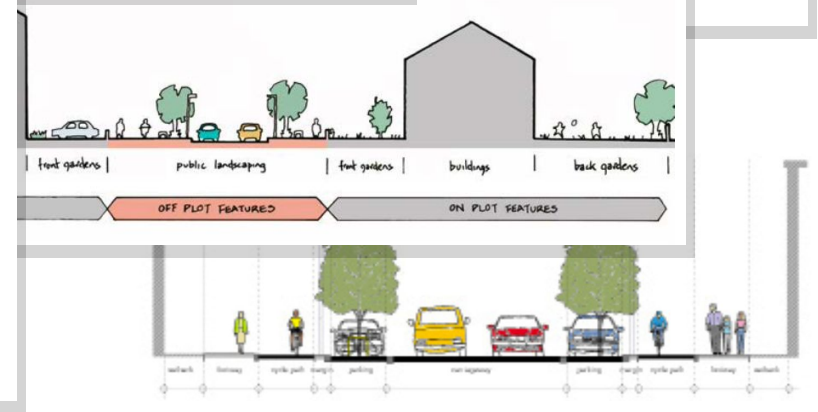
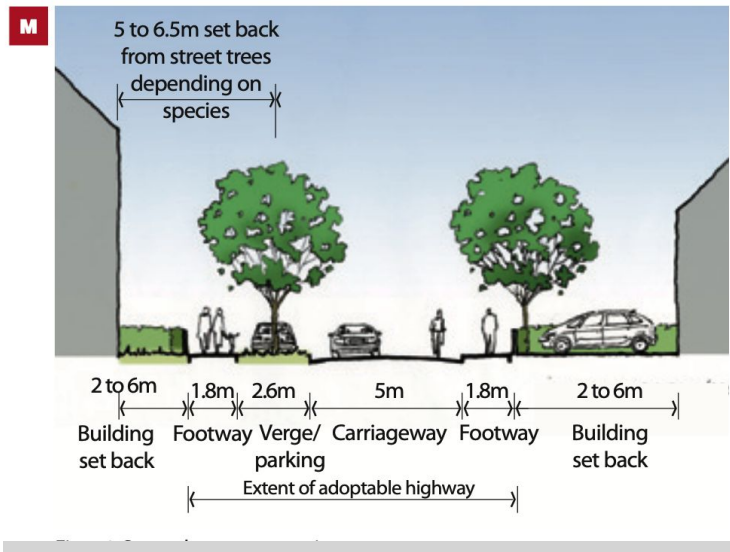


Figure 4f. Street Type A: Street Section (Residential Area)

The section along the A-route varies due to the meandering nature of the carriageway. This results in a variation of the two verges either side of the carriageway as demonstrated in these two sections.



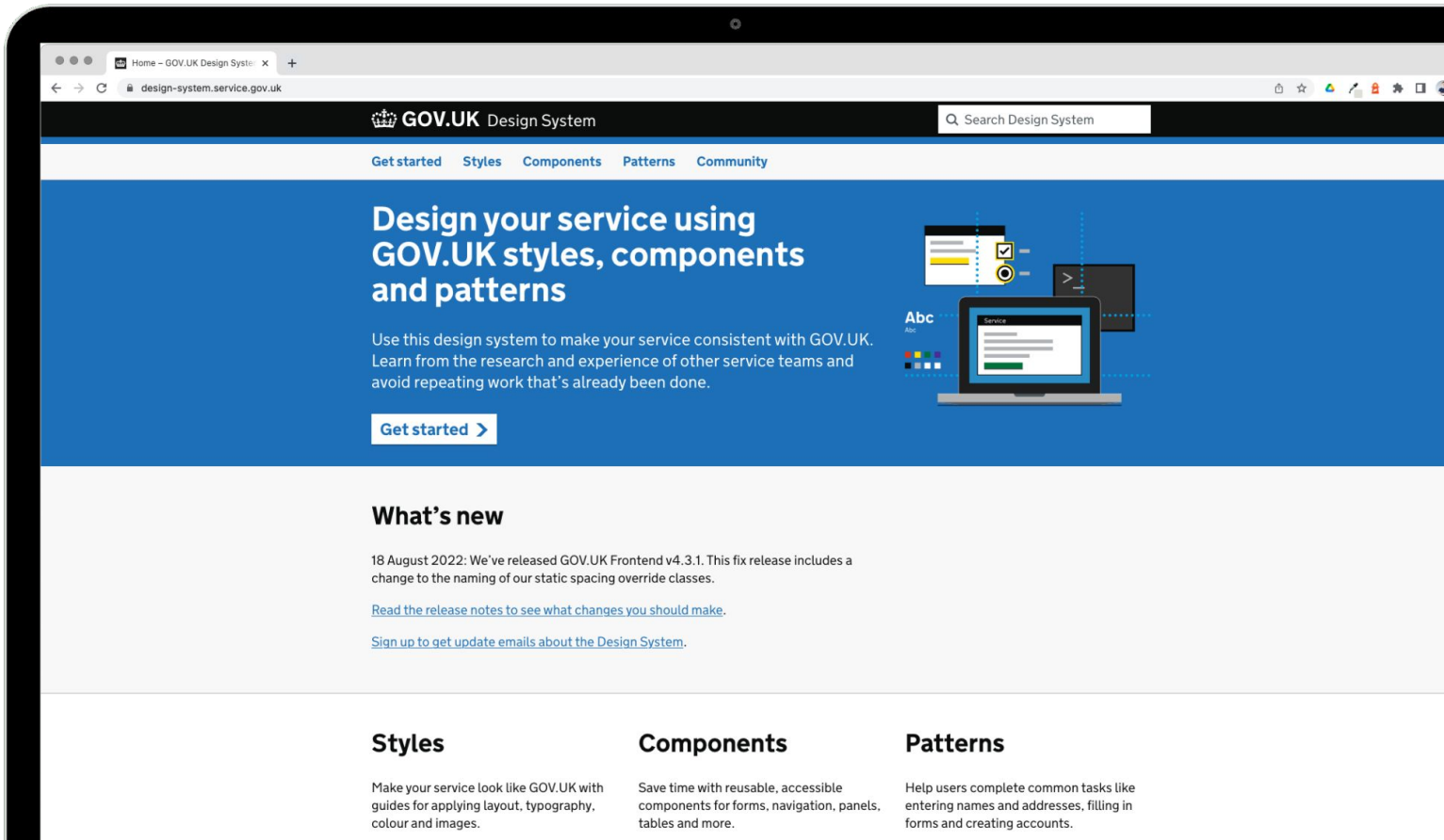
6.1m	2.4m	2m	0.6 to 1.5m
14.9m			
17-19m			



What is a design pattern?

A reusable solution to a commonly occurring problem, within a particular context.

The power of patterns



Styles

Make your service look like GOV.UK with guides for applying layout, typography, colour and images.

Components

Save time with reusable, accessible components for forms, navigation, panels, tables and more.

Patterns

Help users complete common tasks like entering names and addresses, filling in forms and creating accounts.

The power of patterns

The screenshot shows a web browser displaying the 'Question pages' pattern page within the GOV.UK Design System. The browser's address bar shows the URL 'design-system.service.gov.uk/patterns/question-pages/'. The page header includes the GOV.UK logo, the text 'Design System', and a search bar. A navigation menu contains links for 'Get started', 'Styles', 'Components', 'Patterns' (which is active), and 'Community'. On the left side, there is a vertical list of categories such as 'Ask users for...', 'Addresses', 'Bank details', 'Dates', 'Email addresses', 'Equality information', 'Gender or sex', 'Names', 'National Insurance numbers', 'Passwords', 'Payment card details', 'Telephone numbers', 'Help users to...', 'Check a service is suitable', 'Check answers', 'Confirm a phone number', 'Confirm an email address', 'Contact a department or service team', 'Create a username', 'Create accounts', 'Start using a service', and 'Recover from validation errors'. The main content area is titled 'Pages' and 'Question pages'. It includes a sub-header 'Pages' and a main heading 'Question pages'. Below the heading, there is a paragraph: 'This pattern explains when to use question pages and what elements they need to include.' A link 'Open this example in a new tab' is provided. Below this, a preview of a question page is shown. The preview has a dark header with the GOV.UK logo and 'Service name'. A '< Back' link is visible. The main heading of the preview is 'Where do you live?'. Below this heading are four radio button options: 'England', 'Scotland', 'Wales', and 'Northern Ireland'. A green 'Continue' button is positioned at the bottom of the preview. The bottom right corner of the preview shows a small GOV.UK logo.



National model design code



GOV.UK

National planning pattern library

A library of patterns for planners and communities creating local plans, design codes and local development orders.

Use this library to create plans based on tried and tested patterns for places.

[Urban patterns](#)

[Block patterns](#)

[Street patterns](#)

[Building patterns](#)

[Boundary patterns](#)

[Landscape patterns](#)

Anatomy of a pattern

Pattern type (eg building patten)

Name

Description

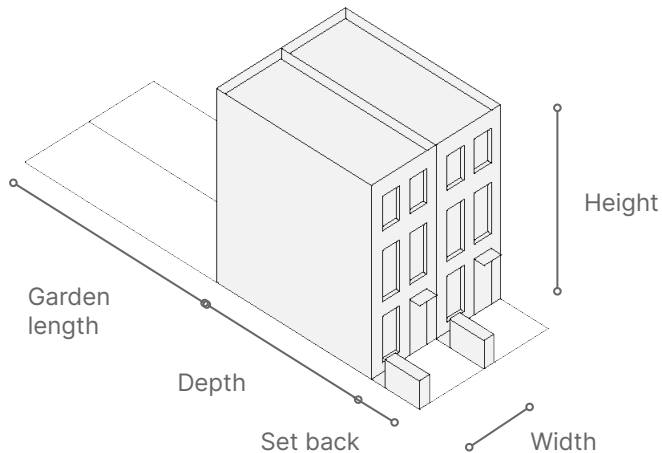
Rules

Parameters / variables

Parent patterns

Child patterns

Illustration

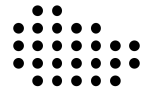


Examples

3. Performance-based planning

A photograph of two surgeons in an operating room. They are wearing blue scrubs, blue bouffant caps, and white surgical masks. They are looking down, focused on their work. A surgical light is visible in the upper left corner, casting a bright light on the scene. The background is dark, and the overall color palette is dominated by blues and greens.

The knowledge problem



Pattern type

Name

Description

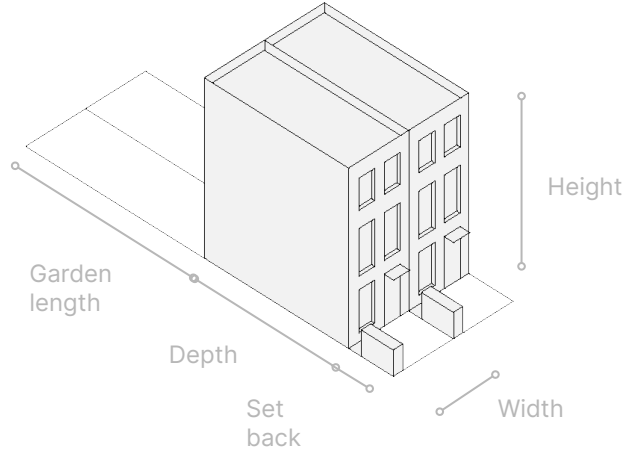
Rules

Parameters / variables

Parent patterns

Child patterns

Illustration



Examples

Evidence



Popularity



Endorsements



Performance-based planning

Imagine a future where the evidence case builds automatically as you build your design code.

Where we can debate planning decisions based on a holistic view of their likely impact on health, environment, local economy and community.

Where the sum of all our knowledge is available to us *as* we design, not after.

4. Digital planning services



Documents



Web pages

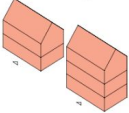
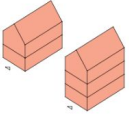
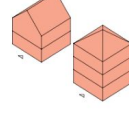
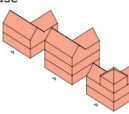
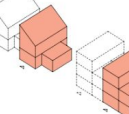


Documents

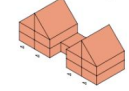
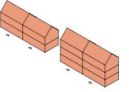
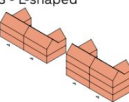
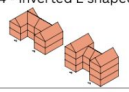
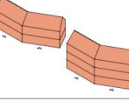
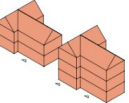


Code

DETACHED DWELLING TYPOLOGIES

Illustration	NOT permitted in these areas:	Notes
D1 - Wide frontage 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Formal Urban <input checked="" type="checkbox"/> Mixed Use 	<ul style="list-style-type: none"> → The principal frontage width is greater than the depth of the primary building form. → The principal frontage is more than 8m wide. → The ridge line is parallel to the principal frontage.
D2 - Narrow frontage 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Formal Park Setting 	<ul style="list-style-type: none"> → The principal frontage width is less than the depth of the primary building form. → The principal frontage is less than 8m wide → The ridge line is perpendicular to the principal frontage.
D3 - Villa 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Ermine Village <input checked="" type="checkbox"/> Formal Urban <input checked="" type="checkbox"/> Mixed Use 	<ul style="list-style-type: none"> → The principal frontage width is between 90-110% of the depth of the dwelling. → The principal frontage is more than 8m.
D4 - L-shaped / corner house 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Formal Urban <input checked="" type="checkbox"/> Mixed Use 	<ul style="list-style-type: none"> → The dwelling has two principal frontages at 90 degrees to one another. → Both principal frontages are more than 8m wide.
D5 - Linked detached 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Ermine Village 	<ul style="list-style-type: none"> → The dwelling comprises a primary form and a secondary linking form. → The volume of the secondary building form is less than 60% of the volume of the primary built form. → When the secondary building form includes a garage, the frontage of the dwelling is more than 7m wide.

SEMI - DETACHED DWELLING TYPOLOGIES

Illustration	NOT permitted in these areas:	Notes
SD1 - Narrow frontage 		<ul style="list-style-type: none"> → The principal frontage widths are less than the depth of the primary building forms. → The principal frontages are less than 8m wide. → The ridge line is perpendicular to the principle frontages and forms a combined roof form over the pair of dwellings.
SD2 - Wide frontage 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Formal Suburban <input checked="" type="checkbox"/> Formal Park Setting <input checked="" type="checkbox"/> Formal Urban <input checked="" type="checkbox"/> Mixed Use 	<ul style="list-style-type: none"> → The principal frontage width is greater than the depth of the primary building form. → The principal frontage is more than 8m wide → The ridge line is parallel to the principal frontage.
SD3 - L-shaped 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Formal Park Setting <input checked="" type="checkbox"/> Formal Urban <input checked="" type="checkbox"/> Mixed Use 	<ul style="list-style-type: none"> → The dwellings have two principal frontages at 90 degrees to one another. → Both principal frontages are more than 8m wide. → Two dwellings are attached to form a U-shape.
SD4 - Inverted L-shaped 		<ul style="list-style-type: none"> → The dwellings have two principal frontages at 90 degrees to one another. → Two dwellings are attached to form an H-shape.
SD5 - Cranked 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Formal Picturesque <input checked="" type="checkbox"/> Formal Suburban <input checked="" type="checkbox"/> Formal Park Setting <input checked="" type="checkbox"/> Formal Urban <input checked="" type="checkbox"/> Mixed Use 	<ul style="list-style-type: none"> → The principal frontage widths are greater than the depth of the primary building forms. → The principal frontages are more than 8m wide. → The ridge lines are parallel to the principal frontages and are adjoining.
SD6 - T-shaped 		<ul style="list-style-type: none"> → The T consists of a wide frontage (D1) and a narrow frontage (D2) adjoined. → The wide frontage unit's principal frontage is more than 8m wide. → The ridge lines are perpendicular to each other. → The dwellings are set perpendicular to each other.



	Crossing points	Raised Junctions
crete	100x200x80mm Charcon Stonemaster block pavers or similar	N/A
n of		
gging.	100x200x80mm Charcon Stonemaster block pavers or similar	As per page 229
n of		
gging.	100x200x80mm Charcon Stonemaster block pavers or similar	As per page 229
n of		
gging.	100x200x80mm Charcon Stonemaster block pavers or similar	As per page 229
n of		
gging.	N/A	N/A
n of		
gging.	100x200x80mm Charcon Stonemaster block pavers or similar	As per page 229
n of		
ack:	100x200x80mm Charcon Stonemaster block pavers or similar	N/A
itage		
e		
or		



permeable /impermeable to soil surface water drainage strategy)

permeable /impermeable to soil surface water drainage strategy)

STATUTORY INSTRUMENTS

2015 No. 596

TOWN AND COUNTRY PLANNING, ENGLAND

The Town and Country Planning (General Permitted Development) (England) Order 2015

Made - - - - 18th March 2015
Laid before Parliament 24th March 2015
Coming into force - - 15th April 2015

The Secretary of State, in exercise of the powers conferred by sections 59, 60, 61, 74 and 333(7) of the Town and Country Planning Act 1990^{F1} and section 54 of the Coal Industry Act 1994^{F2}, makes the following Order:

- F1** 1990 c. 8. Section 59 was amended by section 1 of, and Schedule 1 to, the Growth and Infrastructure Act 2013 (c. 27); section 60 was amended by section 4(1) of the Growth and Infrastructure Act 2013; section 74 was amended by section 121 of, and Schedule 12 to, the Localism Act 2011 (c. 20), sections 19(1) and 32 of, and Schedule 7 to, the Planning and Compensation Act 1991 (c. 34) and section 344 of the Greater London Authority Act 1999 (c. 29).
- F2** 1994 c. 21, to which there is an amendment not relevant to this Order.

Modifications etc. (not altering text)

- C1** Order modified (23.2.2017) by High Speed Rail (London - West Midlands) Act 2017 (c. 7), ss. 22(2), 70(1)
- C2** Order modified (11.2.2021) by High Speed Rail (West Midlands - Crewe) Act 2021 (c. 2), ss. 19(2), 64(1)
- C3** Order applied (with modifications) (21.9.2021) by The Town and Country Planning (Napier Barracks) Special Development Order 2021 (S.I. 2021/962), arts. 1(2), 3

Citation, commencement and application

1.—(1) This Order may be cited as the Town and Country Planning (General Permitted Development) (England) Order 2015 and comes into force on 15th April 2015.

(2) This Order applies to all land in England, but where land is the subject of a special development order, whether made before or after the commencement of this Order, this Order applies to that land only to such extent and subject to such modifications as may be specified in the special development order.

Alteration of a dwellinghouse

en granted only by virtue of Class **F1 G**, **F2 MA**, **N**, **P** **F3**,

uildings within the curtilage of the dwellinghouse (other than the a of the curtilage (excluding the ground area of the original

r altered would exceed the height of the highest part of the roof of

s, improved or altered would exceed the height of the eaves of the

rall which—

r dwellinghouse;

would have a single storey and—

r more than 4 metres in the case of a detached dwellinghouse, or

f special scientific interest, the enlarged part of the dwellinghouse

r more than 8 metres in the case of a detached dwellinghouse, or

single storey and—

r more than 3 metres, or

vellinghouse being enlarged which is opposite the rear wall of that

st of the boundary of the curtilage of the dwellinghouse, and the

i wall forming a side elevation of the original dwellinghouse, and

inghouse; **F6**...

r existing enlargement of the original dwellinghouse to which it will agraphs (e) to (j).]

d platform,

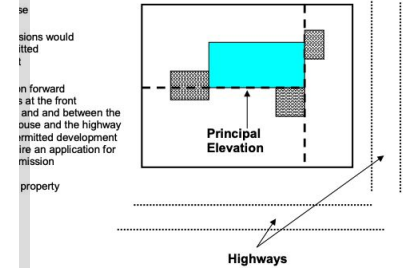
tenna,

or soil and vent pipe, or

3, or]

ent rights for

o a corner plot where a side elevation fronts a highway, there will be an on permitted development to the side of the house.



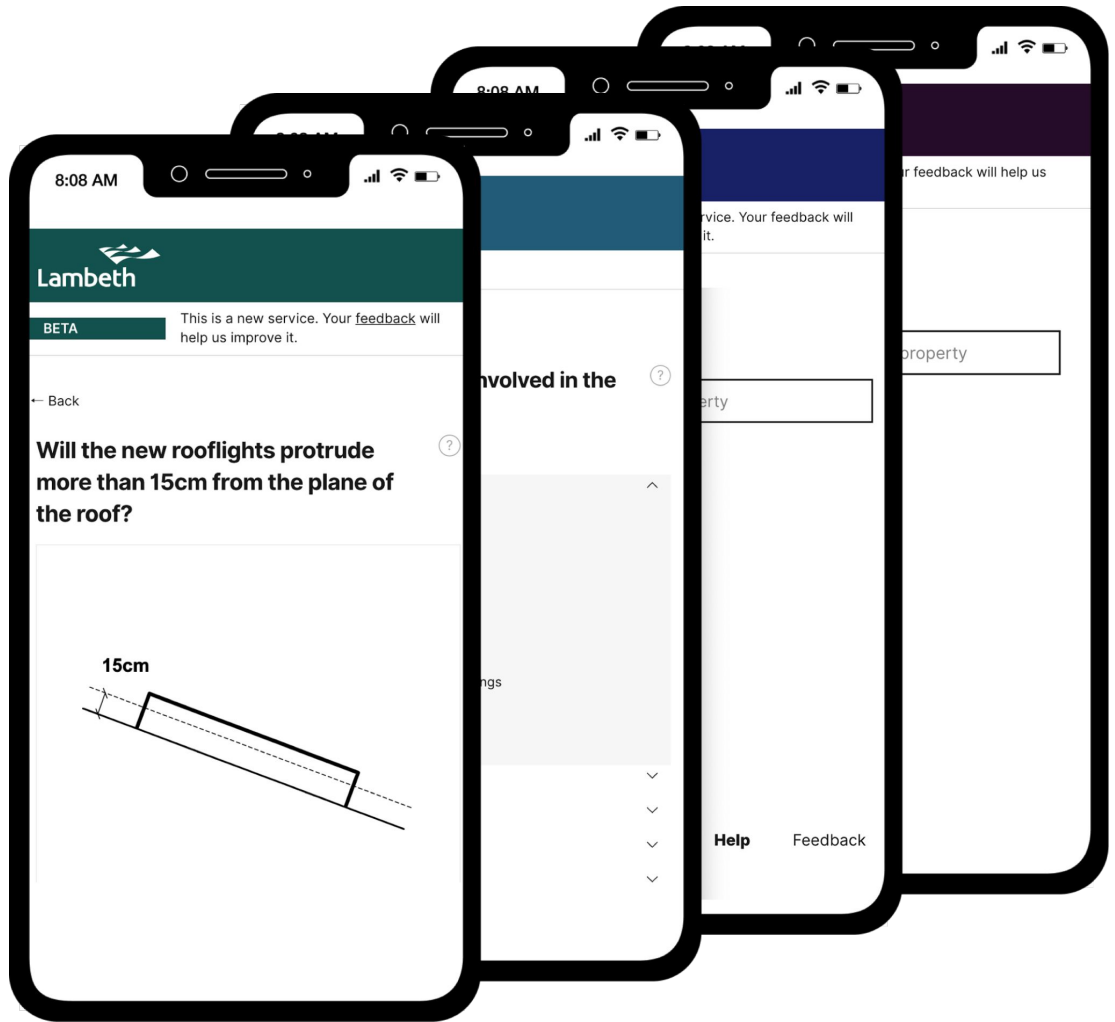
ch an elevation of a house fronts a highway will depend on factors such

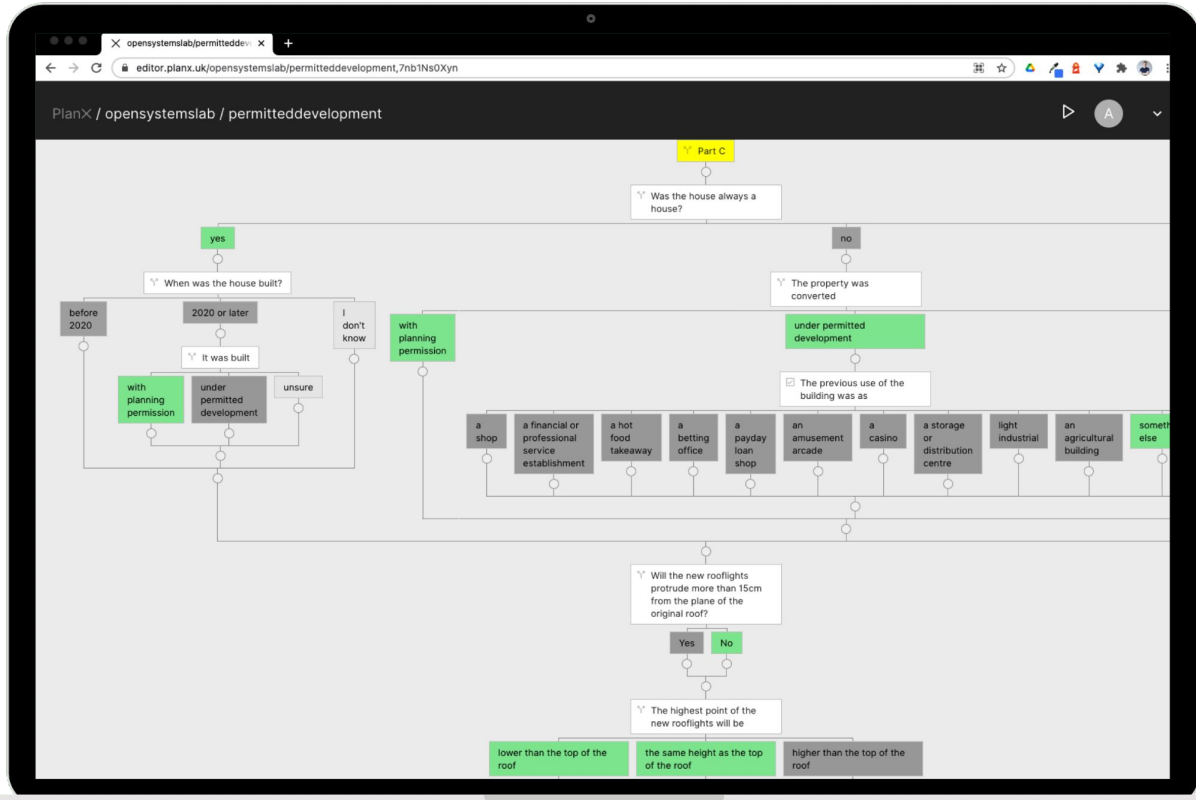
etween the elevation of the house and the highway. If that angle is more rees, then the elevation will not normally be considered as fronting a

etween the house and the highway - in cases where that distance is i, it is unlikely that a building can be said to front the highway. The same e where there is a significant intervening area of land in different r use between the boundary of the curtilage of the house concerned yway.

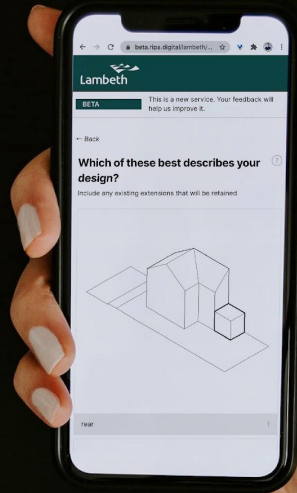
ension is joined to an existing extension, under paragraph (ja) (see para (e) apply to the total enlargement (being the proposed enlargement existing enlargement).

[^{F9} (i) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).]

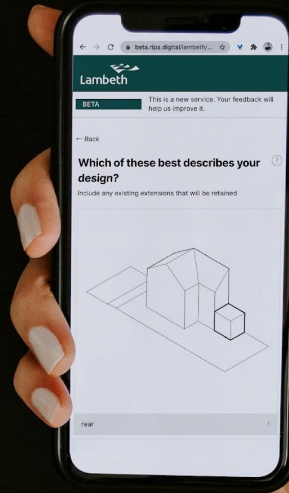




Find out if you need planning permission



Check your scheme against your Local Design Code



Open Systems Lab is a non-profit
company registered in England &
Wales 9152368

opensystemslab.io

How could we use the web to support design codes?

1. Put information on the web

So it's easy to find and use, anytime.

2. Pattern libraries

Sharing common solutions to common problems so we don't have to reinvent the wheel every time.

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4. Digital planning services

Can we make design codes much easier to use, even if they are full of complex, nuanced rules?

5. Different ways of working

Agile, interactive, continuous, open

6. Different ways of making decisions

Making it easier for citizens to participate in new ways. Decentralised / federated, asynchronous, opt-in.



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