

North Tyneside Design Code: Introduction



North
Tyneside
Council

1. Overview

The North Tyneside Design Code sets out the design standards for new development across the borough and will help shape places where people want to live, work and visit.

High quality design of buildings, places and spaces creates attractive environments that support successful places and sustainable communities. Design is not only about how development looks, but how it functions and how effectively it meets the needs of users. North Tyneside Council is committed to delivering sustainable communities with a strong sense of place and identity, while protecting the character and attractiveness of existing areas. High quality design must therefore be central to all projects.

The Design Code is intended for applicants, designers and decisionmakers. It applies boroughwide, covering all existing settlements and development sites. The code sets out design requirements for new development in a simple, concise and illustrated format. It includes high level design principles that articulate the overall vision for the borough, alongside more specific and detailed design codes that provide clarity and consistency in design expectations. The Design Code is a Supplementary Planning Document and is a material consideration in the planning process.

2. Code vision

The vision for new development is to:

- Create places that are welcoming, safe and attractive for all to access and enjoy.
- Create places that enhance people's lives.
- Enable environmentally friendly lifestyles.
- Become part of, and positively contribute to, the established local character.

The Code Vision reflects the vision set out in both the current and draft Local Plan, which aspires for North Tyneside to be a prosperous and vibrant

place with a high-quality built environment. It will also support the delivery of 'Our North Tyneside Council Plan', helping to build an even better North Tyneside, where everyone can live their best life – rooted in strong, vibrant neighbourhoods, fair access to opportunity and public services that work for all.

3. How to use the design code

The Design Code is divided into sections based on different development types. This allows users to easily locate the design codes relevant to their proposal. The development types are:

1. Houses
2. Apartments
3. Residential Sites
4. Residential Extensions
5. Residential Conversions
6. Commercial buildings in Town and Local Centres
7. Commercial buildings Out-of-Centre
8. Shopfronts

In some cases, more than one section will apply. For example, proposals involving more than one house must comply with both the "Houses" and "Residential Sites" design codes. If the site includes apartments, the "Apartments" design codes must also be followed.

Each design code is set out as either a **"must"** or a **"should"**:

- **"Must"**: a mandatory requirement.
- **"Should"**: not optional but may not be essential in every circumstance. Where an applicant does not meet a "should" requirement, a justification must be provided within the planning application.

Applications should demonstrate how they comply with the Design Code within an appropriate supporting document. At the end of each section, a

checklist is provided, which may also be used to evidence and summarise compliance.

The Design Code also includes an appendix providing an overview of North Tyneside's townscape and landscape character. This is intended to support applicants in developing place specific design responses that reflect local character. To fully understand the site, proposals should be informed by a study of its context and surroundings. This must identify heritage assets, their setting, and any archaeological potential, and demonstrate how this has informed the design response.

4. Planning policy context

The North Tyneside Design Code has been prepared in line with the National Planning Policy Framework, which requires local planning authorities to produce design codes or guides for their area.

The Code reflects the characteristics of good design set out in the National Design Planning Practice Guidance. The Code also responds to local issues in North Tyneside by setting out design expectations that reflect local character and design preferences.

The Design Code is a Supplementary Planning Document supporting the implementation of Local Plan policies. As good design is both influenced by, and has an impact on, a range of planning topics, the Code provides supplementary guidance relevant to several policy areas, including transport, waste, landscape and the historic and built environment.

North Tyneside Design Code

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