

Residential Amenity

Private Residential Amenity

Minimum provision:

- An important component of good quality residential design is the provision of useable outside private space where residents can take advantage of fresh air and direct access to the natural environment. This is different from semi-private communal space (which is shared by residents).
- External private space can be provided by back or side gardens, roof terraces, or balconies. In the case of ground floor rented flats this can consist of a portion of the communal space screened off by suitable hedge planting (see communal gardens sub section below).
- The private outdoor space must be easily and directly physically accessible for all physical abilities but accessible to only those residents for which it is designed to be used.
- To qualify as usable private space it will need to allow for
 - at least 2 people to sit out in comfort
 - a certain measure of privacy (e.g. not directly overlooked by neighbouring outdoor sitting areas or living rooms).

- The size will need to increase where:
 - the local **context** requires it (i.e. in more suburban, 'leafy' areas)
 - excessive shading renders significant areas of the garden unusable due to neighbouring buildings or other structures, trees and **orientation**
 - mature trees are to be retained within the garden space.

Private residential **amenity space** may sometimes not be appropriate where **constraints** exist which, even when **mitigated** would result in unsafe or uncomfortable environments.

For other design reasons (e.g. privacy requirements or the need to take account of the local **context**) minimum back garden sizes may need to be significantly larger

Residential Front Gardens:

Front gardens are an important contributor to the **landscape** design of the street as well as providing opportunities for social interaction.

In some situations front gardens are not provided (where there is a local tradition of houses fronting directly onto the pavement or in a 'homezone' or mews street) and '**defensible space**' must be provided through other means...

Fig.36: The benefits of front gardens

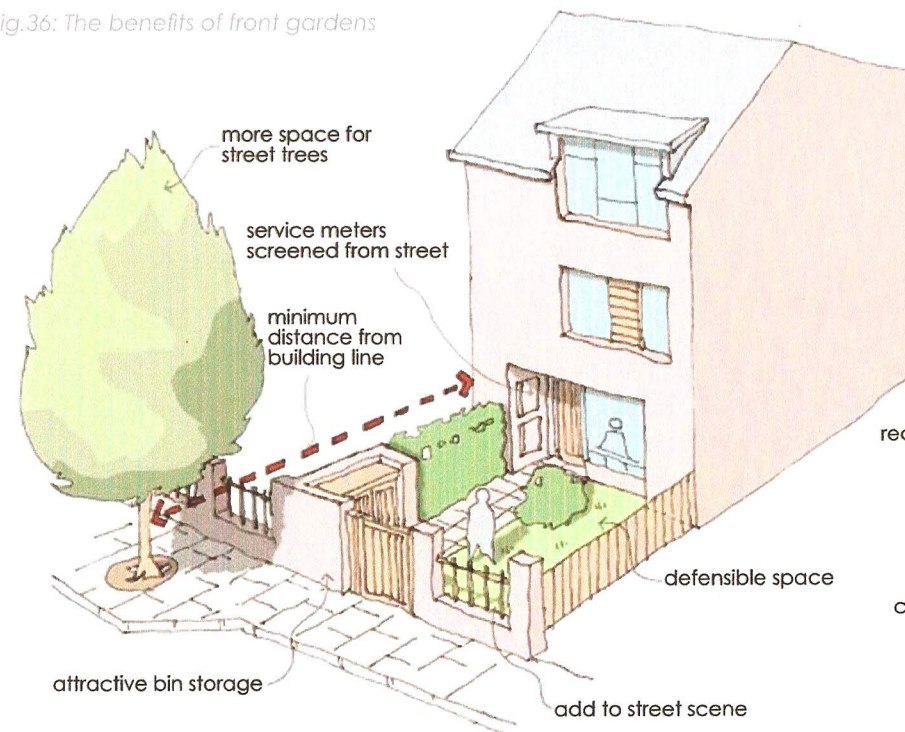


Fig.37: Defensible space where front garden not provided.

