



## Paragraph 80 Houses Demystified

Chris Twomey (Director, Lathams)  
Chair of Design Review Panel

20th April 2023

<b>01 Scene setting</b>	Brief history
<b>02 Challenges</b>	Clearing the high bar
<b>03 Context</b>	Understanding place
<b>04 Narrative</b>	Need for a good story
<b>05 Summary</b>	Watch points

# Contents

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# 01



*House in Derbyshire (Lathams)*

## Scene setting

.....

# Where it all began...February 1997

## PPG 7 extract from para 3.21

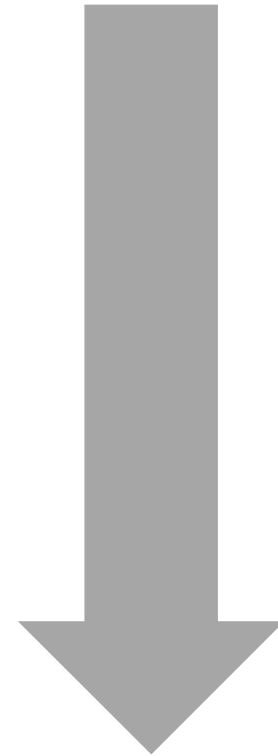
'...An isolated new house in the countryside may also exceptionally be justified if it is clearly of the highest quality, is truly outstanding in terms of its architecture and landscape design, and would significantly enhance its immediate setting and wider surroundings...

**...This means that each generation would have the opportunity to add to the tradition of the Country House which has done so much to enhance the English countryside.'**



## **26 year history of 'tweaks' & refinements:**

- **PPG 7 (1997)** aka 'Gummer's Law'
- **PPS 7 (2004)**
- **NPPF Para 55 (2012)**
- **NPPF Para 79 (2018)**
- **NPPF Para 80 (2021)**



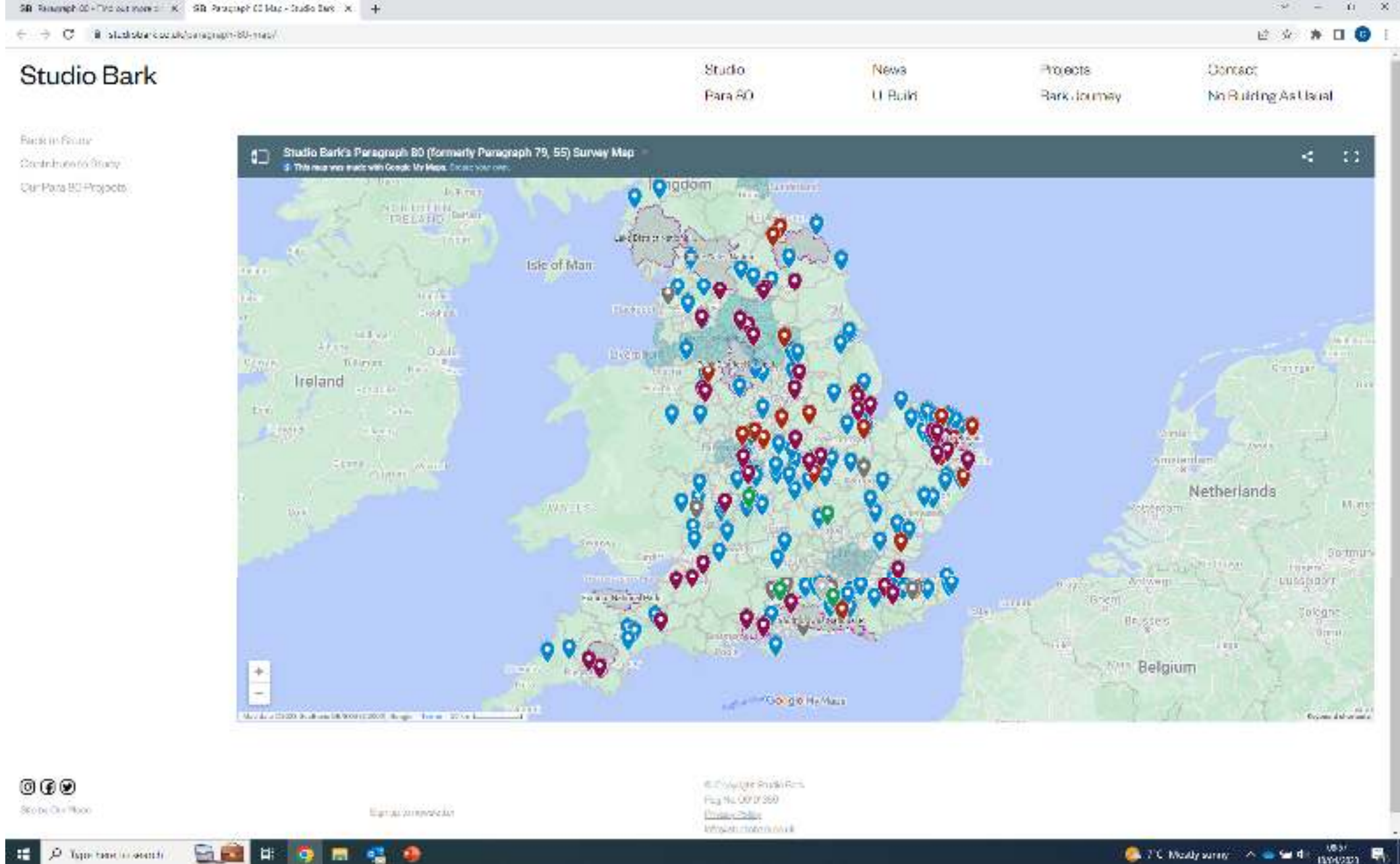


## **Paragraph 80(e): The spirit & intention of the original policy lives on...**

Planning policies and decisions should avoid the development of isolated homes in the countryside unless the following circumstances apply:

**Para 80 (e)** the design is of exceptional quality, in that it:

- is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.



- 219 applications
- 138 approvals in total

- Schemes endorsed by a Design Review Panel are approved 80% of the time

# 02



*House in Warwickshire (Hawkes Architecture)*

## Challenges

.....



**Exception policy means presumption against – the bar is set very high**

**Design Team must make the case as compelling as possible**

**Zero carbon – taken as read**

**Significant opportunity, but not without cost / risk**

**Early engagement is vital**

# 03



*House in Northamptonshire (Clive Chapman Architects)*

## Context

.....

**Understanding is everything**

Leave no stone unturned..

**Need to demonstrate full grasp of  
character & context**

Use this understanding to inform bespoke,  
contextual design solution (it couldn't be  
anywhere else..)

# 04



*House in rural Lincolnshire (Jonathan Hendry Architects)*

## Narrative

.....

**Show the link between understanding and response**

Ensure all aspects of the design contribute to the whole

**Fully integrate the energy strategy**

Support every design decision with compelling justification

**‘Walk’ the decision maker through the narrative**

Tell and sell the ‘story’



# 05



*House in Derbyshire (Lathams)*

## Summary

.....

## **Summary – watch points:**

Careful design team selection (all disciplines)

**Early engagement with design review panel**

Treat precedent with caution

**Evidenced understanding of ‘place’**

A clear concept and narrative that means something

**Collaboration with LPA Officers (present at the review)**

**These may become the listed buildings of tomorrow...**

**Thank you**

# Paragraph 80 demystified...



**...case studies – how to get a para 80 application over the line from an architect / client perspective.**



**Jillian Mitchell RIBA**  
Lomas and Mitchell Architects

[www.lomasandmitchell.co.uk](http://www.lomasandmitchell.co.uk)

## Paragraph 80 demystified...



### **The best chance of success (*imo*):**

- **A thorough understanding of planning policies, criteria and precedent.**
- **The right design team – including the clients.**
- **A thorough design process, tested with external scrutiny.**
- **Engagement with LPA... if you can.**
- **A strong, high-quality planning submission.**



## Paragraph 80 demystified...



### Our first success:

- A paddock site, overlooking a reservoir, next to a Victorian farmhouse where our clients had lived for over 40 years.
- A rural lane, leading to a farm, past several barns and lots of farmland.
- Our Brief:
  - 3 bedrooms plus two spares (flexibility for, eg, home office / gym)
  - Open-plan kitchen / dining – “we like to entertain”



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## Paragraph 80 demystified...



[www.lomasandmitchell.co.uk](http://www.lomasandmitchell.co.uk)

## Paragraph 80 demystified...



### Our second success:

- A smallholding on the outskirts of a village, on the side of a valley.
- A rural lane, leading to a farm house.
- **Our Brief:**
  - 3 bedrooms plus two – multigenerational living and flexibility.
  - Seamless indoor / outdoor living.
  - Energy-efficiency is key.



Digital graphics used in the planning submission...



Photographs from site... not quite finished.

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## Paragraph 80 demystified...



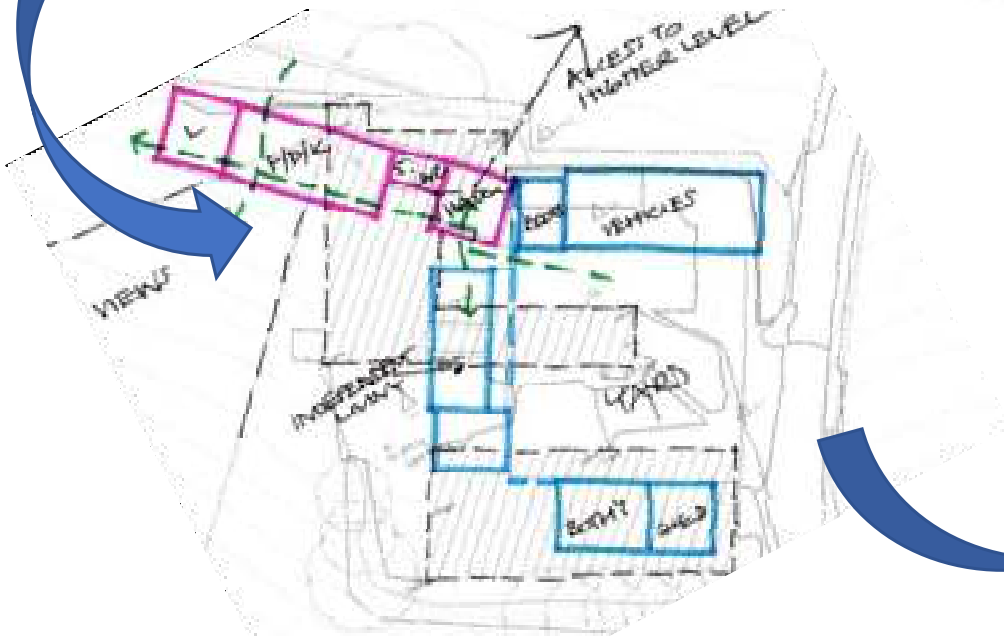
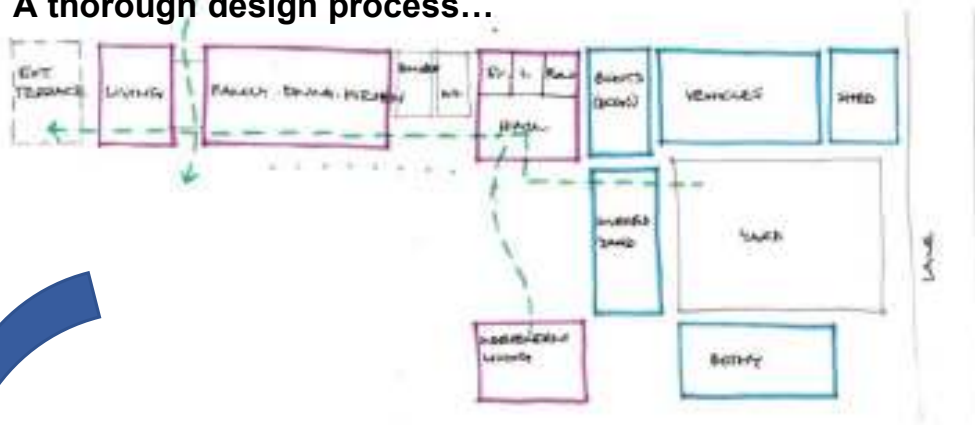
### **Some thoughts on those earlier requirements:**

- **A thorough understanding of planning policies, criteria and precedent.**
- **The right design team – including the clients.**
- **A thorough design process, tested with external scrutiny.**
- **Engagement with LPA... if you can.**
- **A strong, high-quality planning submission.**

# Paragraph 80 demystified...

A thorough design process...

Lomas & Mitchell  
Architects



[www.lomasandmitchell.co.uk](http://www.lomasandmitchell.co.uk)



# Paragraph 80 demystified...

...tested with external scrutiny



Update after first review



Submission

[www.lomasandmitchell.co.uk](http://www.lomasandmitchell.co.uk)

Update after second review



Concept for first review



## A strong, high-quality design submission



- 1.1 Who we are + our vision
- 1.2 Our smallholder experience

### 3.0 Site context and analysis

- 3.1 Landscape setting
- 3.2 Landscape setting – distant views towards site
- 3.3 Site Character
- 3.4 Site Character - near views into site
- 3.5 Historical context
- 3.6 Historical field boundaries
- 3.7 Field boundary analysis
- 3.8 Local boundary context
- 3.9 Access and circulation
- 3.10 Topography and views out
- 3.11 Arboriculture
- 3.12 Ecology
- 3.13 Local building context
- 3.14 Historical building context
- 3.15 Existing building analysis

- 4.1 Client - A perfect setting
- 4.2 Building placement
- 4.3 Spatial hierarchy
- 4.4 Connectivity
- 4.5 Architectural aesthetic
- 4.6 Landscape concept
- 4.7 Sustainability statement

- 5.1 Architectural design evolution
- 5.2 Building envelope strategy
- 5.3 Landscape design evolution

- 5.4 Field boundary improvement strategy
- 5.5 Access and circulation strategy
- 5.6 Water management strategy
- 5.7 Building and landscape palettes
- 5.8 Construction and engineering strategies

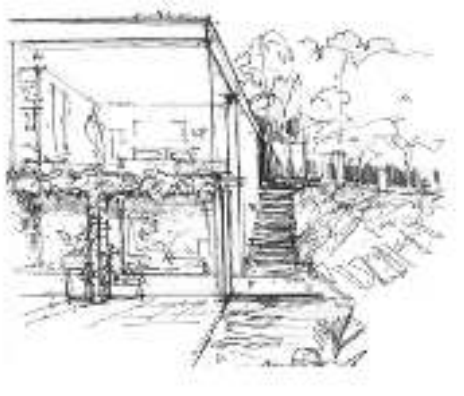
- 6.1 Site wide masterplan
- 6.2 Domestic area masterplan
- 6.3 Detailed plans
- 6.4 Site sections and elevations

## 7.0 3D Visualisations



## 27 COLOR AND LANDSCAPE PALETTE





# Paragraph 80 Houses Demystified

## Policy application and applicants working with the LPA

**Richard Shaw**

Principal Design Officer

South Kesteven District Council and

Rutland County Council

20/04/2023



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

# What will be covered

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- 1) Common issues for the LPA
- 2) Policy application
- 3) Advice for LPA Officers
- 4) Applicants working with the LPA
- 5) Conclusions





# Five common issues for the LPA

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- 1) Confidence in making a judgement – ‘isolated’, ‘exceptional’ ‘outstanding’
- 2) In-house skills – (architecture, landscape, design process)

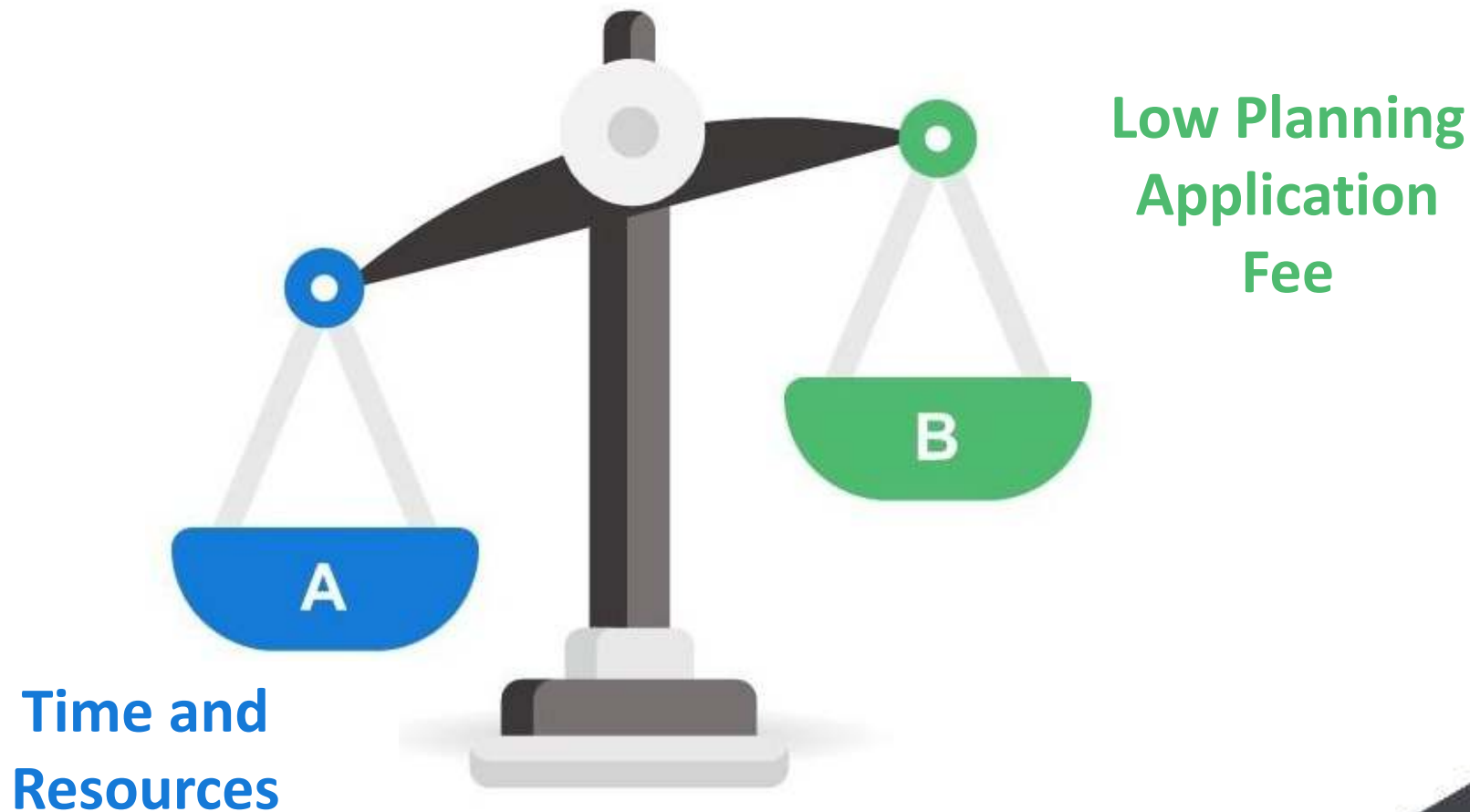




## Five common issues for the LPA

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- 3) Low planning application fee but a lot of resources and time needed



# Five common issues for the LPA

## 4) Use of Design Review panel – at what stage? How to use the advice?

### Isolated homes in the Countryside



A typical pre-requisite for a para. 80 house is a clear overall vision for the design in such a way that the integrated form, composition, performance and materiality of the house flow from it, resulting in a coherent and holistic design, which is clearly, truly outstanding. Our Design Review Panel will support the interpretation of that and be a critical friend throughout the design and planning submission phases.

#### Commitment from Design:Midlands

- Be proportionate about the design support stages required to meet development plan & NPPF requirements (para 80 or para 134).
- Provide a multi-disciplinary Panel that provides clear, objective, practical advice, and cites examples of best practice where appropriate.
- Encourage participation and engagement with the LPA and other stakeholders.
- Be consistent and ensure Panel continuity at each stage.
- Encourage multidisciplinary working, paying due regard to the client brief.
- Offer a route to 'sign off' and provide advice on how that can be secured.

When the sensitive nature of the issues, the Panel had expertise in architectural, landscape and heritage fields and these disciplines proved hugely beneficial to the scheme that evolved. We would like to thank D:M and the Panel for their assistance, attention to detail and ultimate endorsement of our project, which subsequently secured permission, with Officers' giving weight to the Panel's comments and findings.

Rob Hughes  
Hughes Planning  
For Jonathan and Jane Mould



# Five common issues for the LPA

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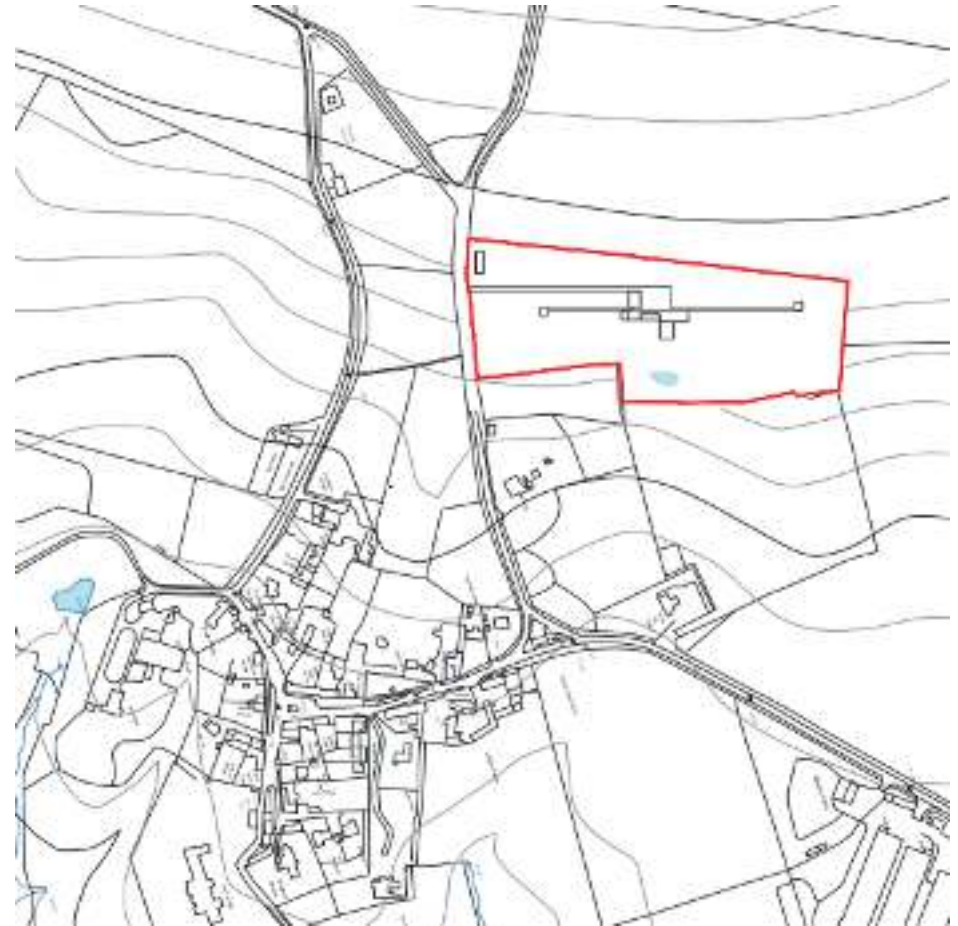
## 5) Planning Committee and Members

Will look at some of these issues in more detail later in the presentation



# Policy Application

- Assess if 'isolated' – PINS to cover
- If not isolated then paragraph 134 often applies  
outstanding or **innovative** designs which promote high levels of **sustainability**, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- Will focus on para 80 e) – rather than the a-d (farm workers, heritage assets, building re-use)





# Policy Application

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## Four key elements - Exceptional quality is defined as:

- 1) *“truly outstanding...reflecting the highest standards in architecture”;*
- 2) *“Raise standards of design more generally in rural areas”;*
- 3) *“Significantly enhance its immediate setting”;*
- 4) *“Sensitive to the defining characteristics of the local area”*





***“Truly outstanding...reflecting the highest standards in architecture”***

## RIBA Awards

Celebrating architecture in the UK and around the world

### **RIBA Awards Judging Criteria and Process – available online**

- design vision;
- innovation and originality;
- engagement of occupants and visitors;
- accessibility and sustainability;
- how fit the building is for its purpose;
- level of client satisfaction.



# Policy Application

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***“and would help to raise standards of design more generally in rural areas”;***

- Most vague element of policy
- What are the standards of design in rural areas?
- Relate to high architectural standards
- But could potentially include landscape design



# Policy Application

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***“Significantly enhance its immediate setting”;***

- ‘Significantly’
- Predominantly a landscape setting
- Comprehensive understanding of the setting needed
- Relates to quality of setting
- Demonstrate significant enhancement





***“Sensitive to the defining characteristics of the local area”***

- [illegible]



# Advice for LPA Officers

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- 1) Have confidence – not all about architectural expertise;
- 2) Visit and fully understand the site and surroundings;
- 3) Break policy down and objectively assess;

*“Every part of the design process can be looked at objectively. The [paragraph 80] ‘tests’ simply demand a design process that demonstrates sensitivity to a site's defining character.”*

The Planner 23/01/2023

- 4) Request that the Design Process is followed **and** illustrated;
- 5) Use Design Review services – but LPA still decision maker.



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL



# Advice for LPA Officers



INCREASING LEVEL OF DETAIL

**PART 1 OF THIS GUIDE: CHAPTERS 2-4**  
*Understanding & Responding to Context*

**PART 2: CHAPTERS 5-8**  
*Design*

**DESIGN  
STAGE**

**Understand the  
context**

**Respond to  
context**

**Broad structure of  
layout**

**Detailed  
design**

**OUTLINE  
ACTIVITIES**

Planning policy  
review

Site visit

Analysis of site &  
surrounding areas

Constraints &  
opportunities

Establish design  
concept,  
principles & options  
in response to  
context

Establish broad  
layout of site  
including  
landscape, SuDs,  
key routes, open  
spaces, key  
destinations

Develop detailed  
layout

Ongoing pre-application discussions with local planning authority and key stakeholders,  
including Design PAD in SKDC and Design Review (where appropriate)

# Context

Enhances the surroundings



38 **Context** is the location of the development and the attributes of its immediate, local and regional surroundings.

39 An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.

40 Well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- integrated into their surroundings so they relate well to them;
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage.

*The topography, landscape character, cultural history and built form all define the context for **Ilkley, West Yorkshire**.*



# Identity

Attractive and distinctive



50 The **identity** or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive and memorable and helps people to find their way around. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.

51 Well-designed places, buildings and spaces:

- have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;
- have a character that suits the context, its history, how we live today and how we are likely to live in the future; and
- are visually attractive, to delight their occupants and other users.

*The distinctive character of the buildings and landscape helps to create an identity for this new development. Its design has a strong narrative and clear precedents. **Derwenthorpe, York.***

# Advice for LPA Officers

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- **Request evidence and it should be:**
  - Compelling;
  - Comprehensive;
  - Sensitive;
  - Detailed;
  - Clearly illustrated.
- **Response to context** is the key stage – often missed





**HILL VIEW SITE**  
The site comprises of three fields and a small area of handstanding with several stable buildings.  
The fields are divided by wooden post and rail fencing and also a wide hedge of predominantly laurel. The fields are improved grass with ruderal herbs.  
The land slopes down west to east with an approximate height change of 13 metres.  
There is no evidence of ridge and furrow as in some of the surrounding fields.  
There are extensive and commanding views across the Vale Of Moreton to the opposite slopes.

**WESTERN BOUNDARY**  
The western boundary has a post and wire fence and is dominated by a tree line of predominantly ash along with some hawthorn and crab apple.  
Many of the ash look in poor condition.  
There are gappy views from the site into the adjacent pasture towards the ridge of Komb Hill.  
From the east of the site the line of ash form a distinctive feature against the skyline.

**EASTERN BOUNDARY**  
Post and wire fence with overgrown hedgerow of predominantly hawthorn and blackthorn.  
There is a short ditch in the south-eastern corner.

**SOUTHERN BOUNDARY**  
The southern boundary is adjacent to the north lane leading out of Icomb.  
It has the existing gated main entrance to the site. Shrub planting, conifer and a leylandii hedge are around the entrance and the old stable buildings.  
This entrance has a poor visibility splay, especially to the west, but could be improved by removing the shrub planting.  
The lane-side hedgerow is overgrown and dominated by ash and leads to a

pasture  
ploughed fields  
HILL VIEW  
paddock  
remnants of ridge and furrow  
ICOMB HILL COTTAGE  
neighbouring trees restrict the extensive views to the east  
ICOMB HILL  
pasture  
THE LAWN  
COMBEROW  
HOME FARM  
pasture  
remnants of ridge and furrow  
winter solstice  
winter solstice  
Existing stable buildings and hard standing  
prevailing SW winds  
ridge of Komb Hill  
post and wire fence  
overgrown hedgerow  
short ditch  
gated main entrance  
shrub planting  
conifer  
leylandii hedge  
visibility splay  
ash  
hawthorn  
blackthorn  
crab apple  
ruderal herbs  
Vale Of Moreton

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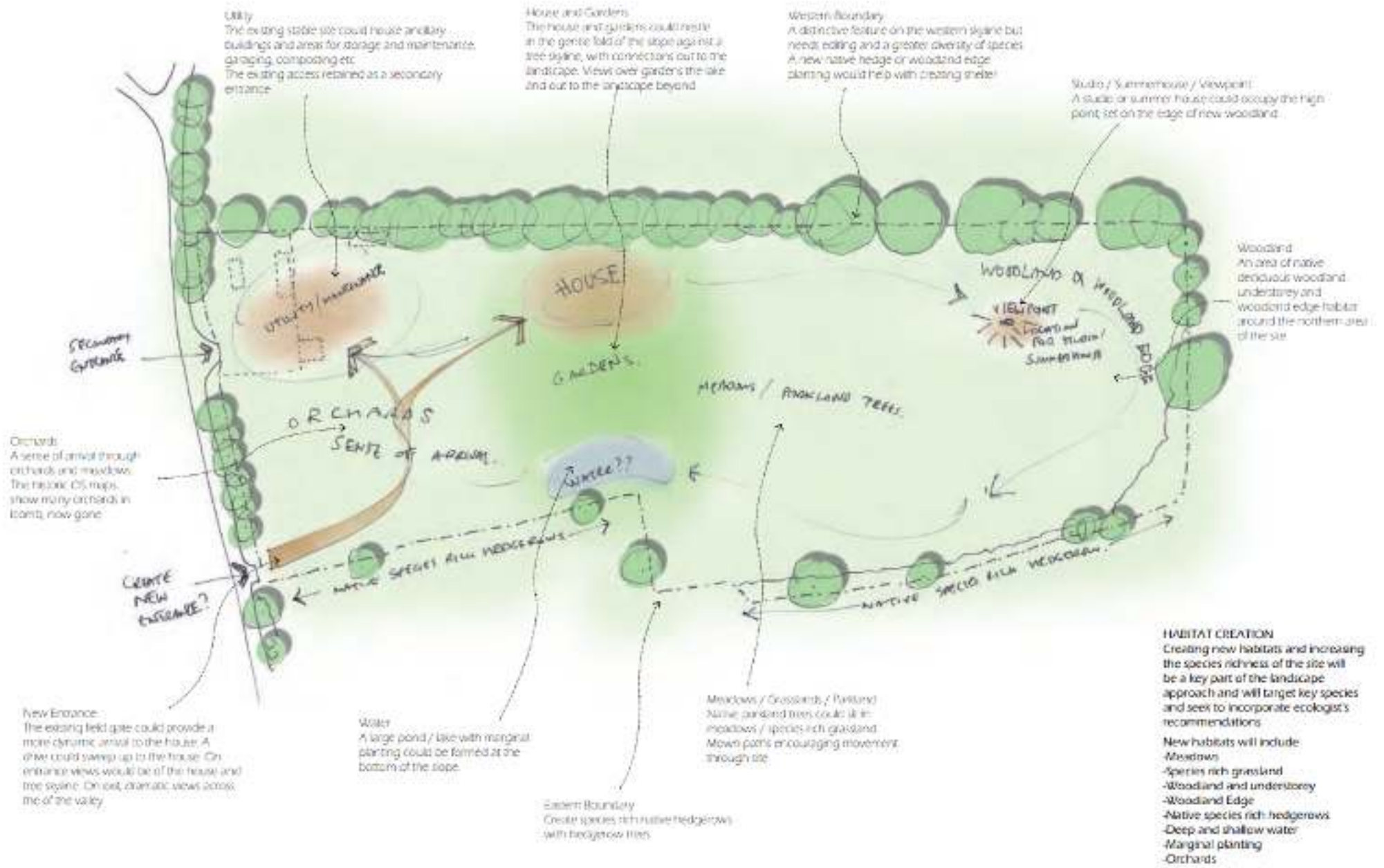
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# Response to Context





# Response to Context

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# Response to Context

**Hardworks strategy:** draws on the local vernacular of ...Village and compliments the proposed architectural palette.



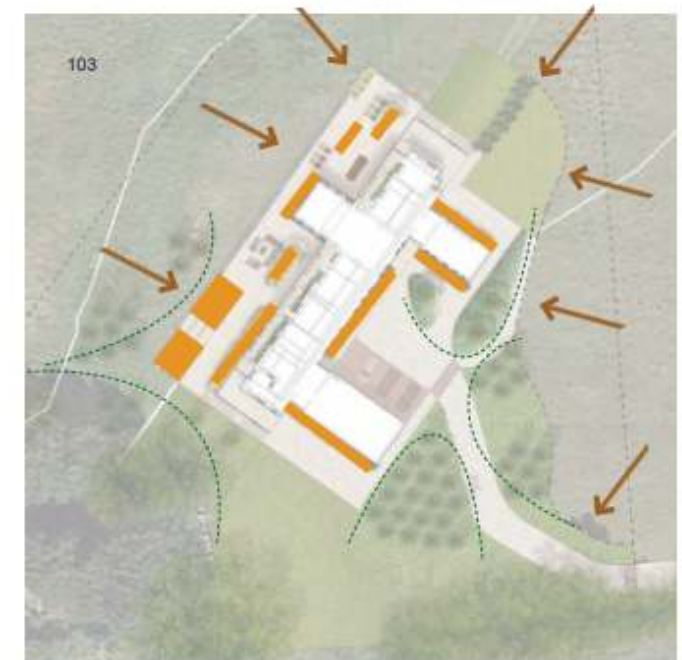
- |   |                       |   |                                       |
|---|-----------------------|---|---------------------------------------|
|  | Buff gravel           |  | Buff sandstone steps                  |
|  | Red clay block paving |  | Gabion basket ha-ha wall along patio  |
|  | Buff sandstone paving |  | Gabion basket retaining wall to steps |

Fig 110. Landscape hardworks diagram.

Fig 111. Examples of proposed hardworks.

## 8.3.3 Transitions

- The long grass sweeps close to the house setting the building into the landscape.
- Clusters of native trees screen the development and provide vertical context.
- Proposed planting within the development takes reference from the local grassland to tie in with the surroundings.






-  Bring ornamental grass planting close to the building
-  Proposed considered trees (height and form retain views)
-  Bring the existing planting into the proposals

Fig 101. Landscape access diagram.

Fig 102. Landscape views and vistas.

Fig 103. Landscape transition zones.

## Response to context missed out

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***“Landscaping*** : Given the nature of the site and the discreet nature of the ... design, a minimalist approach to Landscaping is considered apposite - please refer to the detailed Landscaping Scheme and Specification”

***“Materials*** - Careful consideration has been given to the selection of all external materials, details of which can be found in the submitted drawings.”

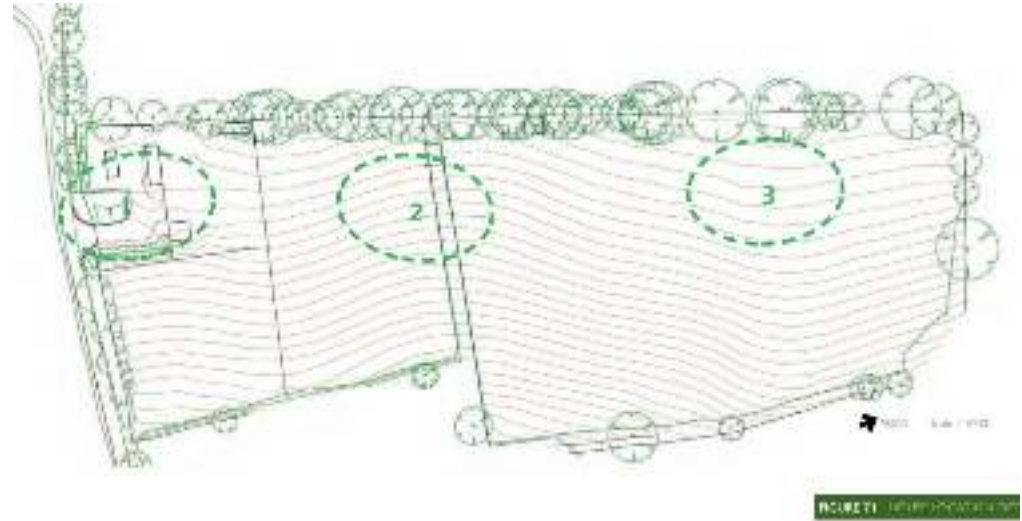


# Advice for LPA Officers

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## Common design components:

- 1) Location of dwelling on the site;
- 2) Location of access and journey to the dwelling;
- 3) Transitions - from inside to formal /domestic garden to wider site land – then to wider countryside;
- 4) Visibility of dwelling – ok to be seen if well designed





# Applicants working with the LPA

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## Applicants should (and LPA should expect):

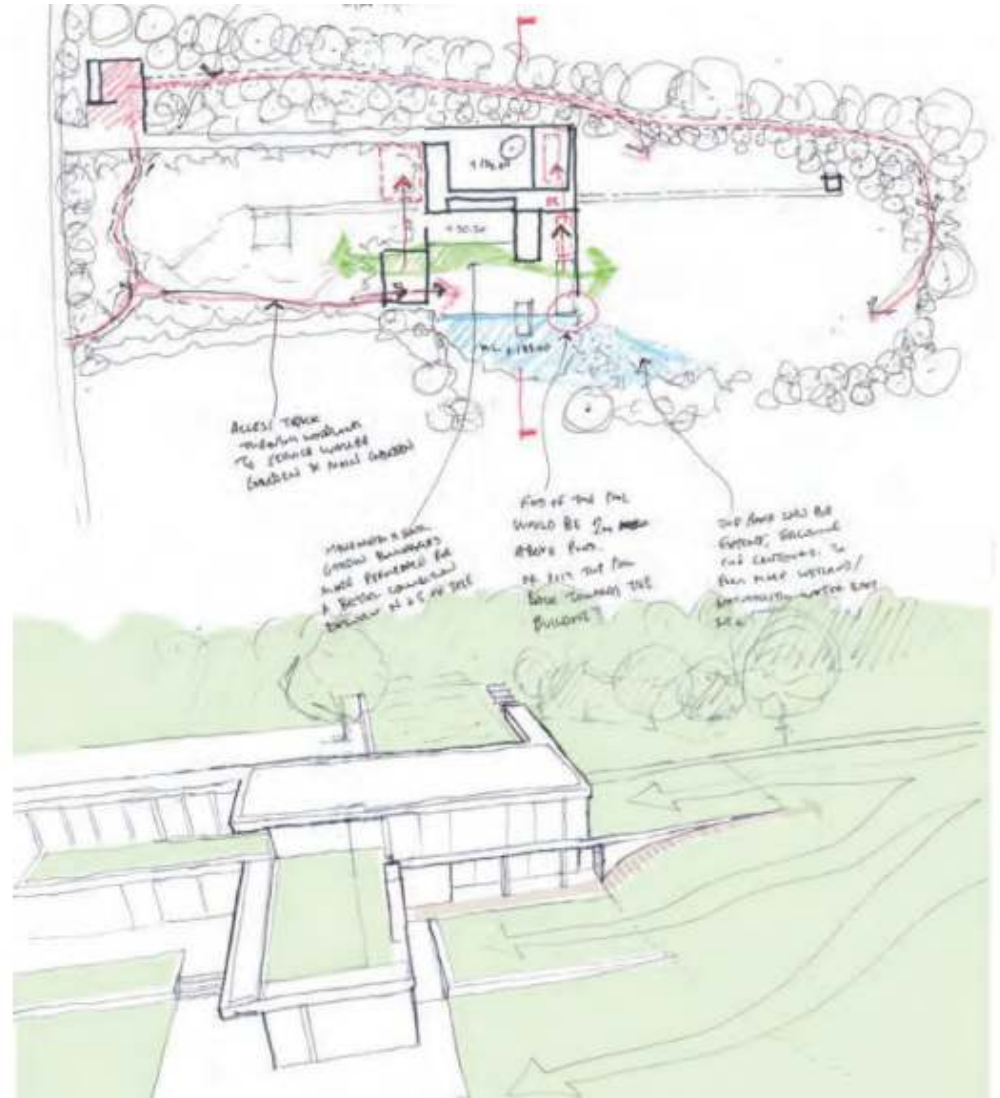
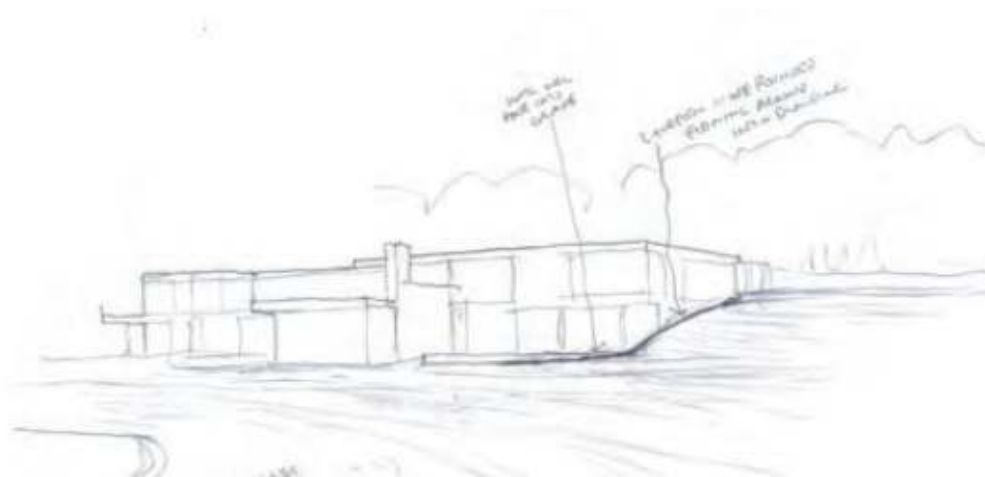
- **Engage early** – pre-app - joint site visit, working relationship with LPA;
- **Design Team** from the start – Landscape, Ecology, Architecture;
- **Design Process** – avoid approaching LPA with detailed design, explore options, explain, tell the story, illustrate clearly;
- **Design Review/s** – be prepared but flexible, not an approval process;
- **3D visuals** – Accurate visual representation - Planning Committee;
- **Planning Committee briefing.**



## Tell the story

### ***“Design Team***

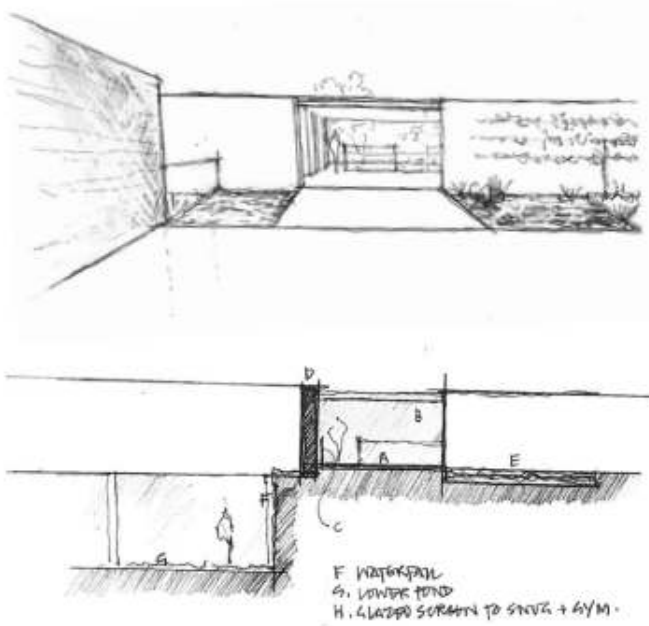
*... landscape designers are part of the design team and were chosen for their sensitive approach to rural vernacular settings. Often working almost exclusively with native species they observe the existing flora and fauna and respectfully embrace it”*





# Tell the story

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VIEW ONTO THE MAIN ENTRANCE 'DRAW BRIDGE'



VIEW ONTO MORNING TERRACE



INTERIOR VIEWS OF STAIR + LIBRARY



# Accurate visual representation

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# Accurate visual representation

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Drawing No. 44  
15 yr view 1



# Conclusions

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- **Break Paragraph 80 e) policy down in to 3; and then...**
- **Developer:** Design team to follow and clearly illustrate design process;
- **LPA:** Objectively assess as much as possible and use Design Review for expert input and additional support;
- **Paragraph 80 assessment / prompt sheet** – being developed at SKDC and RCC.







# The Planning Inspectorate

John Longmuir & Glen Rollings





# An insight – The Inspectorate's approach to Paragraph 80 appeals

## The most relevant criteria:

80e) the design is of **exceptional quality**, in that it:

- is **truly outstanding**, reflecting the highest standards in **architecture**, and would help to **raise standards of design** more generally in rural areas; and
- would **significantly enhance its immediate setting**, and be **sensitive to the defining characteristics of the local area**



# Relevance of the rest of the NPPF

**Paragraph 3** of the Framework states it should be read as a whole

## **Paragraph 126**

The creation of **high quality, beautiful and sustainable buildings** and places is fundamental to what the planning and development process should achieve. **Good design** is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.



The Planning  
Inspectorate



# Relevance of the rest of the NPPF

## Paragraph 130

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) **are visually attractive as a result of good architecture**, layout and appropriate and effective landscaping;
- c) **are sympathetic to local character and history**, including the surrounding built environment and **landscape setting**, while not preventing or discouraging appropriate innovation or change (such as increased densities);



# Relevance of the rest of the NPPF

## Paragraph 130 continued...

- d) **establish or maintain a strong sense of place**, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience



# Significance of the NPPF

There is a need to explain the site's immediate setting in terms of extent, landscape, and the vernacular.

Paragraphs 126 & 130 require good design for all development, which emphasises that paragraph 80 schemes must be exceptional. Otherwise, what is the justification for a new house in the countryside?

Explain the likely longer-term appearance as highlighted in Paragraph 130a.

For example, the weathering of materials, changing landscaping context and dated style.

Paragraph 130 requires the proposal to be sympathetic to local character and history and landscape setting. Similarly, Paragraph 80 requires it is sensitive to the defining characteristics of the local area. There is a need to provide some contextual analysis.



# How does the Inspectorate approach these appeals?



A paragraph 80e appeal will most often be decided by an Inspector with a **design background**, or has been specifically trained with design as a specialism.

The Inspector will carry out a **site visit**, which is an important part of the decision-making process, particularly when character and appearance is a decisive (main) issue.



# Providing the evidence for Paragraph 80 appeals

Do not rely upon stating an opinion rather provide evidence to prove your point

Use objective criteria to reduce subjectivity

Make reference to any relevant Council Design Guide or Design SPD

Make reference to any Landscape Guide / National Character Areas

Use the Design and Access Statement to explain the motivations/influences/rationale

Explain evolution of the design. Test against above criteria

# Providing appeal evidence in general

Consider relevance of documents. Don't swamp the inspector unnecessarily

Consider relevance of any appeal (precedent) cases being submitted

Need to cover all points: inspectors can only determine the case on the basis of the information submitted – they cannot make assumptions or 'join the dots'

At a hearing or inquiry, don't evade the question

Statements of Common Ground are welcomed by Inspectors, but to be effective they must narrow down the issues (Statements of Uncommon Ground)



# Isolated homes (following Braintree)

Does the proposal accord with Development Plan policies for the location of new housing?

Whether it is isolated will be a matter of planning judgment

Much will depend upon the particular circumstances of the case



# Conclusions

Reproduce, consider and address all the NPPF criteria

Recognise that Paragraph 80 houses have a very high bar

Don't ignore the Development Plan policies

Remember the purpose of an appeal is to provide the evidence necessary for the inspector to make a decision





# Questions



The Planning  
Inspectorate



# The Planning Inspectorate



@PINSgov



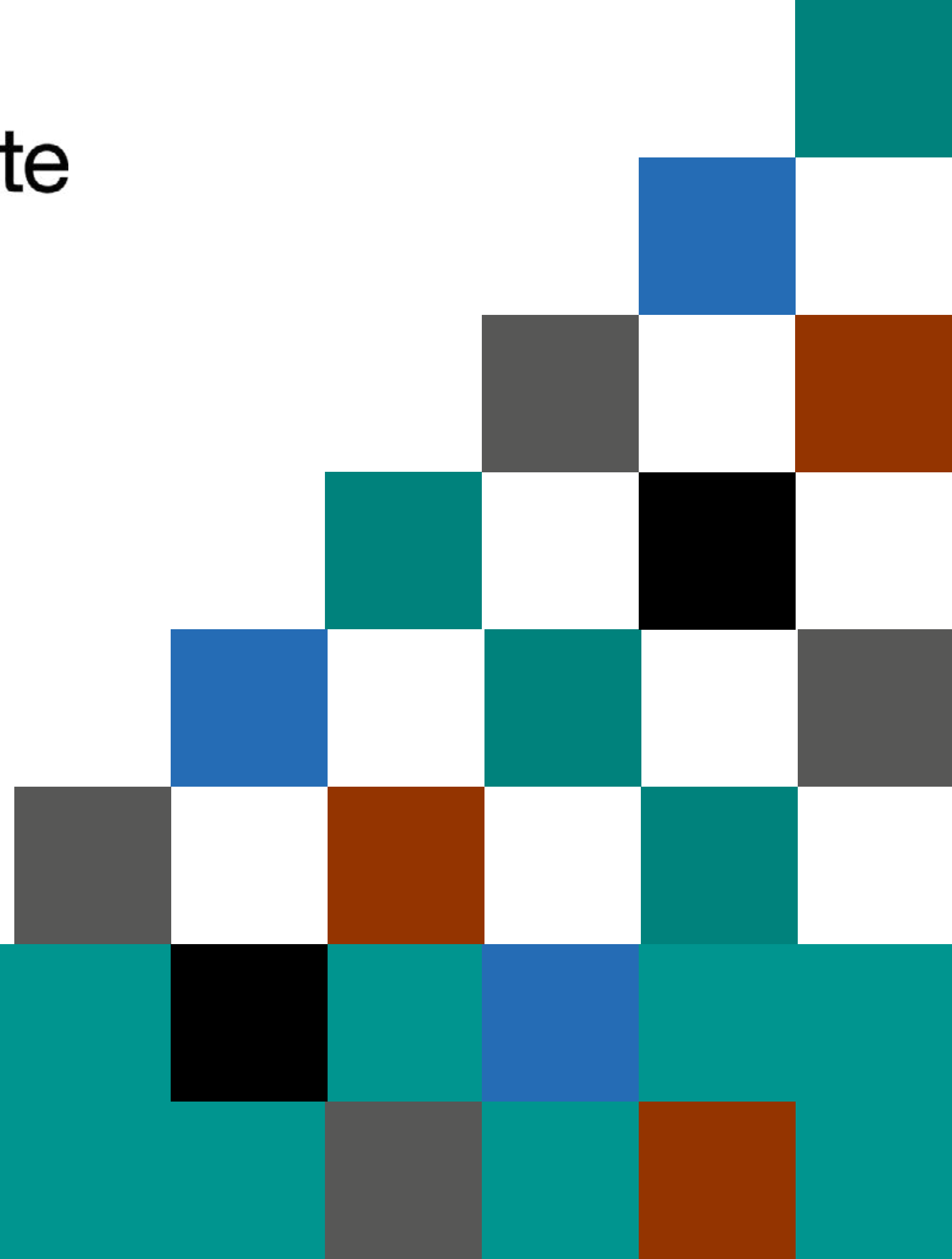
The Planning Inspectorate



The Planning Inspectorate



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Charity number: 1143920

**Design:Midlands** is a charity that brings together best expertise from across the built & natural environment sectors. Independent & not-for-profit we work collaboratively with the development sector & decision-makers to shape better places.



**Design  
Network.**





Your impartial resource  
for design support



Design Support



Training and  
Professional Development



Neighbourhood Development  
Plan (NDP) Support



Planning Support

Participation

Advocacy

Education



## Our Panel





80. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
  - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
  - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
  - d) the development would involve the subdivision of an existing residential building; or
  - e) the design is of exceptional quality, in that it:
    - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
    - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.





## East Midlands Councils Low-Cost CPD Programme for Planners 2023/24

### Paragraph 80 Houses Demystified

Thursday 20 April 2023

- Chris Twomey, RIBA, Lathams, Chair of Design:Midlands Design Review Panel
- Jillian Mitchell, RIBA, Lomas and Mitchell Architects
- Richard Shaw, Principal Design Officer, South Kesteven District Council
- John Longmuir, Planning Inspector & Glen Rollings, Planning Inspector
- Dharmista Patel, Chartered Town Planner and Design:Midlands Panel Manager



# Paragraph 80 projects Top Ten Tips



**Dharmista Patel**

**Design:Midlands  
Design Review Panel Manager**



# How D:M supports the assessment of paragraph 80 schemes



**Walk and Talk** – potential of a site / setting design principles

**Design Review** – schemes at the design development stage

**Desktop Design Review** – feedback on refinements / minor amendments

# What makes a successful paragraph 80 project



**Dedicated client**

**The right design team  
experience and expertise**

**A logical and considered  
process**

**Early engagement**



# What makes a successful paragraph 80 project



**Working in collaboration**

**A scheme informed from  
an in-depth understanding  
of site and context**

**A compelling narrative**

**A carefully curated and  
informed DAS**



**design:midlands**



# What to look for in the DAS



## **Vision / Narrative**

A compelling narrative must be provided for the project. This can be a simple and succinct statement / concept diagram which captures the spirit of the project

**A scheme that can only be on this site, for this client, by this design team**

# What to look for in the DAS



## **The Client Brief**

Why do they want to undertake the project

How do they want to live on site – a day in the life

## **Comprehensive site analysis and site studies**

**A set of well defined design drivers / principles drawn from the site analysis and the client brief**

# What to look for in the DAS



**A robust rationale / justification for design decisions undertaken**

**A carefully curated and considered set of drawings / plans**

**A compelling and robust justification on how the scheme meets the criteria of Paragraph 80e**



# What else?



Outstanding doesn't mean  
'stand out'

Schemes don't need to be  
hidden

Innovation

Environmental technologies