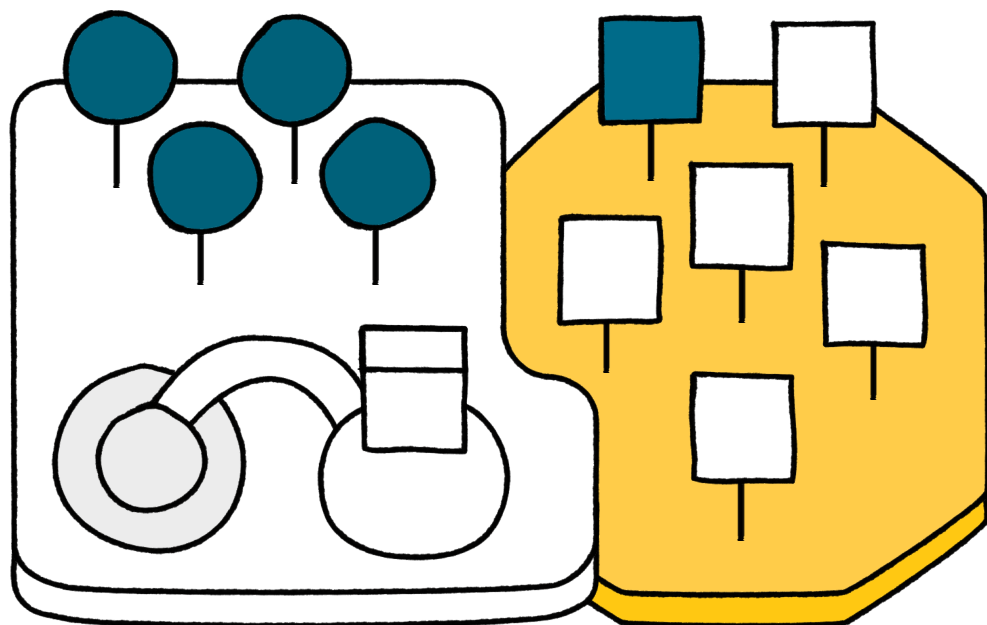


Sarnen

Guidelines on quality living environments enshrined in the building and zoning ordinances



Time frame

Since 2013

Stakeholders

Political executive
Spatial and urban planners
Government builders
Landscape architects
Architects

Typologies (space types)

Living environment



Institutional framework



Design quality criteria

Freedom from danger
Accessibility
Designability
Opportunities to interact



Structure-related quality criteria

Strategic orientation

The starting point

Sarnen local council (executive) approved guidelines on quality living environments in line with article 60 of the building and zoning ordinances (BZO) in 2013, demonstrating that they are aware of the importance of well-designed living environments for the quality of life in the municipality. The guidelines are intended to once again see the residential area as a whole and to pay attention to how the spaces between the houses can be designed. The outside space should be available to all residents in a pleasant way, creating spaces and pathways where people can meet and talk.

Aims

The guidelines serve the sustainable development (improving quality of life, optimising costs, etc.) of the living environments, especially in the case of new builds and neighbourhood planning areas. They ensure the future implementation of high-quality living environments for developments of six living units or more with a high level of utility and design value. The guidelines are supplemented with an appropriate criteria catalogue for builders, planners and authorities, so that planning and decision-making processes can be improved.

Target group

- Builders
- Planners
- Authorities

Project progression

The cantonal building regulations only govern basic requirements for playgrounds and community areas. Municipalities are required to define what the minimum area of the spaces is to be beforehand. When it came to the local planning review in 2012, the municipality did not want to only concern themselves with quantitative specifications. Guidelines were developed in order to promote and demand quality outdoor spaces.

The guidelines were developed with help from a local architecture company. The guidelines are not mandatory. They are intended to show how high-quality living environments and outside spaces can be planned and implemented. There were no objections.

Compliance with the conditions formulated in the ruling is checked during building inspections. There have not yet been any major breaches of such conditions. Discussions have produced individual designs for the spaces with play equipment. The municipality places no conditions on the design of spaces with play equipment, instead requiring the provision of the necessary spaces, planting and sometimes the furnishing.

Applicants and planners who didn't previously recognise the fact that high-quality living environments and outside spaces can create added value for the buildings, and especially the residents, have now done so.

Success factors

The requirements for the covered outside area to be provided posed questions for the project authors. Good solutions were found as part of a more intensive analysis of the functions and design of the outside space.

Challenges

- Non-predefined spaces that enable play, particularly football, are rare. There is a tendency to clearly specify everything and to define usage.
- In the village centre, it can be quite difficult to achieve the required spaces. Compensation is an option that the municipality uses when building and maintaining public playgrounds or general areas. The implementation of large and cohesive spaces such as football pitches or similar is more problematic with individual buildings.

Conclusion

The required spaces are generally achieved except in the case of building projects in the village centre. Requirements for large, cohesive spaces are easier to achieve in the case of new neighbourhood plans, as there is generally more space available that can be sensibly included in the planning from the outset. According to the architects, the required community spaces are rather too large.

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Information

http://www.sarnen.ch/dl.php/de/52ef48ff76e56/Richtlinie_qualitativolle_Living_environment_er.pdf