
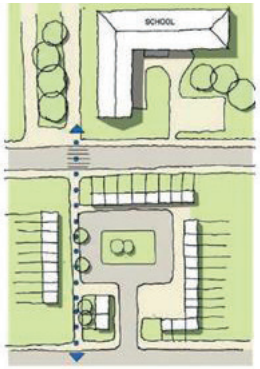

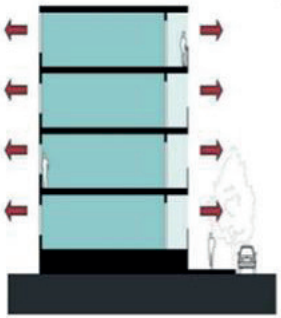
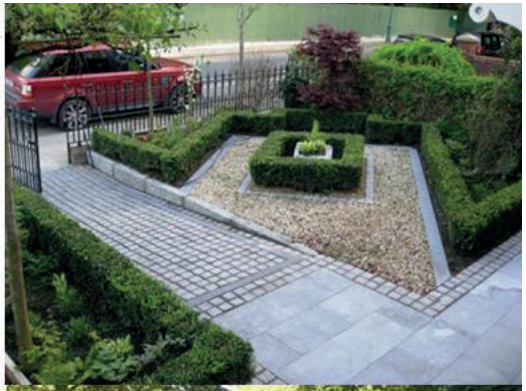

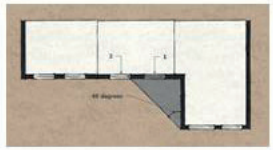

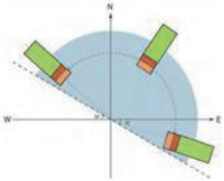

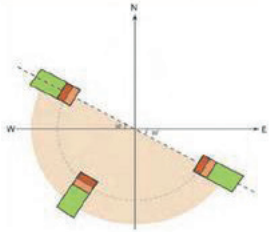


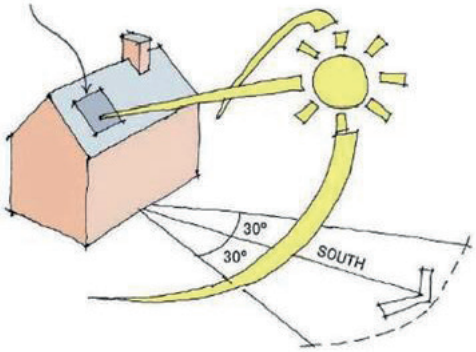

SURREY HEATH

SEPTEMBER 2017

RESIDENTIAL DESIGN GUIDE

SUPPLEMENTARY PLANNING DOCUMENT

SURREY HEATH BOROUGH COUNCIL

RESIDENTIAL DESIGN GUIDE

If you have any questions regarding this document please contact Planning Policy at planning.policy@surreyheath.gov.uk

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1 INTRODUCTION

1.1 Surrey Heath Borough Council recognises that the design of the residential environment has a significant impact on people's quality of life. Poorly designed dwellings and neighbourhoods can contribute to poor physical and mental health in residents whilst well designed good quality residential areas can generate wellbeing and pride in the people who live there.

1.2 The Council is therefore committed to ensuring that the design of residential development contributes to making distinctive, sustainable and attractive places in the Borough which provide for better health and wellbeing and a high quality living environment for all residents.

1.3 The preparation of this design guide has been undertaken to help secure the high quality, well designed living places which are vital if the Council is to deliver a **Great Place • Great Community • Great Future** vision for all.

Purpose

1.4 This Residential Design Guide Supplementary Planning Document (Residential Design Guide) supports Local Plan design policies by setting out what the Council considers to be good residential design. Its purpose is to provide guidance to the development industry, the Council and the public on how to ensure that the Borough's future housing development has the required high quality and inclusive design to help deliver the great place, community and future desired for Surrey Heath. The Guide sits alongside, and should be read in conjunction with, other Borough design guidance documents relating to local character.

Scope

1.5 The Guide relates to all new residential development in the Borough. This includes:

- New housing units in the form of infill through to new neighbourhoods;
- Conversions and residential intensifications of existing buildings;
- Householder improvements (e.g. extensions & curtilage developments).

1.6 The Guide only addresses those areas of residential design where there are specific Surrey Heath requirements. It does not provide guidance on matters already addressed by national Building Regulation requirements (e.g. energy and water efficiency and disabled access).

1.7 The Borough benefits from a number of specific and detailed local area character documents in the form of supplementary planning documents (SPD) and conservation area appraisals. This Residential Design Guide sits alongside these documents and should be read in conjunction with them.

Status

1.8 Developers will be expected to take the Guide into account, along with the requirements of any specific character based SPD's when designing any form of new residential development in the Borough. Where Design and Access statements (DAS) are required to be submitted as part of a planning application they will be expected to set out how the standards detailed in this Guide have informed the design of the residential scheme.

1.09 The Residential Design Guide will be a material consideration taken into account by the Council when considering pre-application proposals, determining residential planning applications, and at appeals.

1.10 It is recognised that the principles set out in this Guide may not be applicable in all situations. It is also recognised that innovative, high quality design solutions may come forward that do not fully comply with the requirements of the Guide. In order to provide for a flexible approach in applying the Guide, where applications depart from the Guide's principles, the Council will look to applicants for robust design justification for this departure. This justification will be taken into account as a material consideration when considering the design merits of such proposals.

2 BACKGROUND

Planning Policy context

National Planning Policy Framework (NPPF)

2.1 The National Planning Policy Framework (NPPF) sets a clear agenda for Local Planning Authorities to ensure that new development is of good design and contributes positively to making places better for people.

2.2 The need for high quality and inclusive design is seen as embracing all forms of development including individual buildings, public and private spaces and wider area development schemes (Paragraph 57).

2.3 Good design is seen as going beyond just aesthetic considerations and is expected to also address the connections between people and places and the integration of new development into the natural, built and historic environment. (Paragraph 61)

2.4 Local Planning Authorities are expected to ensure that development:

- functions well and adds to the overall quality of an area;
- establishes a strong sense of place;
- optimises the potential of the site to accommodate development;
- creates and sustains a mix of uses and support local facilities and transport networks;
- responds to local character and history;
- creates safe and accessible environments;
- is visually attractive.

2.5 Paragraph 64 of the NPPF states that permission is expected to be refused for development of poor design that fails to take the opportunities available for improving the character and qualities of an area and the way it functions.

Local Policy

2.6 Local design policies can be found in the Surrey Heath Local Plan which currently consists of the Core Strategy & Development Management Policies DPD 2012 (CS&DMP DPD) and the Camberley Town Centre Area Action Plan 2014.

2.7 This Guide has been prepared to provide detailed guidance for residential development in relation to these design policies, particularly DM9 of the CS&DMP DPD.

2.8 The Residential Design Guide is intended to be read and used as a companion document to other Council design publications. At the time of writing this included:

- Western Urban Area Character SPD 2012
- Camberley Town Centre Masterplan and Public Realm Strategy SPD 2015
- Lightwater Village Design Statement 2007

- West End Village Design Statement 2016
- Yorktown Landscape Strategy 2008
- Local Heritage Assets SDP 2012
- Various Conservation Area Appraisals

Up to date details of the Council's design publications can be found at http://www.surreyheath.gov.uk/design-surrey-heath

Strategic Environmental Assessment

2.9 The Council undertook a screening assessment under Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 on whether or not a Strategic Environmental Assessment was required for this SPD. The Council concluded from this assessment that an environmental assessment was not required.

Habitats Regulation Assessment

2.10 Assessment was also undertaken under the Habitats Regulations to determine whether an Appropriate Assessment was required. It was concluded that as the SPD will not set the framework for future plans or projects there is no pathway (either direct or indirect) for significant effects to arise. As such it was considered that an Appropriate Assessment of the Residential Design Guide was not required.

3 HOW TO USE THE GUIDE

3.1 This guide sets out design considerations for all scales and types of residential development. It works from strategic issues down to detailed matters and reflects the sequence by which successful places are designed. **Particular attention should be paid to the specific guidelines set out in the orange boxes in Chapters 4 - 10**.

3.2 All developments will need to be designed in light of the Council's overarching design principles set out in Chapter 4. Table 3.1 should also be used to determine which of the specific guidelines in Chapters 5-10 are likely to be applicable to a particular development.

Residential Design Checklist

3.3 Developers must also refer to the residential design checklist contained in Section 11 of this document. The checklist will be used by the authority to assess residential planning applications and it is strongly recommended that developers use it at the early stages of the design process to help guide and inform the development of the project.

Table 3.1: How to use the Residential Design Guide

				Large Schemes	
Design Issue	**Householder**	**Small development (1-9 units)**	**Medium development (10-49 units)**	**Large development (50-100 units)**	**New neighbourhoods & settlements**
Strategic design themes	X	X	X	X	X
Design Process					
Need for Vision	X	X	X	X	X
Concept Plans		X	X	X	X
Master and plot plans			X	X	X
Community involvement	X	X	X	X	X
Layout					
Connectivity		X	X	X	X
Street design & enclosure		X	X	X	X

				Large Schemes	
Design Issue	**Householder**	**Small development (1-9 units)**	**Medium development (10-49 units)**	**Large development (50-100 units)**	**New neighbourhoods & settlements**
Defining Public Private Space		X	X	X	X
Density		X	X	X	X
Creating mixed neighbourhoods		X	X	X	X
Plots		X	X	X	X
Parking	X	X	X	X	X
Built form					
Building positioning	X	X	X	X	X
Building scale massing & form	X	X	X	X	X
Architectural detailing	X	X	X	X	X
Amenity					
Privacy	X	X	X	X	X
Outlook	X	X	X	X	X
Daylight and sunlight	X	X	X	X	X
Private amenity space	X	X	X	X	X
Curtilage development					
Boundary treatments	X	X	X	X	X
Provision for cycles, bins & meter cabinets	X	X	X	X	X
Hardstanding & vehicle crossovers	X	X	X	X	X
Specific householder development					
Extensions	X				
Roof alterations	X				

4 STRATEGIC RESIDENTIAL DESIGN THEMES FOR SURREY HEATH

4.1 Drawing upon national and local policy context, this Guide is underpinned by the following broad residential design themes:

Putting PEOPLE first

Our homes and neighbourhoods are where we spend much of our time and they are important to us to maintain physical, emotional and mental wellbeing. They provide us with shelter and opportunities for rest, sanctuary, recreation and social interaction. Poor quality housing has a considerable negative impact on quality of life, life chances and sense of community. It is important that the design of residential developments is human scale and focussed around the needs of people and communities, rather than cars.

Creating a sense of PLACE

Every development should draw on the opportunities presented by the local context to create a sense of place. This will involve using landscape, streets, open spaces buildings and fine details to create or re-inforce places of strong positive identity. In Surrey Heath, the heathland, extensive tree coverage and military heritage will be particularly important assets in the creation of place identity.

Delivering SUSTAINABLE places

Residential developments are an opportunity to help people live in a more sustainable manner. This includes establishing mixed communities and creating places where walking and cycling are the preferred means of getting around for short trips. It also means providing mixes of uses within walking distances to support communities, maximising opportunities to reap the benefits of passive solar designs and ensuring that housing supports biodiversity and protects important ecosystems.

Improving QUALITY

Improving the quality of life for the residents of Surrey Heath is one of the key priorities of the Council. Improving residential design quality in the Borough is part of this priority. All new residential development will therefore be expected to deliver high quality design and should aim to deliver excellence and innovative in design wherever possible. Developments will also be expected to support the maintenance of existing good quality design in the locality of a site and take opportunities to improve design quality where it is lacking.

Principle 4.1

Designers will be expected to demonstrate how their residential design has addressed the Council's 4 strategic themes of:

- **Putting people first**
- **Developing a sense of place**
- **Creating sustainable places**
- **Improving quality**

The remainder of the SPD sets out specific areas of detailed design which designers should give particular attention to.

5 DESIGN PROCESS EXPECTATIONS

5.1 Surrey Heath will expect development proposals seeking planning permission to have evolved through an iterative design process. Larger schemes (50+ net new units) will be expected to follow all of the steps identified in Table 5.1.

5.2 For larger schemes (50+ net new units) the Council requires the design of the project to have been subject to review at pre-application stage by Design South East. Further information on this process can be found on the Council's website at http://www.surreyheath.gov.uk/design-surrey-heath

The need for Vision

5.3 Successful developments are underpinned by a guiding design vision. Once established and adopted by all parties, the vision anchors and guides the design team and enables it to communicate clearly and simply what the development is seeking to be and achieve.

5.4 The applicant's team should develop their design vision early in the development process and then clearly articulate it to the local authority.

Table 5.1 Design Process Steps

STEP 1	**Site analysis**	Site & its context
		Opportunities and constraints
		Understanding of policy environment
STEP 2	**Interpreting the brief**	Vision setting
		Concept plan
STEP 3	**Engagement**	Community and neighbour engagement
		Local authority pre-application discussions
		D:SE Panel Review process (where applicable)
		Statutory consultee engagement
STEP 4	**Detailed design**	Concept refinement
		Masterplanning
		Plot plans
		Preparation of Design and Access Statements
		Detailed design
		Further pre-application discussions
STEP 5	**Submission**	Planning application

The Concept Plan

5.5 For medium and larger schemes the vision should be supplemented by a high level concept plan. The aim of the concept plan is to show in a simple and clear way the key design principles that underpin the layout of the proposed development. It should include an indicative layout and illustrate key components such as access points, focal points, broad street and green space layouts and key site features to be retained. A concept plan is a higher level strategic document than a masterplan.

5.6 Together the vision and concept plan can sum up what kind of place is being created. This allows the developer, local authority and the local community to discuss how the basic structure of the proposals can be evolved and improved.

Principle 5.1

All non-householder developments will be expected to set out the guiding vision for the development. Medium and larger sized developments should also provide a concept plan in the Design & Access Statement.

Figure 5.1: Illustration of a Concept Plan
Example reproduced with permission of Thakeham Homes & Barton Willmore

Providing masterplans and plot plans

5.7 More detail of the design will be provided in masterplans. For medium and large sized development, developers will also be expected to provide plot plans (sometimes referred to as conveyancing or platting plans) showing the extent of public and private ownership and all plot boundaries as part of their application.

Principle 5.2

Developments of 10 or more dwellings will be required to provide plot plans to clearly identify ownership boundaries and public/private spaces.

Cadastral Plan showing plot and road boundaries along with buildings

Community involvement

5.8 It is recommended that developers and designers seek the views and opinions of the local community to inform preparation of proposals. For householder developments this will be neighbours. The extent of community involvement in larger developments will depend on the project's scale and complexity of issues.

5.9 Details of the community engagement process and results should form part of the Design and Access Statement (DAS).

6 LAYOUTS

6.1 The large structural elements of a residential development are vital in terms of setting whether it functions well and looks good. These structural elements (or bones) include landscape, street and open space networks, use mixes, plot and building layouts. Carefully thought out layouts create the permanent 'bones' upon which great places can be created and maintained. Poor layouts create poor places which are difficult to correct going forward.

6.2 Designers should pay particular regard to the following layout matters to ensure that great places can be created:

Connectivity

6.3 Woven through both the urban and rural areas of Surrey Heath is a network of public spaces made up of streets, parks, public open spaces and paths. This framework allows people to get to where they want to go and to spend time outdoors.

6.4 Some parts of Surrey Heath have dense networks of connected spaces and routes for pedestrians, cyclists and vehicles that are easy to understand and navigate. Other areas are poorly connected and less permeable with streets and estates isolated by cul de sac layouts and lack of connections to surrounding areas (Fig 6.1). Developers may find local character guidance set out in other SPD's useful in identifying whether the development site lies in an area of good or poorly connected streets.[1]

6.5 New development will be expected to connect into and extend the surrounding route and space network in a high quality, safe and legible way. If cul de sac layouts are established, connectivity to surrounding areas can be introduced via open space or footpath/cycle links. New footpaths/ cycleways should be high quality, acting as corridors for green infrastructure and generally lit by low level solar powered lighting. Designers should also look for opportunities to improving existing poorly connected places.

[1] Up-to-date details of local character guidance can be found on the Council's website at http://www.surreyheath.gov.uk/design-surrey-heath

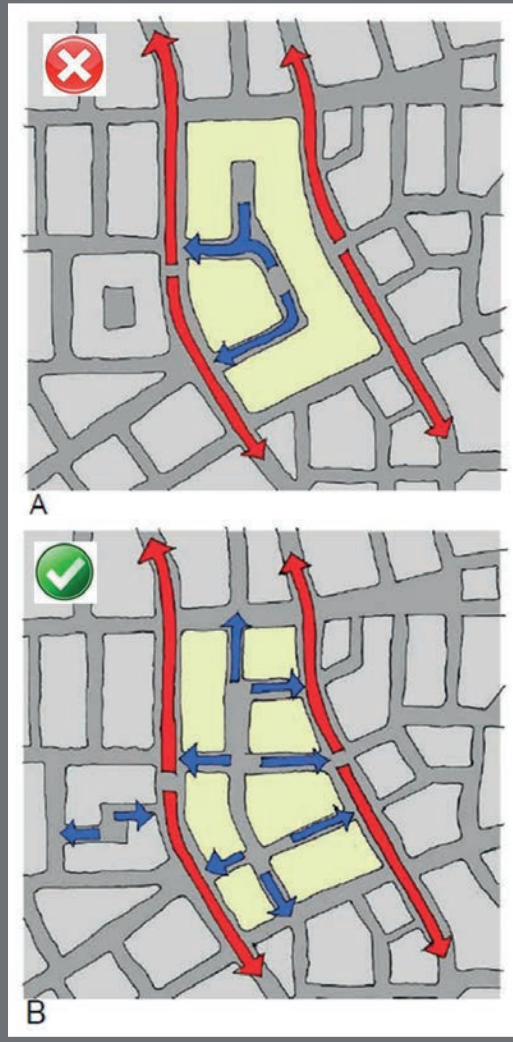


Figure 6.1: Illustration of a poorly connected layout (A) and well connected streets (B)

Principle 6.1

Residential developments should:

- **Connect into and complement the local existing network of routes and public open spaces.**
- **Ensure that the internal network of routes and public open spaces is well connected, legible, direct and safe.**
- **Ensure connections for pedestrians, cyclists and public transport are given the highest priority.**
- **Look for opportunities to create connections into/ through neighbouring land so that a well connected network can be created in the event of future land release and development.**

Street design and enclosure

6.6 Streets are the bedrock of places and make up the greater part of the public spaces within Surrey Heath. They allow people access in, out, and through places, are spaces of social interaction and are vital in creating the character of an area. Street quality has a significant impact on how those living, working and visiting Surrey Heath experience the Borough and it is important that they are legible, safe and attractive places to be in.

6.7 Many of Surrey Heath's existing streets have a strong green character reflecting the heavily treed nature of the Borough and its links to the heathland. The council wishes to perpetuate and enhance this soft green character in its streets to re-inforce the special characteristics and identity of the Borough. Designers will be encouraged to make use of green infrastructure in the form of street trees, planted verges, green walls and gardens in new residential development to help maintain the strong green character of the Borough.

Camberley streets with a very soft green character

6.8 Residential streets should usually have building height to street width ratios that provide for a good sense of enclosure without overwhelming people who are using the streets. Street design should fall within the following height to width ratios.[2]

	MAXIMUM	MINIMUM
Mews	1:1.5	1:1
Streets	1:3	1:1.5
Squares	1.5	1:4

[2] Street widths should be measured from the front of the building on one side of the street to the front of the building on the other side of the street. This will mean front gardens, pavements, cycle lanes, verges and road carriageways are included in the street width

An example of poor street design. The space is dominated by provision for cars and garages, and has an unattractive townscape

Buildings, boundary treatments and trees have been used to enclose this street successfully

Poor street enclosure resulting from a wide street and lack of tall buildings or trees

Principle 6.2

Residential developments should:

- Be based on streets designed as places primarily for people. Particular attention will need to be given to streets needing to carry high levels of vehicle movement.
- Create a legible hierarchy of streets based on street character and form. Street layouts dominated by cul de sac type layouts will be resisted.
- Use street layouts that make walking and cycling more attractive and convenient for short trips than using the private motor car. Distances by foot and cycle should be shorter and more direct than by car.
- Create animated and active streets by using fine grain development and designing strongly active frontages on the network of streets and other routes. Blank or poorly active frontages (including buildings that turn their side or backs onto the street) will be resisted.
- Not contain overly engineered streets led by highway requirements.
- Use focal points, enclosure, setbacks, pressure vacuums, deflections and other townscape features to create visually interesting streets. Street will be expected to be visually rich and create a sense of excitement and drama for people using them.
- Use trees, vegetation, gardens and open spaces to create a strong soft, green character to streets.
- Design in spaces within the street to facilitate social interaction. This could include pause points, small amenity spaces, seating and squares.
- Ensure streets are safe places by considering the needs of vulnerable users and providing active frontages, good lighting, clear, obstacle free routes for pedestrians and designing in traffic calming measures to restrict vehicle speeds.

Shared spaces

6.9 Shared spaces are streets and areas of public realm in which all uses have equal status. They involve the introduction of features which influence driver behaviour to reduce vehicle speeds and create places that encourage a high level of social interaction between residents. They work best in short residential streets such as mews, cul de sacs and rural lanes.

6.10 Shared streets are increasingly being promoted in Surrey Heath. Although the Council welcomes this approach it is important that the design is carefully considered to ensure that the needs of all road users (including vulnerable groups such as children, elderly and disabled) are catered for.

Example of a good shared surface and pedestrian friendly street

Principle 6.3

Principles governing the design of shared spaces in Surrey Heath:

- **Motorists should be treated as 'guests', who will be expecting to find other people walking, playing and cycling in the street space.**
- **Shared spaces should generally be restricted to short lengths of streets. Developments of over 80 dwellings should contain a mixture of shared space and zones where the movement of vehicles takes a higher priority.**
- **Long stretches of surface with no refuge areas for vulnerable road users should be avoided.**
- **Materials and form should encourage safe play and social interaction between residents.**
- **Provision for car parking needs to be effectively integrated into the street in a safe and attractive manner.**

Density

6.11 Surrey Heath has a limited supply of land for housing and thus it is important that this important resource is used efficiently to deliver the new residential development that the borough needs. This will involve intensifying the urban fabric both in terms of numbers of houses or bedrooms(density) and in the amount of built mass.

6.12 Building at higher density creates a more intense environment which can be visually and socially exciting. It can also allow for additional populations to help maintain and support vital local facilities such as public transport systems, local shops and community centres. High quality, denser development at locations which are sustainably located will be encouraged, provided they are supported by adequate green infrastructure. This could include pocket parks, roof gardens, green walls, community gardens and communal amenity space. Such locations are likely to include Camberley Town Centre and the string of town and neighbourhood centres along the B3411.

6.13 This Council considers it important to not prescribe acceptable maximum densities for the borough, instead relying on good design to improve living standards and reflect the character of the area in the face of intensification.

Principle 6.4

Housing development should seek to achieve the highest density possible without adversely impacting on the amenity of neighbours and residents or compromising local character, the environment or the appearance of an area. Residential developments in higher intensity locations (Camberley town centre and centres along the B3411) will be expected to be supported by generous green infrastructure provision.

Uses and mix

6.14 Mixed and balanced communities are seen as being important in delivering the sustainable, high quality great places for Surrey Heath's residents. Mixes of densities and dwelling types, sizes and tenures are seen as being vital in the creation of attractive neighbourhoods and the borough will actively pursue this in all non-householder applications. It is also expected that developments over 100 net new units will incorporate a range of non-residential uses such as shops, schools, community and health facilities, as well as employment uses.

6.15 Details of the Council's housing mix need in terms of housing size, tenure and specialist accommodation types are outlined in the latest SHMA. Designers are encouraged to discuss with the Borough at an early stage the specific nature of the mixes that a residential development site should look to deliver.

Principle 6.5

All non-householder residential development should contribute to the provision of balanced communities through the provision of a mix of residential densities, housing forms, sizes and tenures. Larger residential development sites will also be expected to deliver a mix of uses.

Plots

6.16 Plots are important elements in the character of an area. Their sizes, especially the widths along a street frontage are key determinants of the rhythm of buildings and spaces along a street, how active it will be and the grain of development in an area.

6.17 Streets with regular, clearly defined plot rhythms that are fine grain create the most interesting and attractive street scenes. Development that disrupts the rhythm of existing plots can create unattractive, inactive streetscenes (Fig 6.2).

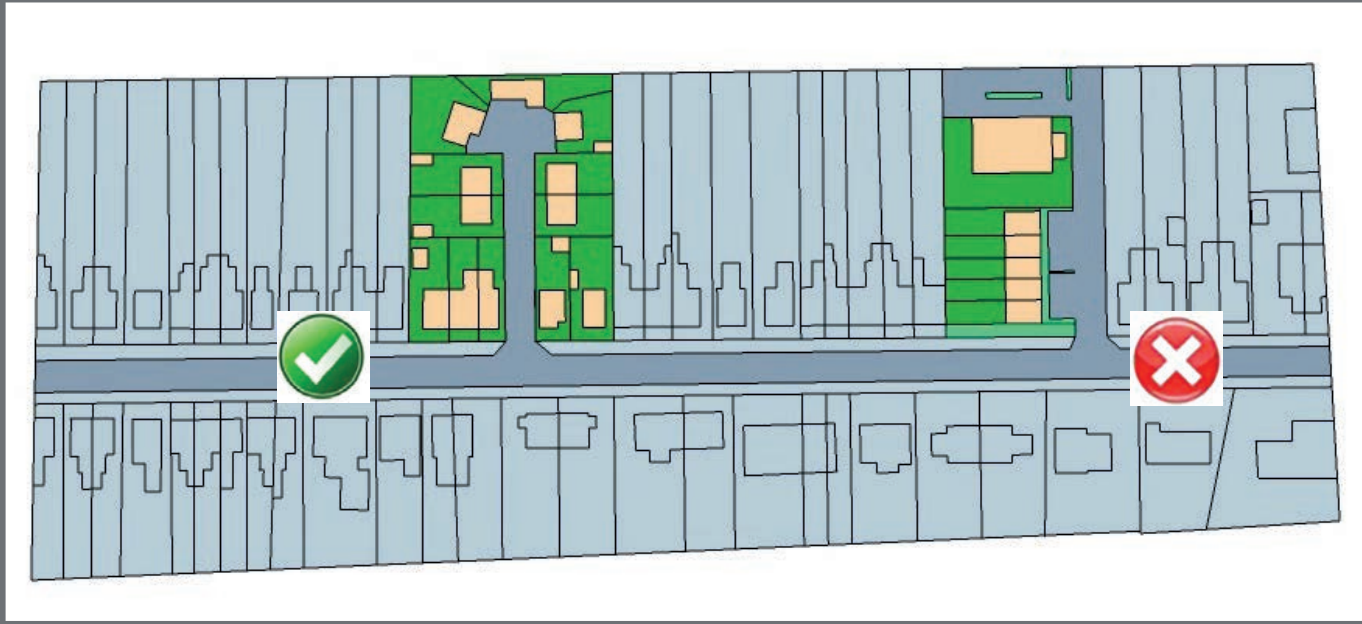


Fig 6.2: Examples of acceptable and unacceptable plot rhythms

Principle 6.6

New residential development will be expected to respond to the size, shape and rhythm of surrounding plot layouts.

Fine residential plot divisions will be supported and encouraged, particularly in intensifying urban areas. Loss of fine grain plots layouts will generally be resisted.

Plot boundaries to the front, side and rear will be expected to be clearly and strongly defined. Proposals with weak or absent plot definition and plot layouts that are out of context with the surrounding character will be resisted.

Parking

6.18 Space to park cars places a significant burden on the design of residential layouts. Balancing the expectations of residents and visitors for adequate parking spaces near to properties with the need to ensure parking does not unduly impact on the street scene and safety and amenity of people is a key consideration.

6.19 In order to create attractive and well-functioning layouts it is important that the space to park vehicles is carefully considered at the early stages of the design process.

General standards

6.20 Surrey Heath is a borough dominated by its heathland and tree assets and it will be expected that parking solutions will reflect this nature with significant use of soft green landscaping. Parking solutions involving large areas of hard surfacing will be resisted.

6.21 It is also expected that the quality of parking solutions will be high. Use of high quality hard and soft landscaping to provide appealing and functional parking spaces will be required. Developers will be expected to use porous surfacing for parking areas and encouraged to use different materials and colours to delineate parking bays and road carriageways.

6.22 Parking can be provided in a number of ways:

- On plot;
- In communal mews/parking courts;
- On street.

6.23 The Council accepts that different parking layouts are likely to be required in different locations and developments may need a mix of solutions. Low density schemes, for instance will find it easier to predominantly accommodate parking on-plot whilst higher intensity schemes in more urban locations may need to use solutions involving undercrofts or on street provision. Whatever solution is used, it is important that it is high quality and that the residential layout is not visually and functionally dominated by parked cars.

Use of different materials to delineate parking bays creates a high quality solution

Principle 6.7

Parking layouts should be high quality and designed to:

- **Reflect the strong heathland and sylvan identity of the borough. All parking arrangements should be softened with generous soft landscaping and no design should group more than 3 parking spaces together without intervening landscaping;**
- **Ensure developments are not functionally and visually dominated by cars;**
- **Maintain activity in the street without adversely affecting the attractiveness of the streetscene;**
- **Minimise impact on the amenity of residents;**
- **Be safe, overlooked and convenient for users;**
- **Be spaces that are visually and functionally attractive in the street scene.**

Domination of the frontages by car parking leading to a loss of enclosure and green character

On-plot frontage parking that does not dominate the street scene and provides space for softening vegetation

Parking space standards

6.24 For details on the number and sizes of parking spaces in residential schemes developers should contact County Highways at Surrey County Council to ascertain the adopted standards.

On-plot parking

6.25 On-plot parking can occur to the front, side or rear of dwellings. It may include integral or stand-alone garages and carports.

6.26 The Council's preference is for parking to be to the side or rear where adverse impacts on the street scene and amenities can be more effectively managed. Where parking has to be provided to the front it is important that the visual impacts are mitigated as far as possible. Potential solutions include landscaping, staggered buildings, separation and use of boundary treatments. It is also important that buildings are set back far enough from the road to enable cars to be comfortably parked in front. Enclosure of front on-plot parking areas with vegetation will be strongly encouraged.

6.27 On-plot parking generally requires many crossovers onto the highway. In heavily treed landscapes the landscape screen along plot boundaries is a key element of local character. In such locations a single shared drive may be required from the street to serve dwellings with on plot parking.

Principle 6.8

On-plot parking should generally be provided to the side or rear. Where front of plot parking is proposed this should be enclosed with soft landscaping and not:

- **Dominate the appearance of the plot or the street scene with extensive hard surfacing or multiple or over wide vehicle cross overs.**
- **Result in vehicles overhanging the pavement or lying hard up against habitable rooms.**

Parking Courts

6.28 Communal parking courts are private car parking areas, typically positioned either to the front or rear of dwellings. Parking courts are used for flats and intense terraced housing.

A front parking with a variety of surface treatments and enclosed with soft landscaping

6.29 Parking courts should be designed as attractive, busy, safe spaces in their own right.

Principle 6.9

Car parking courts should be designed with active frontages and to be multi-purpose.

Parking courts should be attractive places with high quality hard and soft landscaping.

Dwellings with frontages onto streets should not have their main frontage to rear parking courts.

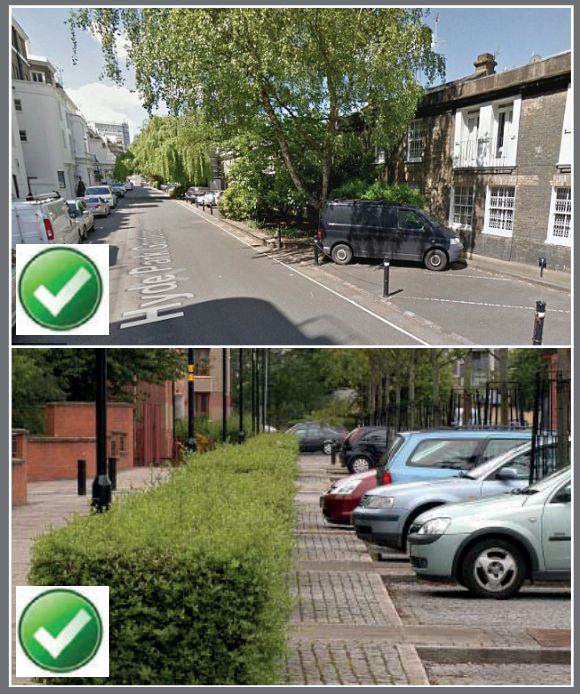
Where parking courts are provided to the front of development they should be enclosed with strong soft landscape screens and not be dominant elements in the streetscene.

On-street parking

6.30 If well designed on-street parking can add to the vibrancy and variety of a street scene. The Council's preference is for visitor and non-allocated parking to be provided on-street where possible and appropriate to local character.

6.31 Where on-street parking is proposed, then the street must be purposefully designed to accommodate it. Parking bays may accommodate parallel, perpendicular or angled spaces.

A lack of space for on-street parking, no marking of parking bays and lack of softening landscaping creates an unattractive, poor street environment that is unsafe for pedestrians



Attractive on-street parking solutions in a landscaped setting

Principle 6.10

Where provided, on-street parking will be expected to be high quality in terms of layout and materials.

On-street parking should not dominate the street scene and must be integrated with other street features. Positioning of on-street parking should not dominate adjoining plots and residential uses.

Street car parking will be expected to be placed in a landscaped street setting utilising hard and soft features of a high quality.

Where bays are provided, they should accommodate no more than a cluster of 3 cars.

Where the width of the road has been increased to accommodate on-street parking designers will be expected to employ features such as increasing building height, street trees or other planting to ensure that the street is well enclosed.

Defining Public/private space

6.32 It is important that the boundaries between public and private space are clearly defined. Poorly defined spaces create confusion as to ownership and use. This can lead to spaces becoming neglected, avoided and unattractive.

Principle 6.11

Boundary treatments of at least 1m in height will need to be provided in residential environments to clearly define the boundaries of public and private space.

Developments that leave space with unclear ownership will be resisted.

Poor definition makes it unclear what space is in private ownership and what is public

Good definition of public/private spaces

7 BUILT FORM

Building positioning

Building lines

7.1 Front building lines help to define the street and the degree of street enclosure. Rear building lines are important in protecting neighbour amenity, especially at 2 storey levels. Where dwellings are detached or semidetached, building lines along the side walls can help maintain visual gaps and protect the amenities of neighbours.

7.2 The Council will expect new developments to give careful consideration to all forms of setbacks.

7.3 Occasional variation from a common front building line may provide opportunities to add visual interest to townscapes. Developers may consider using this as a design feature where positive opportunities arise and no adverse impact on neighbour amenity would be likely to arise.

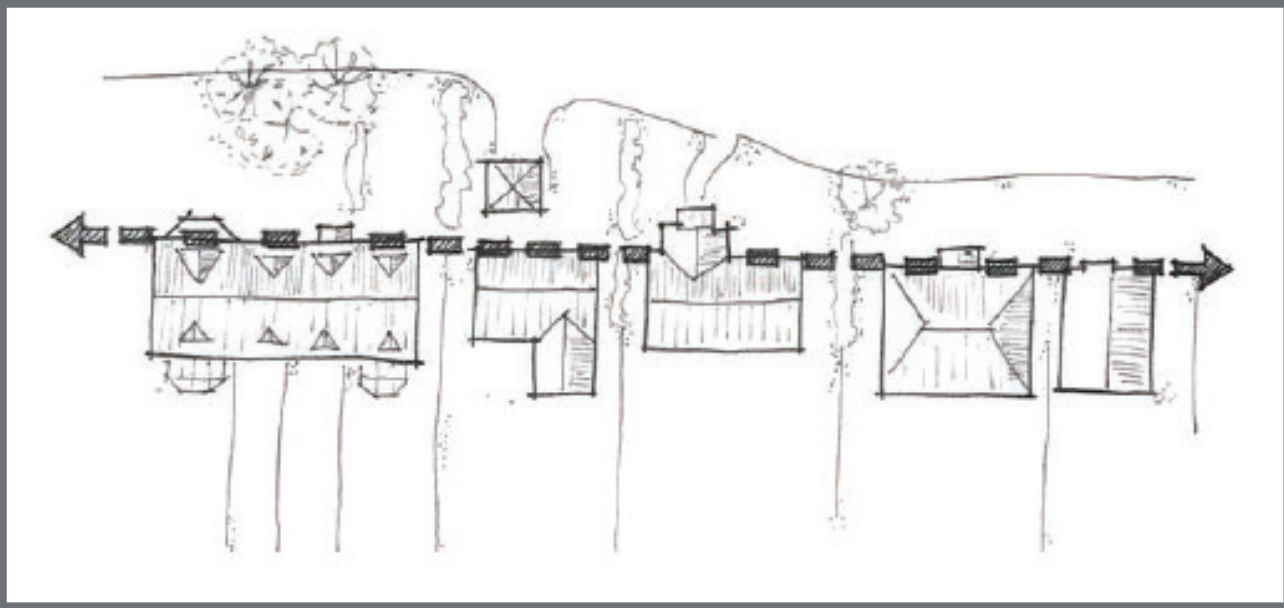


Figure 7.1: A common front building line

Principle 7.1

Setbacks in new developments should complement the streetscene, avoid impacting on neighbour amenity and allow for suitable landscaping and open space. Setbacks that erode character, street enclosure and amenity of neighbours will be resisted.

Solar & sustainable design

7.4 The Council strongly encourages designers to design buildings to minimise energy consumption by taking advantage of the sun's energy. This opportunity should be considered at the early stages of the design process.

7.5 Passive solar design involves orientating buildings to maximise the entry of low winter sun for passive solar heating. Facades with generous fenestration with no overshadowing need to be orientated buildings within 30 degrees of due south to gain from solar heating (Fig 7.2). When employing passive solar design designers will also need to consider how to maximise solar collection during winter and minimise overheating during summer months.

7.6 Active Solar Gain –uses building facades and roofs to collect solar energy for conversion into electricity or hot water. Any aspect within 30 degrees due south is ideal (Fig 7.3). The Council is supportive of active solar micro renewable technologies where they do not have a detrimental impact on the appearance of the building and street scene.

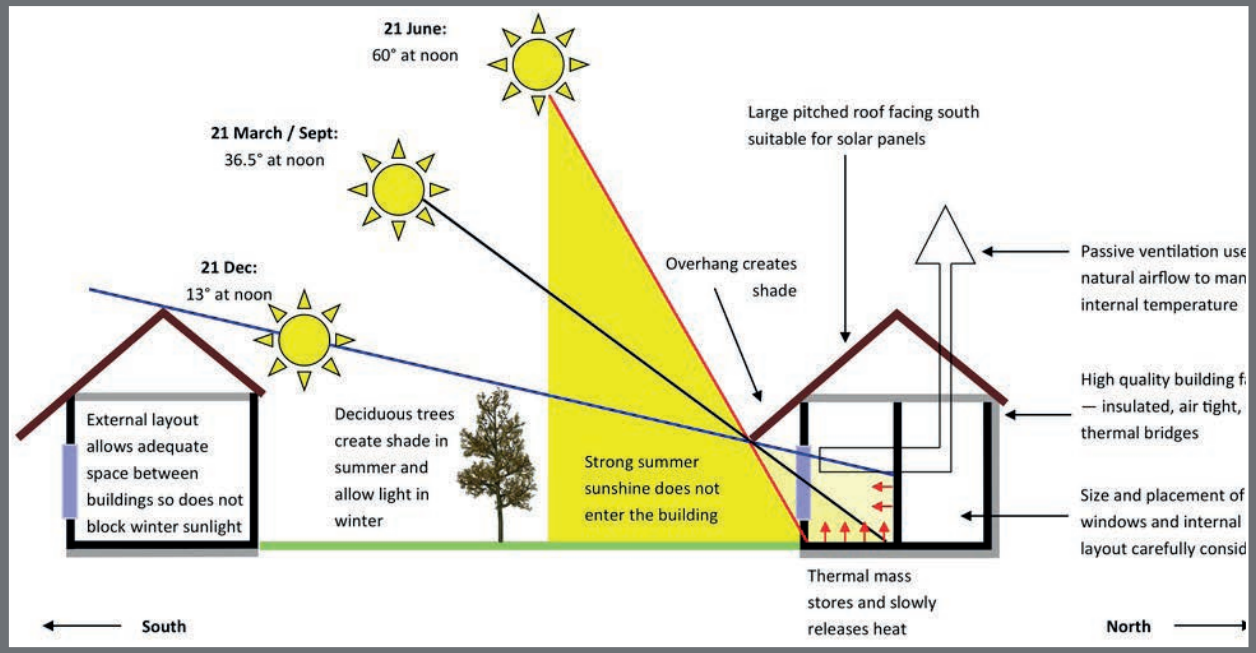


Figure 7.2: Principles of passive solar design

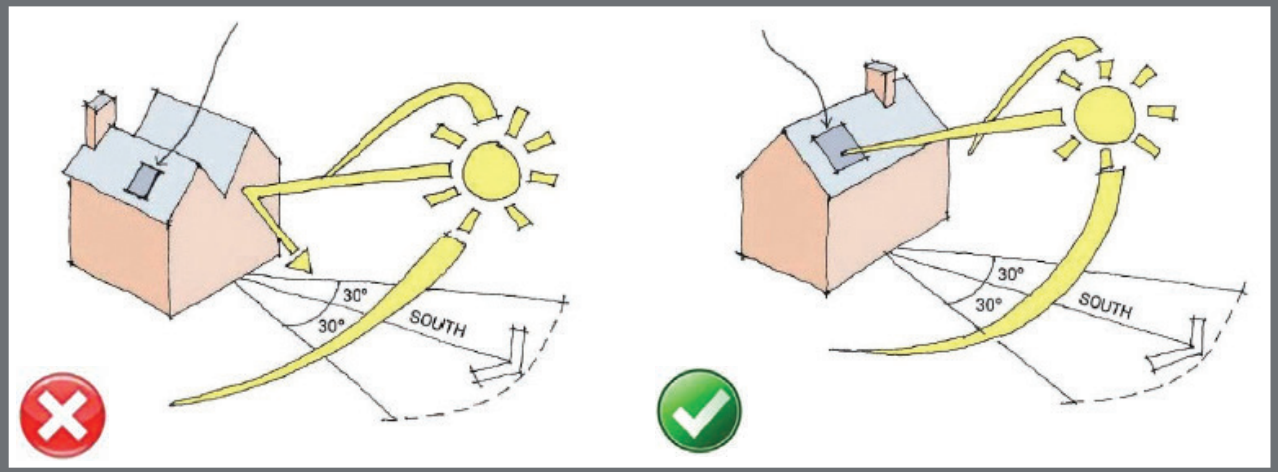


Figure 7.3: Active solar design principles

Principle 7.2

The Council will expect new residential developments to make optimal use of natural light and warmth so as to minimise the use of energy for lighting and heating.

Proposals that fail to incorporate passive solar design will be resisted unless there is strong justification for not integrating it into a building or site.

Developments that overshadow existing light dependant micro-renewal technologies (e.g. photovoltaics, and solar hot water panels) on neighbouring properties will be resisted.

Building scale, massing & form

Height

7.7 The height of a building has an important impact on the character and enclosure of a streetscene. Buildings that are too low in relation to the width of a street provide low levels of enclosure and unsatisfying street scenes, whilst buildings that are too high in relation to the width of a street create dark, overwhelmed spaces that do not feel human scale.

7.8 Buildings that are out of context with their neighbours in terms of height may also create unsatisfactory visual and physical relationships. There is also a greater likelihood of an overly tall building having adverse impacts on residential amenity.

7.9 In general, the more rural and suburban areas of the borough tend to have building heights of 2 storey with ridge heights of around 7.5 – 8m with occasional 3 storey status or focal point buildings. This low height is a strong defining element in the character of these lower density areas and the Council will seek to maintain this.

Two storey suburban residential accommodation in Surrey Heath

Taller residential development in a tighter Surrey Heath environment

7.10 Building heights are more varied in tighter urban environments and can often be in excess of 3 storeys. In urban local and town centre locations[3] residential buildings of 3 storeys or more will be encouraged, subject to impacts on street and residential amenities being satisfactorily resolved.

7.11 Where there is concern that a buildings height could adversely impact on the street or neighbour amenities designers should consider setting the upper floor/s back from lower storeys (Fig 7.4)

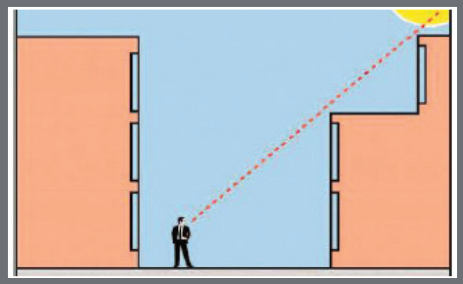


Fig 7.4: Use of upper floor setback to maintain light to public and private realm

7.12 Developers may need to supply details of the street widths to building height ratios along with information on topography and the scale of neighbouring properties to enable the Council to assess how a proposal's height may fit into the street scene and impact on neighbour amenities.

Principle 7.3

The Council will expect buildings heights to help enclose the street without overwhelming it.

In suburban and rural areas building heights will generally be expected to be lower with occasional taller buildings acting as visual focal points. Higher buildings will be more acceptable in tight urban locations such as local and town centre environments.

Building heights should not result in adverse impacts on residential amenities and will be expected to enable a building to integrate well into its surrounding context.

Scale & massing

7.13 The footprint that a building makes on the ground, along with its height, and the amount of space around it determines the mass of a dwelling and the impact it has on the street scene.

7.14 Most existing residential areas have discernible patterns of massing and it would be expected that new development would reflect this pattern. Strong juxtapositions in bulk and massing are unlikely to be acceptable because of their damaging impact on neighbour amenity and the quality of the streetscene.

Principle 7.4

New residential development should reflect the spacing, heights and building footprints of existing buildings, especially when these are local historic patterns.

Street with an interesting & rich roofscape

A richness in new townscape can also be achieved through the use of strong roof rhythms along with some variation to provide visual interest

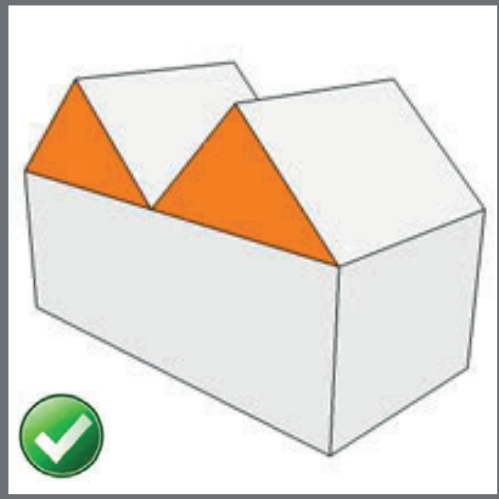
Roofscapes

7.15 Rooflines, roof shapes and chimneys can have an important influence on the character of a street scene. Designers should consider this aspect of their proposals carefully and look to use the roofscapes they create to enhance buildings and townscapes. In higher intensity developments, developers will be expected to consider using roof spaces to provide green infrastructure.

7.16 In Surrey Heath traditional residential roof forms are based on pitches with hips and gables with various forms of dormers. More contemporary styles have explored flat and curved roof forms.

7.17 Buildings that are overly deep were historically bridged with a double pitched roof. More contemporary approaches have been to propose a large element of flat roof behind short pitched to span the depth, often leaving unattractive and contrived roof forms.

Corner plots are particularly good locations to consider opportunities to introduce variations in roofscapes for visual interest and the creation of focal points.



Historic double pitch form

An overly deep building with an awkward roof form

Principle 7.5

Proposals to introduce roof forms on residential development that diverge from the prevailing character of residential development will be resisted unless it can be demonstrated that the proposals would make a positive contribution to the streetscape.

Where a building has been designed to reflect traditional forms and styles flat roof should not be used to span overly deep buildings.

Active frontages

7.18 There should be a strong relationship between the street and the buildings and places that frame it. Buildings should front onto the street and animate it with 'active' frontages to provide interest, life and vitality to public realm.

7.19 Active frontages mean:

- Frequent doors & windows, with few blank walls;
- Narrow frontage buildings, giving vertical rhythm to the streetscene;
- Articulation of facades, with projections such as bays and porches;
- Key habitable rooms fronting onto the street so that lively internal uses are visible from the public realm.

Example of a place with frequent doors and windows onto the street

An inactive frontage with a largely blind façade at street level

Minimum internal space standards

7.20 In 2015 the Government produced national internal space standards covering dwelling sizes and storage requirements[4]. Developers will need to take these into account when designing new residential developments.

Principle 7.6

As a minimum, the Council will expect new housing development to comply with the national internal space standards.

Adaptable Homes

7.21 The Council considers it important that homes are flexible enough to adapt to the changing needs of occupants over time. Lessons may be learnt from historic housing forms such as Victorian and Edwardian terraces, which have proved very adaptable to modern living.

The Council encourages applicants to consider applying the Lifetime Homes Standards to residential developments[5]. Lifetime Homes standards look to create dwelling spaces that are accessible, adaptable and flexible. The Council also encourages applicants to consider criteria for Building for Life in their development design schemes.

Principle 7.7

Buildings should be designed so that they have longevity and can be adapted over time.

Architectural detailing

7.22 Architectural detailing has an important role to play in setting the quality of a development. It is also important in setting or re-inforcing the character of an area.

7.23 Architectural details include windows proportions and style, doors, chimneys, eave lines, cills, window to wall ratios, string courses, corners, fenestration, roof overhangs, colour, materials, gables & hips, pediments and brickwork styles (Fig 7.5).

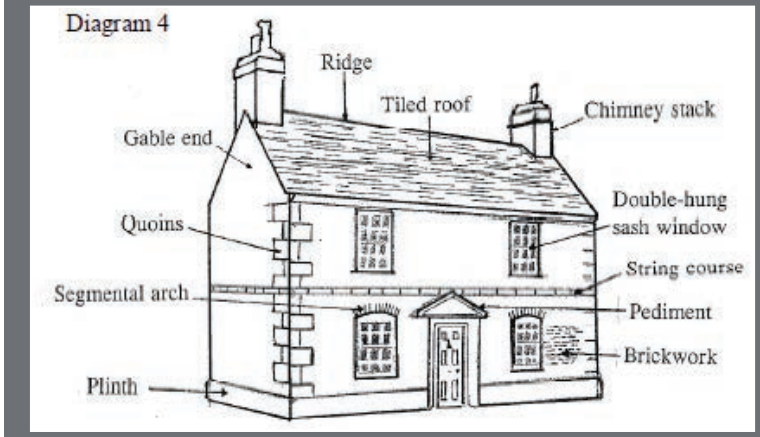


Figure 7.5: Pictorial glossary of architectural features to consider when designing built form

[4] DCLG; Technical housing standards – nationally described space standard; March 2015

[5] http://www.lifetimehomes.org.uk/pages/lifetime-homes-principles.html

7.24 The Council will expect developments to exhibit high quality architecture which reinforces the design vision for the scheme. The design should be carefully considered to create a rational, coherent whole with a visually pleasing balance of proportions. The use of high quality materials will be an added important element in creating an architecturally satisfying development.

7.25 Developments can take a contemporary or traditional approach and can be designed with formal or informal styles. Attention to detail is vital to ensure that a development is successful. Buildings where the elements have been well put together will be pleasing to the eye, will last well and will complement the spaces they face, whatever the style of architecture.

7.26 This Council values architectural honesty. Pastiche designs that incorporate a mix of historic styles and detailing will generally be resisted as this typically creates a confused, poor quality visual appearance that does not specifically relate to any specific building style or age. If a traditional/vernacular language is being applied it is important that details (such as windows and doors) are convincing. Where designers seek to mix architectural styles to create a contemporary approach, the Council will look for attention to detail and high quality with strong architectural justification for the proposals.

A confusing clash of building form and architectural detailing

Principle 7.8

Designers should use architectural detailing to create attractive buildings that positively contribute to the character and quality of an area. Buildings that employ architectural detailing that is unattractive, low quality or is not honest or legible will be resisted.

Windows

7.27 Windows are particularly important detailed features on a building. Designers will be expected to pay particular attention to window proportions, positioning, symmetry, frame thicknesses, recessing/projection and surrounding decoration (e.g brickwork arches). If a traditional vernacular design language is being applied it is important that details are as convincing, rather than paying lip service to tradition.

7.28 Window to wall ratios will also need to be considered. Public facing elevations that have large area of blank wall with limited amounts of glazing will be unacceptable.

7.29 Ground windows that are distinctly taller than fenestration on upper floors help to maintain balance and harmony and create pleasing compositions (Fig 7.6). Either recessing windows, or enabling them to project beyond a façade provides an elevation with articulation and visual richness.

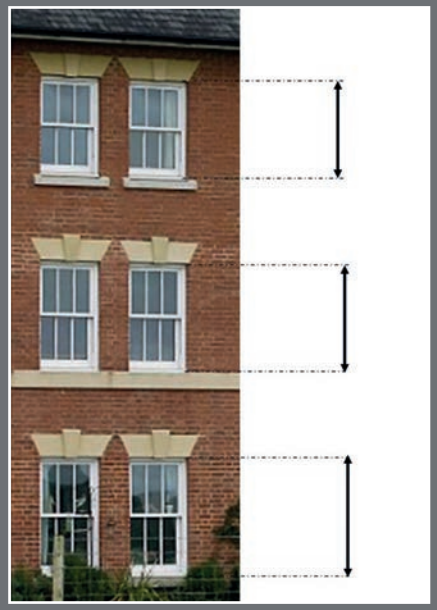


Fig 7.6: Taller ground floor windows

Examples of acceptable and unacceptable window detailing based on vernacular traditions

Symmetrical glazing that is well proportioned and taller on the ground floor than at upper levels

Principle 7.9

Window design visible in the public realm should be high quality and create visually balanced and harmonious compositions. Poor quality window design will be resisted, especially where it will be visible in the street scene

Large areas of blank wall with limited glazing should be avoided on elevations visible from the public realm.

8 AMENITY

8.1 Residential amenity, in the form of light, privacy, outlook and provision of outdoor amenity space, is a detailed but important design matter that has a very strong influence on the quality of resident's living environment.

8.2 New residential developments should provide future occupiers with high quality amenities and do not undermine the residential amenities of occupiers of neighbouring properties.

Privacy

8.3 It is important that people are able to enjoy a degree of privacy which makes them feel comfortable inside their dwellings and also able to enjoy their private outdoor spaces without feeling overlooked or overheard. Areas of particular sensitivity are habitable rooms, the first 3m of private space behind a rear elevation and balconies or terraces which are the sole source of private outside space for a home.

8.4 A number of design solutions for maintaining privacy in new development and with neighbouring properties are available:

- ***Distance***

  A minimum distance of 20m is this Council's generally accepted guideline for there to be no material loss of privacy between the rear of two storey buildings directly facing each other (i.e. a back to back relationship). For two storey rear to side relationships it may be possible to reduce the separation distance to 15m.

  However, there are instances where this minimum separation distance to maintain privacy may not be appropriate. Extra separation may be needed where there are significant changes in level between buildings, or where new development is greater than 2 storeys in height.

  Equally, in more compact contexts (in centre of towns and villages and infill plots), or where the development is single storey, it may not be appropriate to provide the conventional separation distances. Alternative design solutions to maintain privacy will be needed in such instances. Potential solutions include:

- ***Oblique angles***

  Positioning of buildings and angled windows to create oblique views are useful tools to reduce overlooking (Fig 8.1). Where buildings are angled at more than 30 degrees from each other separation distances can often be reduced to 15m. Angled windows need to be designed to maintain adequate light levels to the rooms they serve.

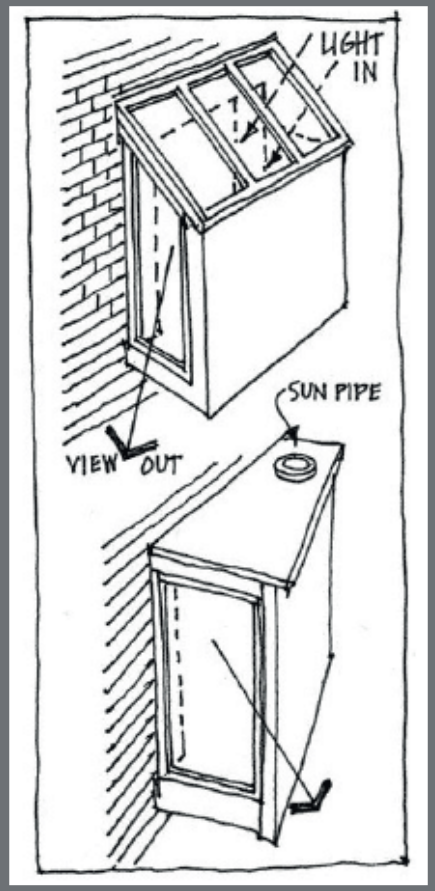


Fig 8.1: Oblique window solutions

- ***Window design***

  Roof lights, slit windows, high level windows and smaller vertically proportioned windows can be used to maintain privacy as well as provide adequate internal light levels.

- ***Obscure glazing***

  Obscure glazing will be appropriate for bathrooms and exceptionally can be considered for other rooms provided that there is clear glazing to another window in the room which does not overlook another property.

- ***Screening***

  Provided it does not create significant overshadowing small ground floor extensions, walls, fencing, hedges, trees and general landscaping can be used to provide screening to private spaces.

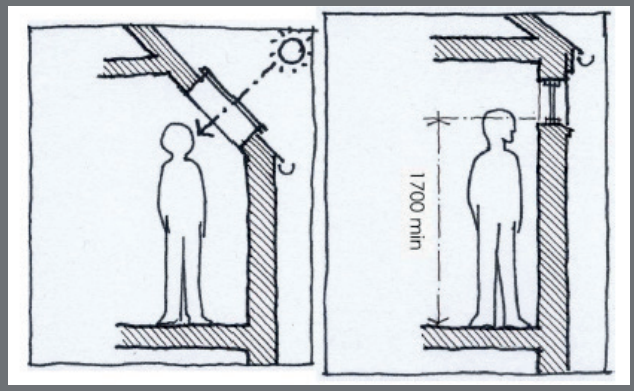


Figure 8.2: High level windows

Domestic kitchen lit by slit windows and rooflights

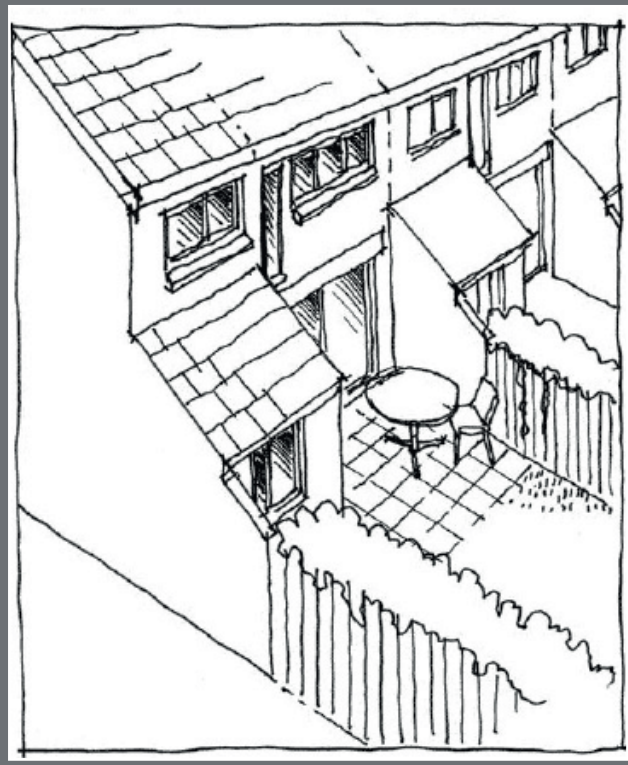


Fig 8.3: Screening provided by an extension and wall

- ***Gardens***

  Use of small front gardens can help maintain privacy for habitable rooms facing the street

- ***Room layout***

  Designing the internal layout to concentrate habitable rooms away from adjacent properties where overlooking may be an issue.

Principle 8.1

New residential development should be provided with a reasonable degree of privacy to habitable rooms and sensitive outdoor amenity spaces. Developments which have a significant adverse effect on the privacy of neighbouring properties will be resisted.

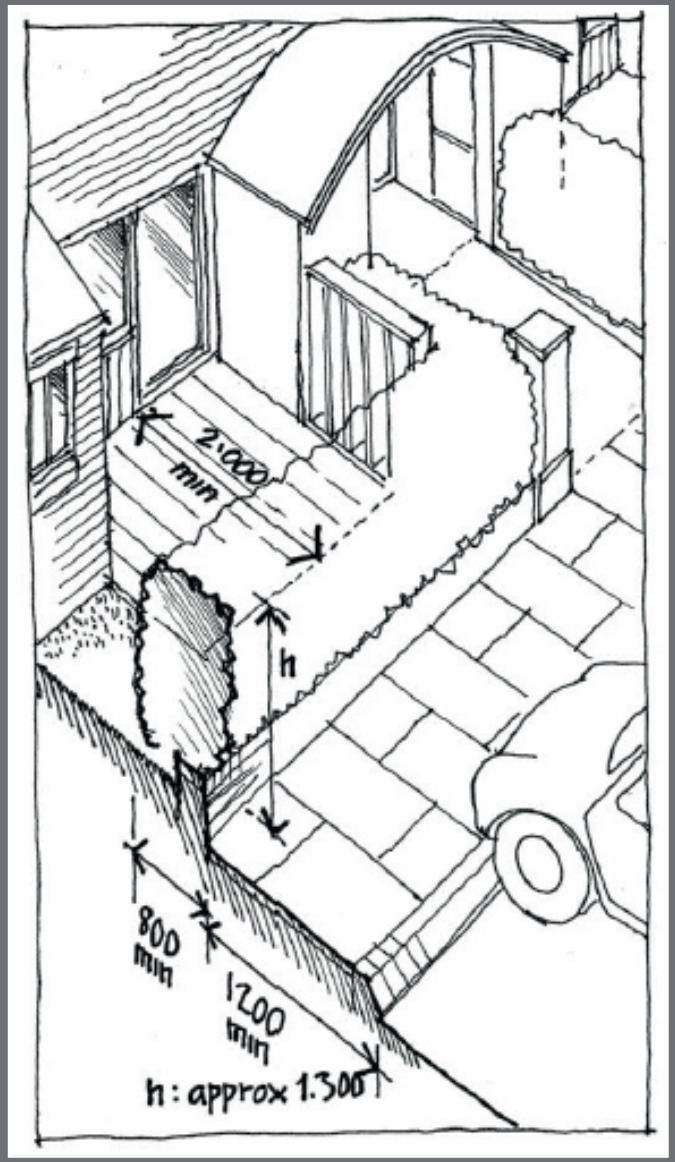


Figure 8.4: Small enclosed front gardens providing privacy to habitable rooms

Outlook

8.5 Although there is no right to a view, residents should be able to enjoy good quality outlook to the external environment from habitable rooms, without adjacent buildings, walls, parked vehicles or storage materials being overbearing or visually intrusive. Outlook from the home to exterior spaces keep people in touch with their wider surroundings, the prevailing weather and the rhythm of the day and seasons. Contact with nature and the social life of the community people live in has been shown to be important in maintaining human health and mental wellbeing.

8.6 A poor outlook relationship is caused when the height and bulk of a development, or the proximity of parked vehicles, dense high vegetation or storage materials, significantly dominate the outlook of a habitable room or area. Topographical changes can also create overbearing relationships and poor outlooks.

8.7 Poor outlook is also created when rooms are only served by:

- obscurely glazed windows;
- roof lights that only provide a small sky vista;
- Small oblique windows.

Such design solutions to provide outlook are considered inadequate and should be avoided.

Principle 8.2

All habitable rooms in new residential development should maintain at least one main window with an adequate outlook to external spaces where nearby man-made and natural features do not appear overbearing or visually intrusive.

Daylight and Sunlight

8.8 Daylight and sunlight animate and enhance resident's enjoyment of interior spaces. Good natural light reduces the energy needed to provide light for everyday activities, while controlled sun penetration can also help to meet part of the winter heating requirement.

Daylight access

8.9 It important for the maintenance of people's health and well-being to ensure that habitable rooms in people's homes are well lit by natural daylight to facilitate a range of daily activities. It is easy for people to manage light levels in dwellings if there is too much daylight but impossible to do anything about it if there is too little. Building Regulation requirements will set the standards for internal illuminations in new dwellings but it is also important that designers consider lighting of outdoor spaces and the impact of the development on the amount of daylight reaching habitable rooms and external spaces of neighbouring dwellings.

8.10 Design solutions to achieve good quality internal lighting of new homes include:

- providing glazing areas in habitable rooms that is not less than 20% of internal floor area of room;
- dual aspect dwellings (Fig 8.5);
- Ensuring habitable rooms are served by glazing that has a vertical sky component of no less than 27%.

8.11 One or all of these solutions may be required to ensure people will have comfortable light levels in their habitable rooms.

8.12 Potential design solutions to prevent material loss of daylight to neighbouring windows and overshadowing of habitable external spaces include:

- Applying a 25 degree vertical angle from a point 2 m above the floor at the façade is not obstructed. (Fig 8.6) This typically results in separation distances of 10m;
- Avoiding obstruction to light by ensuring that the centre of an existing window serving a habitable room does not fall within 45 degrees of a line drawn from the edge of an extension or a new development (Fig 8.7).

The 45 degree rule is applicable to 2 storey extensions. A 60 degree rule is typically applied by this authority for single storey extensions. Designers should note that the 45/60 degree rule is only an indicator and the acceptability of a development proposal will also be dependent on ground levels on site and the orientation of buildings.

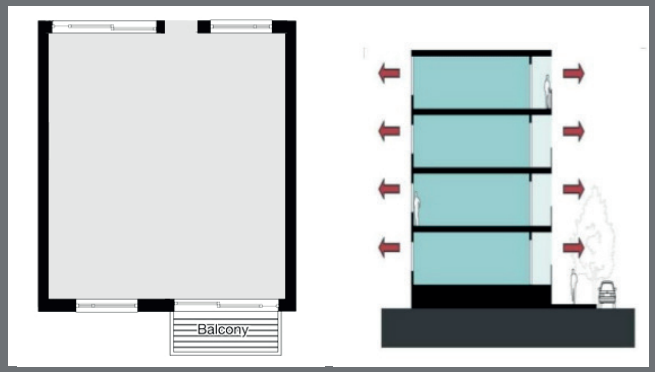


Fig 8.5: Floorplan & elevation for a dual aspect one bedroom flat

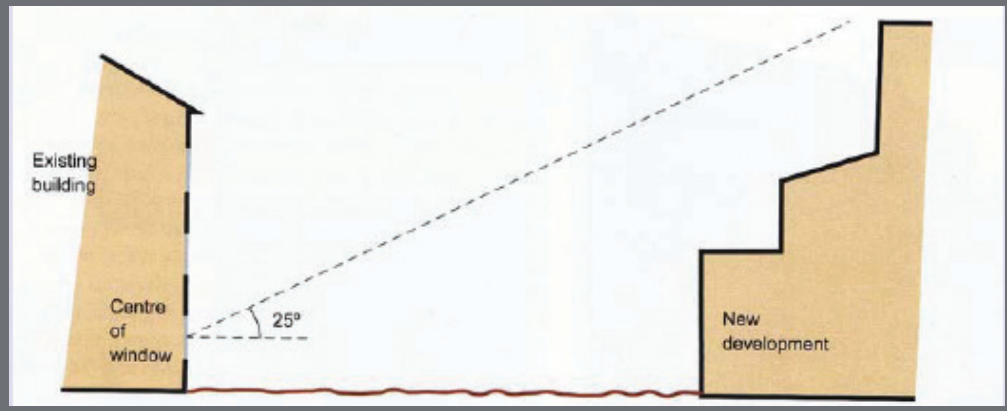
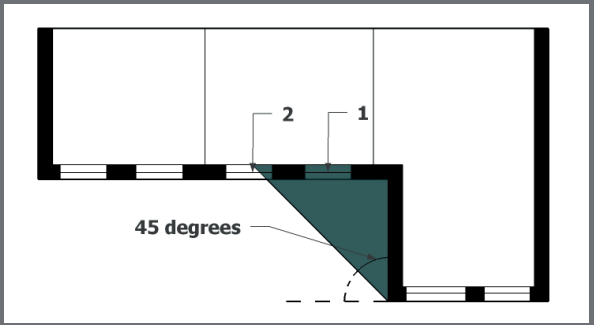
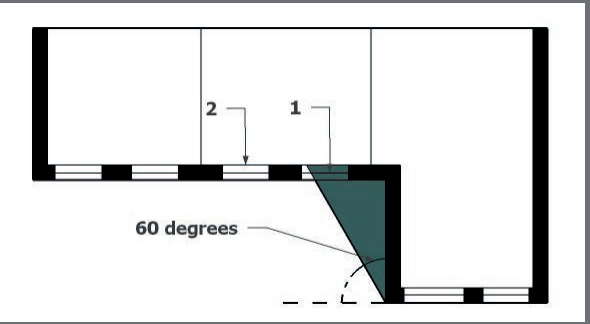


Fig 8.6: The 25 Degree Rule(Source: BRE Guide to Daylighting & Sunlighting)



Window 1 will be materially affected by light loss as the middle of the window is within the 45 degree line created by the proposed single storey extension.

As the 45 degree line does not pass through the centre of window 2 it would not be considered to be materially affected.



Window 1 will be materially affected by light loss as the middle of the window is within the 60 degree line created by the proposed two storey extension.

As the 60 degree line does not pass through window 2 it would not be considered to be materially affected.

Fig 8.7: The 45 Degree Rule (Source: BRE Guide to Daylighting & Sunlighting)

Sunlight access

8.13 Provided it can be controlled, people love sunlight and likewise, its absence has a damaging effect. Not only does sunlight have beneficial health effects for people, it also has the potential to reduce energy consumption in homes. Neighbours will often be particularly distressed if new development threatens their existing private sunny spaces.

8.14 Accordingly, when drawing up their plans developers should consider the needs of both new and existing neighbouring development to have sun access in habitable spaces. This includes both indoor and outdoor spaces. The needs for people who spend a large proportion of their day indoors, including older people, demand particular consideration.

8.15 Potential design solutions to provide good quality solar access include:

- Providing for direct sunlight to enter at least one habitable room for part of the day through-out the year. Dual aspect dwellings will assist with this.
- Providing private external spaces (patios, gardens, balconies, roof terraces) that receive direct sunlight for part of the day in the period between 1st April and 30th September.

8.16 Sunlight has a significant impact on thermal comfort and energy consumption. In winter it can make an important contribution to heating, but excessive solar gain can cause discomfort in summer. Careful design can control sunlight to maximise the benefits of solar access whilst minimising overheating. Further information on passive and active solar design is contained in Section 7.

8.17 Where there is doubt about the quality of daylight or sunlight access to new dwellings, or the maintenance of light access to existing neighbouring development, developers may be required to produce plans illustrating sky components and shadow paths at the winter solstice and spring/autumn equinox.

Principle 8.3

The occupants of new dwellings should be provided with good quality daylight and sun access levels to habitable internal rooms and external spaces.

Dual aspect dwellings are strongly encouraged. Where single aspect dwellings are proposed, developers should demonstrate how good levels of ventilation, daylight and sun access will be provided to habitable spaces. Single aspect residential units that are north facing should be avoided.

Developments should not result in occupants of neighbouring dwellings suffering from a material loss of daylight and sun access.

Private outdoor amenity space

8.18 This Council considers the provision of high quality, private open space to serve homes to be a necessity. This form of space serves a number of important household functions including allowing people enjoying contact with nature as part of their home life, clothes drying, growing food and pursuing domestic leisure activities.

8.19 In the context of increasing intensification of residential development and the specification of minimum internal space standards, it is important to ensure that this private outdoor amenity space is provided in adequate amounts and is of a high quality. Accordingly, the Council has established minimum space standards for the provision of external private amenity space in all forms of property. Developers will be encouraged to exceed these standards where the site allows for this. Where developments are not able to meet the minimal outdoor amenity space standards the Council may consider accepting lower standards provided this is robustly justified and it can satisfy itself that the outdoor amenity space provided will be of a very high quality.

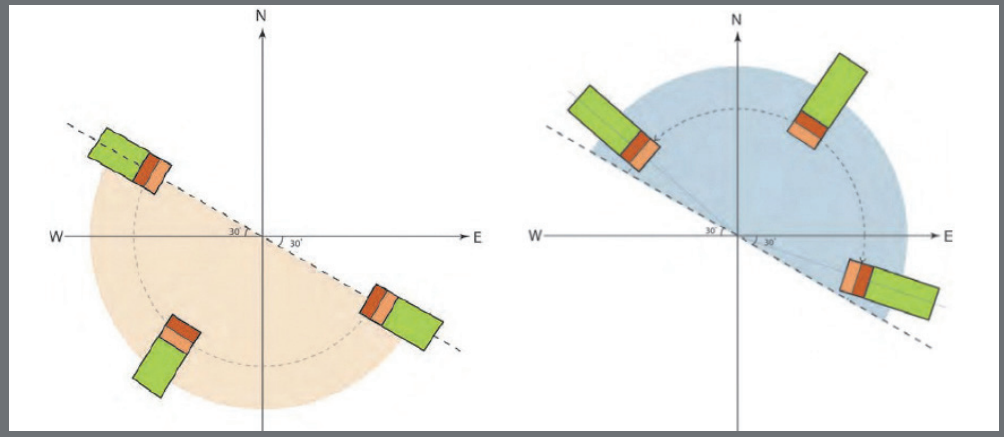


Fig 8.8: Differing garden space requirements depending on orientation

Private outdoor amenity space standards for houses

8.20 The amount of garden space (including front, side and rear spaces) may vary widely but new developments must provide for a minimum amount of private amenity space in the form of gardens. The minimum amount will vary depending on the orientation of the house. Homes with private amenity spaces facing predominantly north will need to provide larger private gardens than those facing the sun with a predominantly southern orientation (Figure 8.8 & Table 8.1).

Outdoor amenity space standards for flats & maisonettes

8.21 Given the benefits of people having access to good quality private outdoor amenity space, especially in more intense living environments, the Council will expect developers of flatted proposals to provide high quality outdoor amenity space which is an important visual and functional focal point of the design.

Principle 8.4

Table 8.1 : ***Minimum outdoor amenity space size standards for houses (sq m)***

House size	Minimum standard/unit for outdoor amenity spaces facing predominantly south (sqm)	Minimum standard/unit for outdoor amenity spaces facing predominantly north (sqm)
1 bed	40	50
2/3 beds	55	65
4+ beds	70	85

Private outdoor garden spaces should:

- **Be roughly rectangular in shape;**
- **Screened by fences or walls to provide privacy;**
- **Receive direct sunlight;**
- **Able to accommodate bin and cycle storage;**
- **Not be heavily overshadowed by trees and tall hedges;**
- **Directly accessible from habitable rooms;**
- **Have level access from the home.**

Garden spaces that are separated from the dwellings they serve will generally be resisted.

Roof top courtyard with barge BBQ area & access to sustainable Community Garden full of home grown fruit & vegetables

A high density scheme with generous communal space and balcony provision

All too often balcony spaces are provided but are rendered unusable due to their small size, orientation to the north or proximity to highly trafficked and noisy roads.

Communal amenity space

8.22 Designers should provide attractive communal amenity space which serves all residents. All too often, communal amenity spaces in flatted developments become neglected, unused low quality spaces which serve flat occupants poorly and make little positive contribution to townscapes.

8.23 Where space at ground floor level is limited, innovative solutions such as the provision of communal garden space at first floor levels or above will be encouraged.

Principle 8.5

Flatted developments should provide outdoor amenity space for each unit. In flatted developments, communal open space will be expected. This should be:

- **connected to the building,**
- **easily accessible to all residents,**
- **screened from public view,**
- **free of vehicles, and**
- **located to receive sunlight for a substantial part of the day.**
- **Actively overlooked to provide surveillance and security**

Private amenity space for flats

8.24 Private outdoor amenity space on flatted developments is also considered important, especially in tight urban environments and the Council will expect this space to be provided, particularly in new build developments. Private communal space can take the form of small contiguous gardens for ground floor flats and private balconies for flats above ground (Figure 8.9).

8.25 In many respects, this private outdoor space is considered more important for people than communal space and thus it is important that it is high quality. Equally it is important that this private outdoor space does not compromise the privacy of adjoining dwellings.

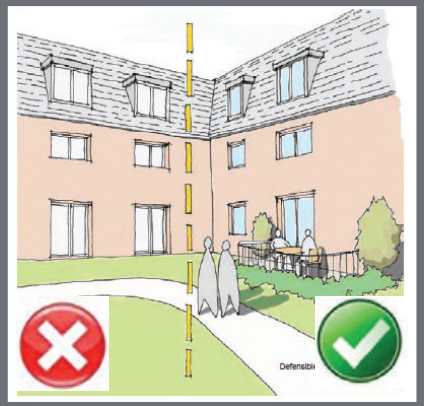
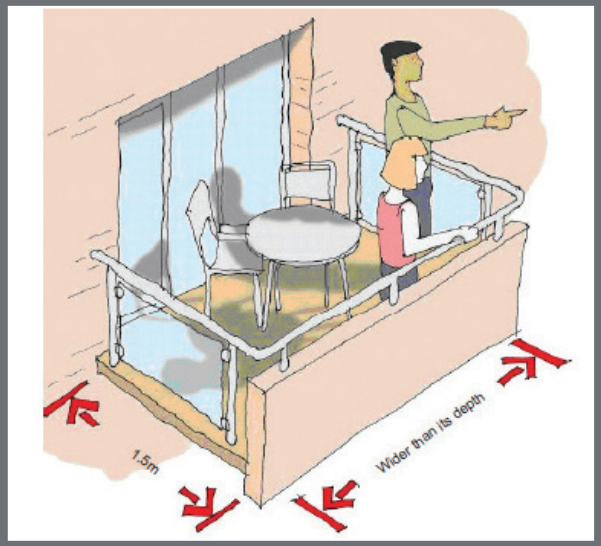


Fig 8.9: Minimal standards for private outdoor amenity space in flats



Principle 8.6

Flatted developments will be expected to provide private outdoor amenity space for each unit.

All ground floor flats should have access to a well-defined private area of amenity space which:

- **directly adjoins and is accessible from the flat;**
- **Has a minimum depth of 3m;**
- **Is the same width of the dwelling it serves;**
- **Is clearly identified by boundary treatments, including railings, low wall or a hedge;**
- **Has a privacy screen between dwellings.**

Unless conservation, privacy or heritage issues negate against the use of balconies, all flats above ground floor should be provided with balconies which:

- **Are a minimum of 1.5m deep;**
- **Are wider than their depth;**
- **Provide for privacy. Screens, recesses and orientation are potential design solutions to provide for this.**

Predominantly north facing balconies with no access to sunlight during the year, or balconies in close proximity to adjoining main roads which will be materially affected by noise and air pollution will not be considered to have fulfilled the obligation to provide outdoor amenity space for flat occupants.

Private outdoor amenity space standards for Residential Care Homes

8.26 Residential Care Homes will be expected to provide private amenity space at the same level as flatted developments.

Principle 8.7

Usable, high quality private outdoor amenity space will be required for all new Residential Care Home developments.

9 CURTILAGE DEVELOPMENT

Boundary treatments

9.1 Boundary treatments are important in helping to define defensible space, establishing the boundaries between public and private space and setting the character of a street.

9.2 Strongly defined boundaries help to convey entitlement, clear ownership and maintenance responsibility, privacy and home security. The absence of clearly defined boundaries, between public and private space can lead to confusion over ownership and responsibility leading to neglect and poor quality spaces between buildings and public realm.

9.3 The cumulative effect of boundary treatments in a street is a very significant component of street character and quality. Good quality boundary treatments define the pattern of plots and frontages along a street and create visual interest through the provision of rhythm and variety of materials and form.

Boundary treatments helping to define the plots and create a strong unified character.

Inactive, unrelieved wooden fencing that deadens the street scene.

9.4 Poor quality boundary treatments erode street character and quality and can create environments that feel unsafe. This can result from:

- A lack of strong front and side boundary treatments;
- Absence, or very weakly present boundary treatments;
- Partial removal of boundary treatment to accommodate parking;
- Erosion of existing boundary treatments by the insertion of ill-considered new styles of treatments that are out of keeping;
- Long unbroken stretches of high, blank walls or fences;
- Use of poor quality boundary treatments materials (e.g. close boarded fencing) fronting public realm areas.

9.5 Given the importance of boundary treatments in setting the quality of a development and streetscene the Council will expect developers to consider this aspect of their designs very carefully and provide a high quality design response. Particular consideration will need to be given to boundaries which are visible in the public realm. Figure 9.1 illustrates the typology of boundary treatments to public realm areas that the designers should draw upon when developing their schemes.

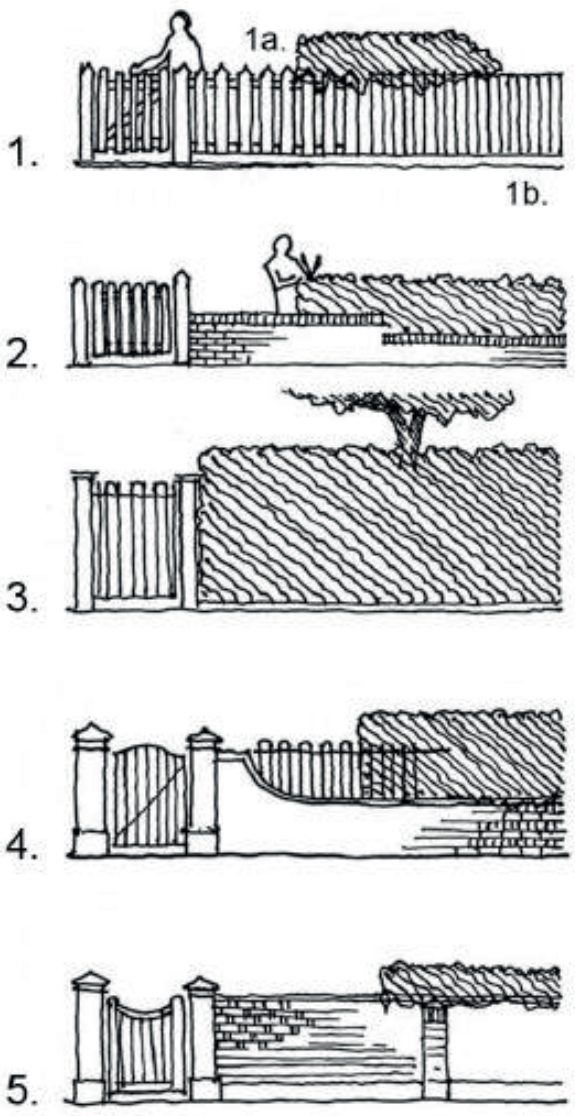
9.6 Where existing boundary treatments make a consistent and positive contribution to the character of the street, this design should be adhered to.

Principle 9.1

All boundary treatments in residential developments will be expected to be high quality and reflect the character of the development and the surrounding context.

Treatments to the public realm will be expected to be visually interesting and very high quality. Long lengths of unrelieved hard boundary treatments will be resisted.

Wooden shiplap or panel fencing will be discouraged when visible from the public realm.



1. **Picket fence:** usually in village setting. Matching timber gate
2. **Low wall with hedge:** usually in suburban contexts
3. **Full height hedge:** usually in well established suburban settings. Often associated with extensive tree planting, creating a predominantly 'arcadian' streetscape. Timber or railing gates.
4. **Wall with railings and/or hedge:** usually with substantial gate piers and the wall 'swept' to full height at the piers. Mainly in towns or well established suburbs although sometimes at a large house or village.
5. **Full height wall:** usually with substantial gate piers and intermediate piers. Brick (English garden wall bond is appropriate) with copings. Mainly in towns or well established suburbs.
6. **Full height railings:** a 'formal' boundary usually appropriate in town contexts.
7. **Full height close boarded fence:** normally more appropriate as side or rear boundary. This can present a 'dead' frontage to a streetscape.
8. **Some other design solutions: (a)** thick and thin alternate open boarded fence. Visually more attractive and less wind resistant than close boarded full height fencing and less formal than railings. **(b)** railings set behind hedge planting to give a softer appearance.

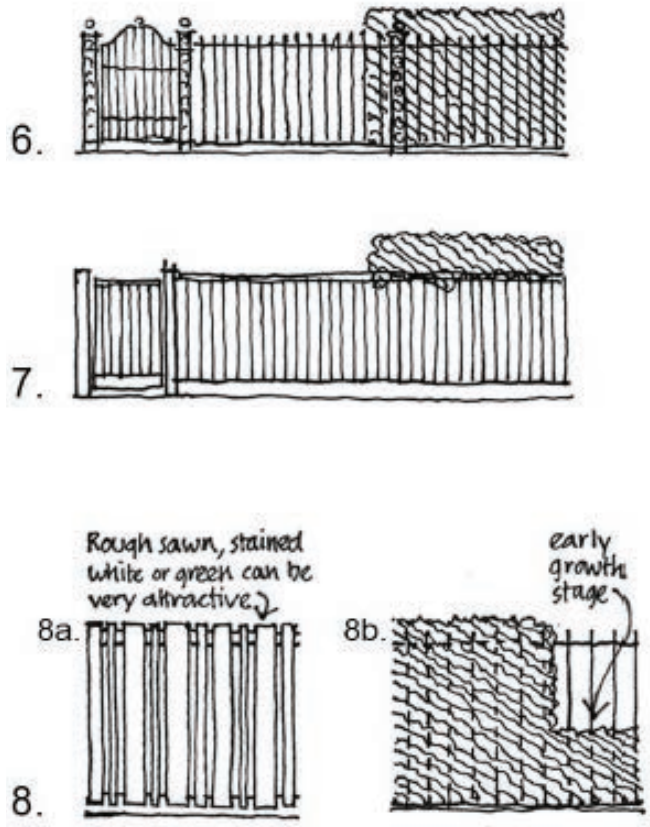


Figure 9.1: Potentially acceptable forms of boundary treatments to public realm areas

Provision for Cycles, Bins & meter cabinets

Waste and recycling storage

9.7 It is important that the design of bin storage is considered at an early stage in the design process.

9.8 The Borough currently has a fortnightly domestic waste collection service. Normal householder bins are as follows:

9.9 Shared bins may need to be provided in flats or care homes. The size of shared bins should be based on the standard of 45 litres per person living in the premises.

9.10 It is important that the waste storage requirements are handled in purpose built spaces that are sufficient in size, easily accessible both to residents and waste and recycling collection vehicles and which do not generate offensive smells or negatively impact on street scenes.

9.11 The Council's strong preference is for refuse storage areas to be located to the rear or side of dwellings where they are invisible in the public realm, but still easily accessible for refuse and recycling collection vehicles. Bin stores in front of dwellings, even when well screened have a poor negative visual impact on the street.

9.12 Early discussion with the LPA during pre-application discussions is recommended so that waste management is considered as an integral part of the design process.

Dark green food waste collection container (23L) (outdoor)

- Width: 13" (330mm)
- Depth 16" (410mm)
- Height 18" (460mm)
- Height (lid open) 30" (765mm)

Recycling bin (240L as standard)

- Width: 23" (585mm)
- Depth 30" (755mm)
- Height 43" (1100mm)
- Height (lid open) 60" (1525mm)

Refuse bin (180L as standard)

- Width: 20" (505mm)
- Depth 30" (755mm)
- Height 43" (1100mm)
- Height (lid open) 60" (1525mm)

Discrete sustainable bin store design adding to green infrastructure

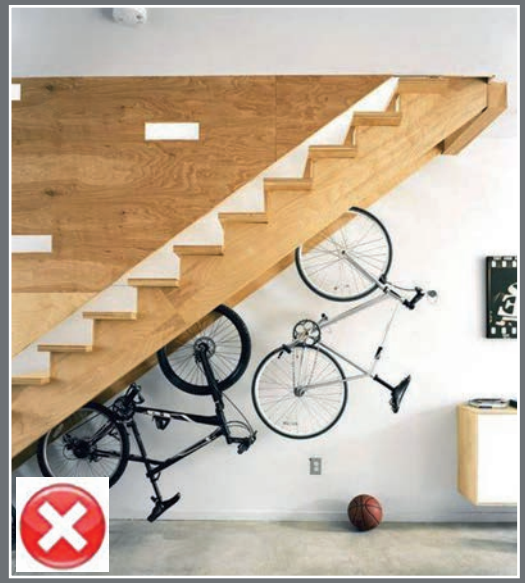
Waste storage provision that dominates the street scene

Cycle storage

9.13 This Council actively supports the development of cycling as a sustainable transport mode. Good quality space to accommodate the storage of bikes is expected to be specifically designed in at an early stage for each dwelling. This can be external or internal space but it is important that cycle parking is additional to space used for other uses, e.g. balconies, lobbies and hallways. Cycle storage facilities on balconies or in hallways will not be acceptable.

9.14 Cycle storage facilities should be easily accessible to occupiers and wherever possible, be integral to the design of the residential development. Where external cycle facilities are provided they should be constructed of durable materials, relate to the design of the main residential building, be easily accessible and not have a detrimental impact on the street scene.

Cycle storage solutions that reflect and blend in with the house design



Awkward & difficult to access storage of cycles, using valuable indoor space

Meter cabinets

9.15 It is recognised that utility companies prefer meter cabinets to be located on external elevations that are easily accessible from the street. However, it is also important that the meter cabinets do not undermine the attractiveness of buildings and the street scenes by virtue of their design and positioning.

9.16 Meter boxes need not be standard white units and the council would encourage a bespoke approach that fits in with the character of the building they are positioned on and the wider area. However, they should be designed to and positioned to ensure a balance between accessibility and unobtrusiveness.

Principle 9.2

All new residential development will be provided with meter cabinets and space for storage of cycles & bins in a manner that functions well and does not compromise the visual amenities of the building and street scene.

Cabinet design that blends with the house materials

Visually dominant meter cabinets that are unattractive features on the building and in the street scene

Hardstanding and vehicle cross-overs

9.17 If not carefully designed, driveways and hardstanding areas can create hard, unattractive environments that break down the rhythm of plot definitions and landscaping, increase flooding and reduce biodiversity.

9.18 Provision of new vehicle crossings can result in a loss of front boundary definitions and if inadequate space is available in front of a dwelling for parking, result in vehicles:

- hanging over pavement areas, potentially causing problems for pedestrians; or
- lying hard up against habitable rooms, affecting outlook.

9.19 It is important for this Council that new vehicle crossings and areas of hardstanding on residential properties do not contribute to a deterioration of the streetscene, a loss of biodiversity, reduced pedestrian safety or increased flooding.

9.20 Potential solutions for minimising adverse impacts of hardstanding include:

- using porous materials such as gravel or blocks;
- keeping driveways and parking areas only as large as necessary;
- Integrating areas into the overall landscaping schemes;
- Ensuring the spaces is enclosed as much as possible by soft planting, walls or other boundary treatments which are in keeping with the character of the area.

Principle 9.3

New hardstanding areas will be expected to be constructed in porous materials and cover only the minimum space necessary. Hardstanding that is not designed as part of a soft landscaping scheme, or which results in a deterioration of the streetscene, will be resisted.

Hardstanding areas that dominate the front of the properties and have resulted in the loss of soft landscaping and plot enclosure

Enclosed green approaches to hardstanding that make positive contributions to the street scene and help to reduce the potential for flooding

10 FURTHER GUIDANCE FOR SPECIFIC TYPES OF DEVELOPMENT

10.1 This section provides additional guidance for those looking to extend or alter their existing homes

Extensions

General guidance on extensions

10.2 Extensions to houses, both individually and cumulatively can have a profound effect on the appearance of an area and on the amenities enjoyed by the occupiers of adjoining properties.

10.3 Inappropriately designed extensions can result in a loss of privacy, be overbearing and over shadow adjoining properties. Section 9 sets out a series of design solutions that designers of extensions can use to ensure that neighbour amenities are protected.

10.4 Extensions also have the potential to erode garden spaces and gaps which contribute to visual amenity and character. Designers should pay careful attention to the character of the area and the nature of the gaps between buildings and plot boundaries.

10.5 Extensions also need to respect the main building they relate to in terms of style, form and detailing. They also need to be subordinate.

10.6 Design solutions to achieve subordination and consistency in extensions include:

- Using lower ridge heights, setbacks and extensions widths no more than half the width of the existing dwelling;
- Using the existing building as the main reference point for appearance, materials and details such as ridge, verge and eve finishes, head and cills, brick coursing, dressing and quoin work;
- Using a roof form &slope that reflects the main building. Flat roofed extensions will generally be resisted;
- Matching window style, form and positioning ;
- Matching brickwork of the existing house in terms of colour, type, size and brick bond and mortar joints;
- Matching roofing materials in terms of colour, type, size;
- Copying windows, joinery and doors detailing in terms of design, proportions, recessing and positioning.

Principle 10.1

Extensions should not result in a material loss of amenity to neighbouring properties as a result of overshadowing, eroding privacy or being overbearing.

Extensions which erode garden spaces and gaps which contribute to visual amenity and character will be resisted.

Extensions will be expected to be subordinate and consistent with the form, scale and architectural style & materials of the original building. Developments that are over-dominant or out of keeping will be resisted.

A building with two extensions that do not follow the design of the main dwelling in terms of window style, string course and brick colouring

10.7 The following sections provide specific, more detailed guidance for common forms of extensions to houses.

Front extensions

10.8 Although consideration needs to be given to amenity issues, the primary consideration for the design of front extensions (including porches) will be the impact on the streetscene and local character.

10.9 Generally front extensions will only be acceptable where the building is set well back from the street frontage in a large plot, or where the building is set back further from the street than the prevailing building line.

Principle 10.2

Front extensions should not protrude too far forward from the main building line, or be prominent in the street scene. Two storey front extensions will only be acceptable where the building is set well back from the street.

Side extensions

10.10 Amenity issues and impact on the street scene and local character are both important considerations for the design of side extensions.

10.11 Side extensions should remain subservient to the main building and maintain the design of the original main building (Fig 10.1).

10.12 In many areas of Surrey Heath gaps between buildings are important components of street scenes and the character of the area. Locality specific design documents for the Borough should also be consulted when designing side extensions as they will often identify and detail the nature of important gaps in residential areas. Gaps between buildings are also important for amenity reasons. Typically, a gap of 1m from a building side to the boundary is needed to allow for adequate servicing and rear access.

Figure 10.1: Acceptable and unacceptable side extension designs

Principle 10.3

Side extensions should not erode neighbour amenities or the character of the street scene and local area. Proposals should remain sympathetic and subservient to the main building and not project beyond the building line on the street.

Important gaps between buildings should be maintained. A minimum gap of 1m between the building and the side boundary should normally be retained to provide for access and servicing.

Rear extensions

10.13 Amenity issues will be the primary considerations in the design of rear extensions.

10.14 Rear extensions should be sympathetic and subservient to the original design of the building (Fig 10.2). Particular regard needs to be given to potential overshadowing and loss of privacy, outlook and light of adjoining properties. This is especially important with 2 storey extensions which can create an unacceptable sense of enclosure or have an overbearing impact (Fig 10.3).

10.15 Use of flat roofed rear extensions as balconies will not generally be acceptable.

Principle 10.4

Rear extensions should not materially erode neighbour amenities. Proposals should be sympathetic and subservient to the design of the main building. Eaves heights of single storey extensions should not exceed 3m within 2m of a side or rear boundary.

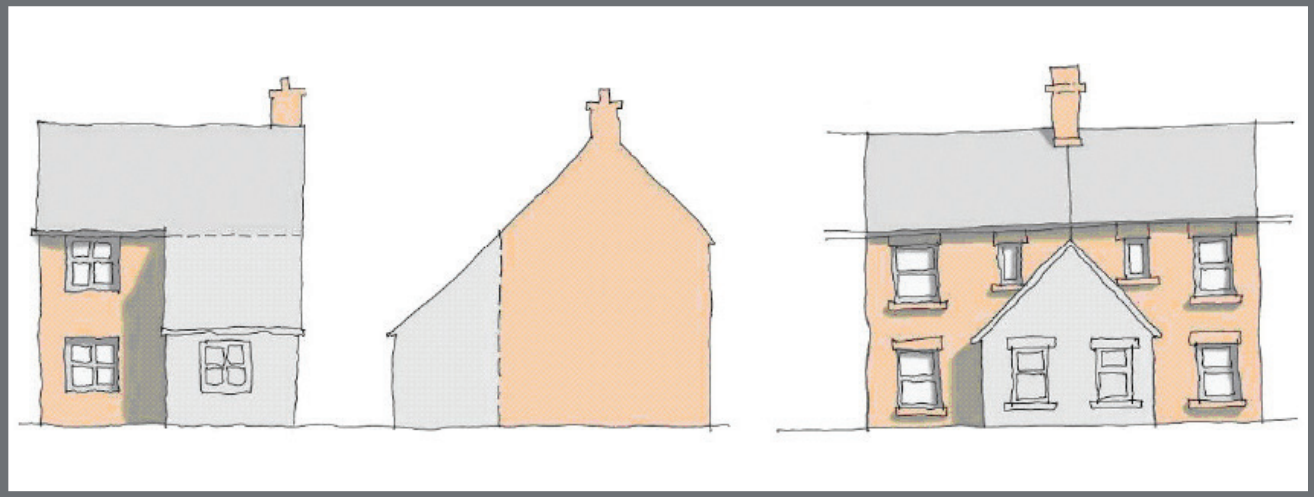


Fig 10.2: Sympathetic single storey rear extensions

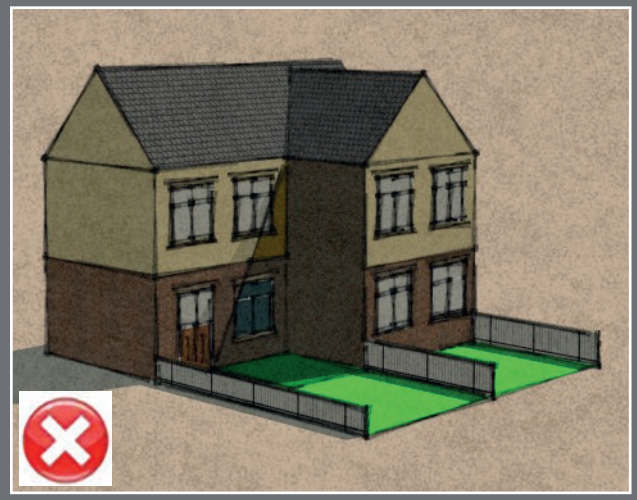


Figure 10.3: An oversized two storey rear extension that results in a loss of light and has an overbearing impact on the adjoining property

Roof alterations (including dormers)

10.16 Additional residential space in existing dwellings can sometimes be created by altering and increasing roof spaces through the use of dormers, roof lights and extension of gables and ridge and eave heights.

10.17 Changes to roofscapes can be particularly prominent in the streetscene and it is important that their design is well considered and high quality. In conservation areas, or locations where overlooking would be material, roof alterations may not be appropriate.

10.18 Acceptable design solutions for converting roof spaces include:

- Positioning dormer windows within the main roof, by being set back from eaves, hips and ridgelines (Fig 10.4);
- Ensuring dormers do not dominate the roof or existing building. They should be the same size or preferably smaller than the windows below and occupy no more than half the width or depth of the roof slope (Fig 10.4);
- Aligning dormers with windows below (Fig 10.5);
- Keeping dormer cheeks as narrow as possible and finished in lead, tiles, slates or other traditional materials;
- Using gable end extensions where full gables are part of the existing street character;
- Raising roof and eave heights only where buildings in the local context are significantly taller;
- Using roof lights that are flush with the roof slope and located on rear roof slopes. Roof lights should not dominate roofscapes that are visible in the street scene.

Principle 10.5

Roof alterations should be sympathetic and subservient to the design of the main building and not undermine streetscene or local character. Dormers must be set back from the sides and ridgeline of the roof and not occupy more than half the width and depth of the roof slope.

Figure 10.4: Dormer windows need to complement and align with the fenestration of the façade

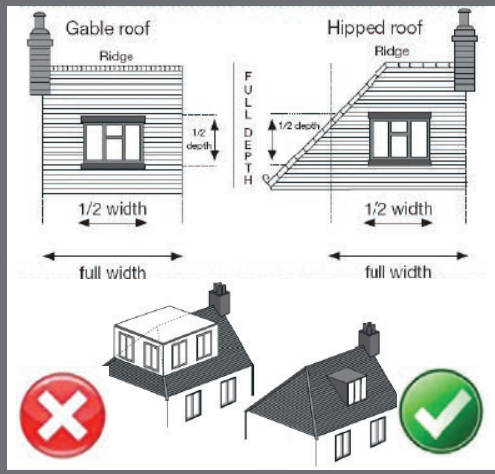


Figure 10.5: Dormers should be of an appropriate size and position

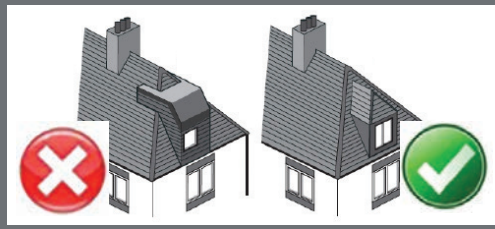


Figure 10.6: Relationship to existing roof design and bulk is important

11 RESIDENTIAL DESIGN CHECKLIST

11.1 A checklist will be used by Surrey Heath when assessing the design of a residential application. It is recommended that developers use the checklist set out in Table 11.1 at an early stage in the design process to help inform the development of the design.

11.2 Applications for residential development of 10 or more units (net) will be expected to include a fully completed copy of the Checklist in their application.

Table 11.1 Residential Design Checklist

Check point		YES	PARTIALLY with design justification provided	NO with design justification provided	NO with no design justification provided	N/A
1	Has the development addressed the Council's 4 strategic design themes? (Section 4)					
2	Is the design vision and development concept clearly set out in the Design & Access Statement? (Section 5)					
3	Has a plot plan showing the extent of public and private ownerships been provided to support the application? (Section 5)					
4	Does the development connect into the local network of streets & green spaces and provide a legible internal street layout that is direct, safe and gives priority to pedestrians & cyclists? (Section 6)					
5	Have the streets been provided with a good sense of enclosure (Section 6 & 7)					
6	Does the layout and building form & detailing provide an attractive townscape? (Section 6 & 7)					
7	Are shared surfaces short and designed with vulnerable users as the priority, rather than cars? (Section 6)					

Check point		YES	PARTIALLY with design justification provided	NO with design justification provided	NO with no design justification provided	N/A
8	Does the density of the development make the most efficient use of the site without compromising amenity and local character? (Section 6)					
9	Does the development provide a mix of densities, housing forms, sizes tenures and use mixes? (Section 6)					
10	Do the new plots reflect the rhythm of plot layouts in adjoining/surrounding areas? (Section 6)					
11	Are the parking layouts subordinate to the development, plot and streetscene? (Section 6)					
12	Do parking layouts create/maintain active frontages and reflect the sylvan identity of the borough? (Section 6)					
13	Is public/private space ownership clearly defined by strong boundary treatments. (Section 6 & 9)					
14	Does the development create positive building lines, or maintain those that already exist? (Section 7)					
15	Has optimal use been made of passive solar design? (Section 7)					

Check point		YES	PARTIALLY with design justification provided	NO with design justification provided	NO with no design justification provided	N/A
16	Does the scale, height, footprint, setbacks and massing of the development reflect the surrounding context? (Section 7)					
17	Does the roof form make a positive contribution to the street scene? (Section 7)					
18	Is the development adaptable over time and does it at least provide at least the national minimum internal space standards? (Section 7)					
19	Do the architectural details (windows, doors, chimneys, brickwork, cills, string courses, gables, hips, fenestration, colour eave lines etc) create an attractive building that is legible, symmetrically balanced and which contributes positively to the quality of an area? (Section 7 & 10)					
20	Has the development been designed to provide the new occupiers of development, and their surrounding neighbours with adequate levels of privacy, light, sunlight and outlook? (Section 8 & 10)					
21	Does the development provide at least the minimum levels of outdoor private amenity space? (Section 8)					

Check point		YES	PARTIALLY with design justification provided	NO with design justification provided	NO with no design justification provided	N/A
22	Are boundary treatments high quality and reflective of local character, especially those fronting public realm areas? (Section 9)					
23	Have cycle & bin storage and meter cabinets been designed to be subordinate in the street scene, function well and be attractively integrated with the development? (Section 9)					
24	Have new vehicle cross overs and hard standing areas been designed to minimise impacts on the street scene, particularly in relation to soft landscaping, extent of hard surfacing and the number of entrances? (Section 9)					
25	Is the extension subordinate to the main building and consistent with its scale, form and architectural and material detailing? (Section 10)					
26	Is the roof alteration sympathetic & subservient to the design of the main building (Section 10)					
27	Are dormers set back from the sides and ridgeline of the roof & not occupying more than half the width and depth of the roof slope? (Section 10)					

GLOSSARY

Active frontages	Elevations that add interest, life and vitality to the public realm through the use of frequent doors and windows, narrow frontage buildings, articulation of facades with projections and lively internal uses visible from the outside or spilling onto the street.
Building line	The line formed by elevations of buildings along a street. Building lines can exist along the front and rear of a line of buildings.
Bulk	The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called massing.
CSDMP DPD	Core Strategy & Development Management Policies Development Plan Document
DAS	Design and Access Statement
Daylight	Volume of natural light which enters a dwelling to provide satisfactory illumination of internal accommodation between dawn and dusk
DCLG	Department of Communities and Local Government
Density	The number of buildings or floorspace in relation to a given area of land. In this Guide, density is more than just the number of residential units/ha.
Design Principle	An expression of one of the basic ideas guiding the design of a development.
D:SE	Design South East
Dual aspect dwelling	A dual aspect dwelling is one with opening windows on two external walls, which may be on opposite sides of the building or around a corner.
Focal point	A building, structure, tree or other element that stands out from its background by virtue of height, size or some other aspect of design.
Grain	The pattern of the arrangement and size of buildings and their plots in a settlement and the size of street blocks and junctions.

Habitable rooms & areas	Defined as living and dining rooms, conservatories, kitchen, bedrooms and those frequently used garden areas such as patio's close to the house.
Human scale	The use within development of elements that relate well in size to the biology of an individual human being and their assembly in a way that makes people feel comfortable rather than overwhelmed.
Larger schemes	Residential schemes with 50 or more new units (net)
Layout	The way buildings, routes and open spaces are placed in relation to each other.
Lifetime Homes	This refers to 16 design criteria that together create a flexible blueprint for accessible and adaptable housing in any setting. The standard is managed by Habinteg Housing Association and the criteria are set out in full on www.lifetimehomes.org.uk.
Public realm	Includes streets, cycle links, footpaths, open spaces, play areas, street furniture and public art.
Private realm	Those spaces that belong to or are controlled by the occupier of individual or groups of dwellings. These include front, side and rear garden areas, parking courts and separate pedestrian links where they have been designed to connect private space; such as the rear of terraces.
Scale	The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person.
Sense of Place	Features that create local distinctiveness
SHMA	Strategic Housing Land Availability Assessment
SPD	Supplementary Planning Document
Sunlight	Direct light from the sun
Vertical Sky Component	The Vertical Sky Component (VSC) is a measure of the amount of visible sky available from a point on a vertical plane. The reference point used for the calculation is usually the centre of the vertical face of the window.