

Reigate and Banstead Local Distinctiveness Design Guide



Policy and
Environment
Department



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REIGATE AND BANSTEAD LOCAL DISTINCTIVENESS DESIGN GUIDE

Foreword

Reigate and Banstead is a distinctive Borough. It contains three main geological areas which historically have provided contrasting building materials together with a range of tree and shrub types, leading to its varied landscape character.

The Borough also fringes London, resulting in grand homes built in the nineteenth and early twentieth centuries for city businessmen, and stretches right down to the Sussex border.

There has been much concern in recent years about Britain's "one design fits all" approach to development. This Guide, which also contains a Guide to Householder Extensions and Alterations, is the Borough Council's response to that concern, and comes at a time when there are ever more demands nationally for additional housing.

I urge all those involved in the design process, whether their proposals require planning permission or not, to use the Guide so that the Borough's distinctiveness is reflected in their proposals.

Councillor Allen Kay
Portfolio Holder for the Environment

Part 1 Introduction

Foreword

The purpose of this Guide is to promote better standards of urban design for residential and mixed use developments in the Borough of Reigate and Banstead (Figure 1.1). It supplements the principles set out in national guidance and amplifies the Structure and Local Plan design policies. The Government's policy for design in the planning system is contained in Planning Policy Guidance Note 1 General Policy and Principles (PPG1) and expounded further in other PPGs. The challenge in PPG1 is clear: "good design should be the aim of all those involved in the development process and should be encouraged everywhere".

This Guide has been produced by the Borough of Reigate and Banstead in association with Atkins Consultants. The process has been a collaborative effort involving Councillors, Residents Associations and Amenity Groups.

Status

The Guide has been adopted as Supplementary Planning Guidance (SPG) by the Council after full public consultation. As such it constitutes a material consideration in determining planning applications.

Purpose of the Guide

This Guide provides guidance on how specific types of development

can be carried out in accordance with the Local Plan policies. The Guide identifies:

- Common design failings;
- Analyses character types and general design principles;
- Outlines and illustrates design solutions.

In addition to the above, the document provides:

- A consistent approach to assessing planning applications;
- Illustrations of how new development can be designed to reflect local distinctiveness while responding to national policy.

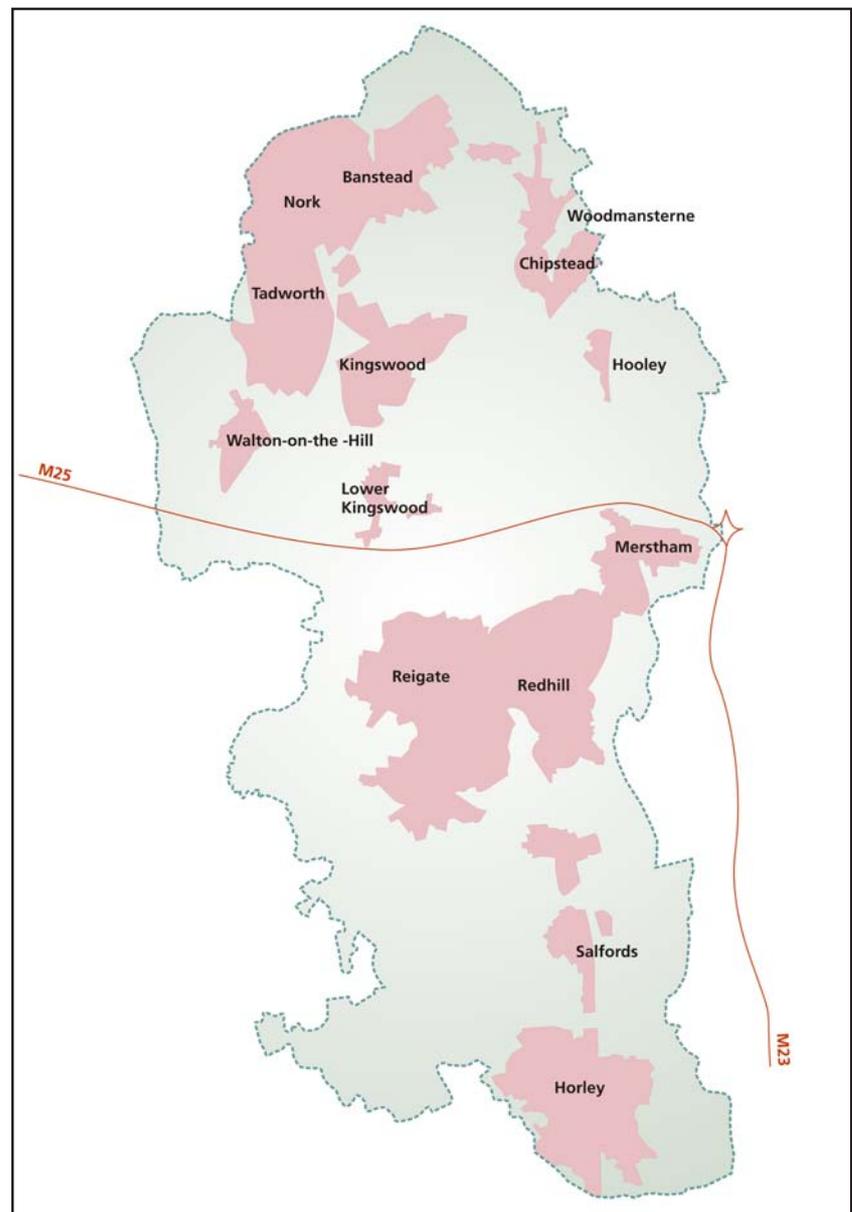


Figure 1.1

Background

The Borough of Reigate and Banstead comprises a number of towns and villages set within attractive countryside, stretching either side of the North Downs escarpment. This pleasant environment, which adjoins Greater London to the north and Gatwick Airport to the south and is crossed by the M25 and M23 motorways, results in considerable development pressures.

The Local Plan seeks to protect and enhance the character of the area and the level of amenity currently enjoyed by residents in the face of these pressures and states that within areas in which development is acceptable, the impact of a proposal on the surrounding area, including its effect on local character, will be of paramount concern.

Policy Context

Local authorities operate the planning system within a framework of policy set by central government. The planning system itself is one of many influences on the design of buildings and spaces. Achieving good design requires an understanding of these influences and an appropriate response.

National Planning Guidance

National planning policy guidance is mostly in the form of Planning Policy Guidance, or Statements (PPGs), issued by the Department of Transport, Local Government and the Regions and need to be considered.

The issue of design is covered primarily in PPG1, although most PPGs/PPSs provide some guidance.

Regional Planning Guidance (RPG)

RPG9 for South East was adopted in March 2001. It addresses design by emphasising regionally important design issues to which local authorities should respond.

Surrey Structure Plan, Deposit Draft December 2002

Policy SE4 - Design and the Quality of Development, states that development will be expected to contribute to improvements to the quality of urban and rural areas, whilst retaining features that contribute to sense of place.

The Surrey Design Guide provides strategic design guidance. It also provides technical information relating to road layouts, parking, highway requirements, home zones, lighting, sustainable drainage systems and energy efficiency in new developments. The guide and general principles are intended to provide an overview and complement Reigate and Banstead Design Guide which more fully reflects local circumstances.

Reigate and Banstead Borough Local Plan 1994 and First Alteration Deposit Draft 2000

The Local Plan provides a comprehensive framework for guiding and controlling development. It sets out the overall design policy framework (and other considerations) against which the

local planning authority will assess development proposals and provides the policy foundation for supplementary planning guidance. Advice should be sought from the local authority Policy and Environment Department in relation to whether a site falls within a designated area such as a Conservation Area. In addition advice on Tree Preservation Orders and protected hedgerows can be provided.

All new development should provide a Design Statement which should be prepared in accordance with the 'Householder Extensions and Alterations Guide'.

Horley Design Guide

Horley Design Guide Draft (SPG) provides guidance on the design and layout of some 2,600 dwellings in Horley after 2001. This document should be read in conjunction with the Reigate and Banstead Design Guide.

Contents of this Document

Part 2 explores local distinctiveness and character setting the framework for development within a clear understanding of the Borough's geology, landscape character and their influence upon built form. This section also sets out the key periods of historic development of the Borough's settlements.

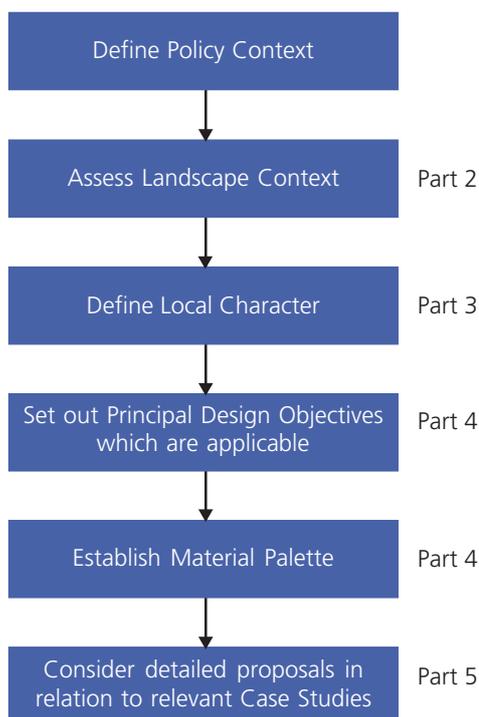
Part 3 provides an understanding of the different character areas which relate broadly to the successive trends in the development of the Borough over time and their key features and the issues faced.

Part 4 provides a broad outline of relevant design guidance, with reference to current best practice.

A number of case studies have been incorporated in Part 5 to illustrate good design scenarios which might apply to one or more of the character areas identified. Finally advice on the implementation of the guidance within the context of a planning application is provided in the Appendices.

How to Use This Guidance

This Guide is intended as a useful source of information to all involved in the development process. It seeks to supplement Local Plan Policies and should therefore be used in conjunction with the Local Plan. The Guide is not intended to be prescriptive and cannot substitute for the use of qualified architects, landscape architects, planners and urban designers. It sets out principles within which design creativity can be explored.



Part 2 Local Distinctiveness and Character

Development Of The Landscape

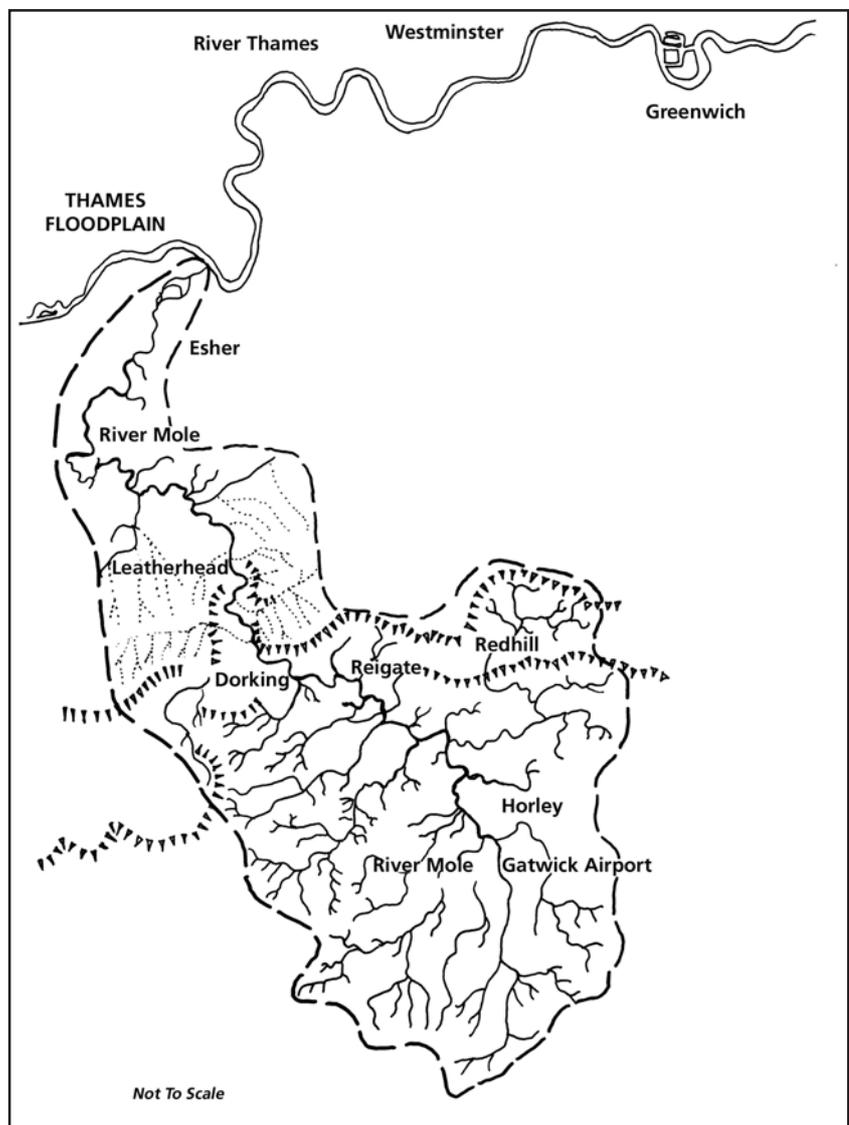
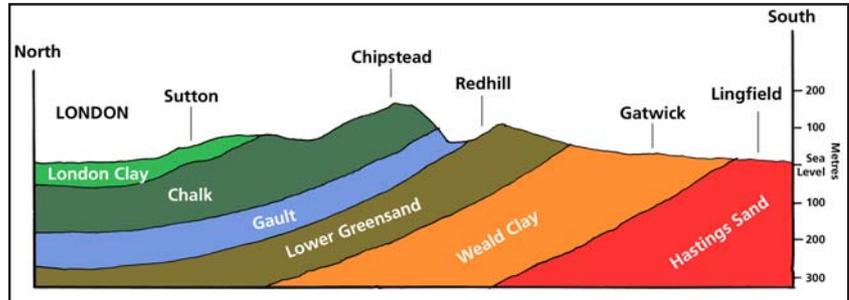
This section describes the geology, landform and drainage and its influence upon the landscape character and its modification over the centuries. It also describes the influence of the geology upon the locally distinctive settlement patterns and the use of building materials.

Geology and Landform

The Borough straddles one of the main geological units of south-east England, the Weald. The Weald extends between the Thames and the Channel coast. Rocks were laid down as sediments over a period of 100 million years, and these layers of strata were later folded into a dome. Erosion of this dome, the development of river systems and changes during the Ice Ages have left the edges of these layers exposed. Formations of different rocks run roughly east to west in a series of relatively narrow bands. The more resistant sandstones and chalk, which alternate with clays in the rock sequence, stand up as hill ranges above the general lowland level. The northern chalk and Greensand escarpments face the Wealden clay to the south of the Borough.

Drainage

A large part of the Borough is within the catchment of the River Mole, which lies on the Weald Clay plain. The soft clays are readily worn down



and cannot support steep slopes producing the low-lying clay vales known as the Low Weald. The tributaries of the Mole form a branching drainage network, which

receive water from the High Weald to the south and from the broken fringe of Lower Greensand hills to the north.

Countryside Character Areas

The character areas are described below and illustrated on Figure 2.1.

North Downs

The chalk escarpment of the North Downs runs east across Surrey and Kent to the coast at Dover. The south facing scarp forms a prominent landscape feature within the Borough.

The calcareous soils on the steep south facing slopes support a natural cover of downland, scrub and woodland.

The top of the chalk plateau to the north of the borough is extensively covered with deposits of clay-with-flints; these non-calcareous soils support a patchwork of woodland and heath, for example Banstead Heath.

The dip slope is dissected by a complex pattern of dry valleys.

Settlements along the Downs were small and widely scattered, with pre-Victorian hamlets located on lanes which follow the former drove roads, for example, Chipstead. A significant proportion of former agricultural land was developed with 1930s – 1950s housing estates, for example at Banstead, Tadworth and Burgh Heath. There are also planned low density suburbs set within woodland at Walton-on-the-Hill and Kingswood.

The proximity of these settlements to areas of high quality landscape, generates pressure from recreation and in places urban fringe developments. Much of the North Downs is designated Green Belt, Area of Outstanding Natural Beauty

(AONB) and/or Area of Great Landscape Value (AGLV), which have successfully protected the Downs from development and retained its rural character. Straddling the transition from the North Downs to Wealden Greensand, there is a narrow strip (not more than half a mile) of Gault Clay, a medium to dark blue-grey clay from which yellow bricks are produced.

Wealden Greensand

The Wealden Greensand east and west of Reigate forms a narrow band of low hills running parallel to the North Downs. This area is much more urbanised than the rest of the Greensand in Surrey and Kent. A line of villages and towns straddle the ridge, linked by the A25. Open heath remains only at Reigate Heath, where the western suburbs of the town merge into areas of common land. The Greensand Ridge is part of an AGLV.

The chalk scarp and the sandstone of the lower and Upper Greensand formations have been extensively mined and quarried for building stone. The Lower Greensand between Dorking and Godstone has been quarried for high quality sands. Many exhausted quarries have been infilled with rubbish, but several still remain, the bright orange of the sand pits making them quite noticeable and this in turn has degraded the landscape around Redhill and Merstham.

Low Weald

The Weald was once one vast forest, which stretched westward from the Downs behind Folkestone and Dover for 200km into Hampshire. Though much of the dense forest that gave the region its name of Weald has vanished, woodland is still abundant. By the thirteenth century, most of the woodland within the Weald was managed as coppice with standards or as wood pasture. Many of the Wealden fields were cut directly from the wood, leaving narrow strips of woodland known as shaws. A number of richly varied ancient woodlands remain where ash, small-leaved lime and wild service tree occur in distinct communities. Hazel coppice is common. The enclosures of the seventeenth to nineteenth centuries led to new plantations of oak. The high iron content of Wealden clay produced bricks of a strong orange red colour. Brick and tile farm buildings and black weatherboard barns add character to the landscape. The place names of these small villages refer to natural features, as in the case of leigh or ley (a woodland clearing), or hurst (a wood). Settlements in the Weald today tend to be very small and scattered: groups of houses along the roadside, rather than nucleated villages. The main London to the south coast road and rail links serve the Low Weald and have acted as a catalyst for urban development around Redhill and Horley. The development of Gatwick Airport

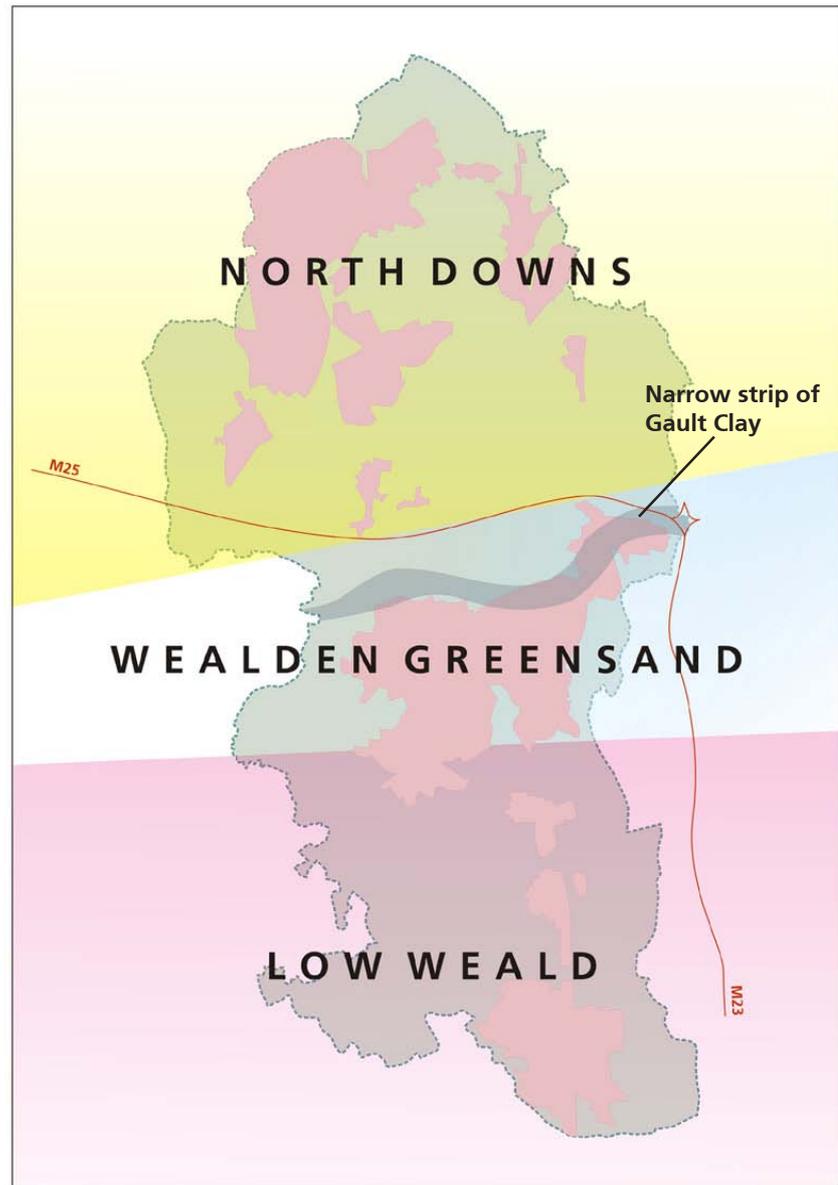


Figure 2.1 - Countryside Character Areas

since the 1950's has added a further transport influence. The importance of the airport has consequences for the demand for business floorspace in the area, with rapid growth of Horley, particularly, which has exerted significant pressures on the urban fringe.

Local Vernacular

The Geology of the area attracted several extractive industries in the area, such as the Upper Greensand at Merstham yielding hard calcareous building stone, sand was extracted in the Folkestone Beds and lime from Reigate Hill Chalk Pits. These locally available materials have influenced the traditional housing and features in the Borough.

The following section describes the features which occur in each of the landscape character areas.

North Downs

Materials on traditional buildings include flint walls framed with rich orange-red Wealden bricks.

Boundaries are defined by hedges often hawthorn, hazel or holly and flint walls.

Verges are typically informal and left unkerbed away from built up areas.

The narrow strip of Gault Clay straddling the transition from the North Downs to Wealden Greensand has played a key role in the development of the local vernacular. The yellow bricks characteristic of the area, coloured with chalk, are not as many people assume, made from London Clay, but from the local Gault Clay.

Wealden Greensand

Materials used on traditional buildings include red brick and Greensand stone walls, red tile roofs and hung tile elevations.

Boundaries are defined by brick and Greensand stone walls, hedges,

timber post and rail fences.

The principal Surrey building stone, called Merstham or Reigate Stone, came from the very narrow beds of the Upper Greensand immediately south of the chalk escarpment.

Grass roadside verges are sometimes banked and enclosed by hedges.

Low Weald

Many of the buildings in the rural parts of the Low Weald are built of the local orange-red brick, with tile hanging.

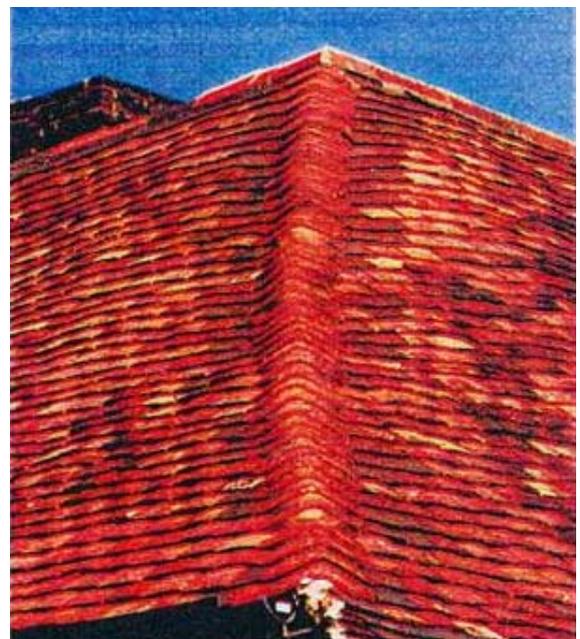
Traditional Surrey roofs have a steep roof pitch.

Older houses are half-timbered, with roofs of hand-made clay tiles.

Black weatherboarded barns with half-hipped roofs are common.

Boundaries are typically enclosed by low, square cut hedges with hedgerow oaks.

Grass roadside verges are often unkerbed and informal – hedgebanks and ditches beyond the verge are also common.



Urban Settlements

This section gives an outline of the main influences in the development of the major settlements within the Borough, concentrating on those aspects which have shaped the towns we see today. As a means of introducing the Character Areas, which form the basis of this guidance, the eras of development to which they relate are summarised for the Borough as a whole.

Banstead

Banstead was originally a Neolithic settlement, with an agricultural community. This changed in the 17th century, when Banstead acquired a reputation as a health resort and offered riding, hunting, shooting and horse racing. In the 18th century large houses were built, providing additional employment for the villagers – Nork House, Garratts Hall, Banstead Place, Rooks Nest, and Yewlands.

Access to London via the railway in 1865 attracted commuters from the developing residential area.

Subsequently improved road travel in the 1920s, resulted in the building of thousands of 'desirable residences' on the large estates which were sold off. Winkworth Road was built in 1931/32 and took traffic away from the High Street.

The character of Banstead town centre today reflects 1930s-1950s development with few buildings which pre-date the 20th century.

Reigate

Reigate dates back to 1140, when 'The Warennes' built Reigate Castle and the later establishment of an Augustinian Priory in about 1230 saw the settlement expand. The distinctive Old Town Hall was constructed in 1728 and is still a prominent feature of the town centre.

In terms of communications Reigate was connected to Brighton in 1755. Reigate Station opened in 1849 and by 1860 many houses were built to accommodate "commuters" who travelled to work in London. 'The Great Sale of Reigate' in 1921, gave people the opportunity to purchase shops, hotels, businesses and homes. This led to the reconstruction of the town and many fine Georgian properties were demolished. Reigate as a commuter town has continued to grow with considerable amounts of infill development.

Redhill

Redhill, in the early 19th century a hamlet, initially grew along a road from Gatton Point through to Salfords, slightly to the north west of Redhill town centre, called Warwick Town. Little remains of this settlement, other than place names, such as Warwick Quadrant. The introduction of the London to Brighton railway line, and the building of the station in 1841, saw Redhill start to grow, to provide housing for both railway workers and commuters. Branch lines linked



Reigate Church Street, c1965
Source: Francis Frith's Redhill to Reigate
Copyright. The Francis Frith Collection, SP3 5QP.



Banstead High Street 1910 and circa 1987 illustrating Loss of Village Character
Source: Banstead Then and Now
Photographs courtesy of: Banstead History Research Group

Redhill to Ashford and Guildford, reinforcing Redhill's development as a town.

Over the last 20 years Redhill has changed very rapidly, losing many of the original buildings with redevelopment of the town centre during the 1960-1980s.



Redhill Town Centre 1899
Copyright: The Francis Frith Collection, SP3 5QP



Redhill Town Centre in the 1990s
Photograph courtesy of: East Surrey Then and Now by Mark Davison

Horley

Horley, formerly a small nucleated centre which centred around the present day area of Church Road and Thorn's Road. The town did not expand significantly until Horley railway station was built in 1841. The small village was well placed, half way between London and Brighton. At this time the character of the village changed and by the 1890s the village had become very popular and attracted developers. Horley is now adjoined by Gatwick Airport. Successive waves of expansion and improvement planned include more recent developments in adjoining rural areas.

Key periods of development

The following key periods of development have influenced the Borough and the character we see today. These key periods are described further in Part 3, Character Areas.

Pre-Victorian housing including village centres

Walton-on-the-Hill and Chipstead are example of pre-Victorian settlements which date back to pre-12th Century. These centres contain buildings which reflect the Surrey Vernacular.

This traditional form of architecture influenced numerous architects who by the end of the 19th Century were handling the Surrey vernacular with flair. The pioneers in this movement were Norman Shaw and Ralph Nevill. The chief inspiration for this new type of small country home was the Wealden house.

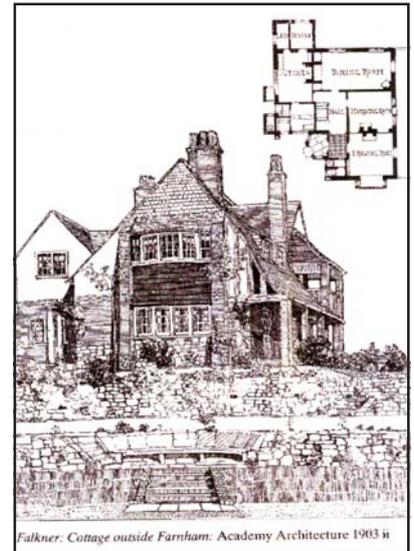
The most inspired creator of the "Surrey Style" was Edwin Lutyens, the most fashionable country house architect of his day, who with Gertrude Jekyll brought about one of Britain's major contributions to domestic architecture.

Victorian/Edwardian including Town Centres

This period was most influential upon the form of settlements as described earlier and the new wealthy residents, generated by commuter railways, from 1870 onwards, created a great demand for the building of medium size houses.



Six Bells, Horley, early 20th Century
Source: East Surrey, Then and Now
Photographs courtesy of: East Surrey Then and Now by Mark Davison



Picture of a Traditional Cottage
Copyright courtesy of: Surrey County Council, Taken from 'The Surrey Style'. Available from Committee Services at Surrey County Council



Banstead Wood by R Norman Shaw
Source: Banstead Then and Now
Photograph courtesy of: Banstead History Research Group

Latterly, in the 1920s there was plenty of cheap land available and developers bought the land, designed a layout, put down the infrastructure of roads and services, and sold off plots to builders.

Residential Areas of Special Character (RASCS)

The low density layout, set within heavily wooded areas, where housing was more exclusive, created a defined landscape character type. Areas such as Kingswood and Walton-on-the-Hill were developed with the new railway stations, serving affluent commuters.

1930s – 1950s Suburbia

Estates of over 200 houses could support a small group of shops. Few community facilities were provided. There tended to be uniformity in the architectural design with bay windows and material choice was almost totally brick and tile, gable, dormer and hip.

The type of house made famous by Norman Shaw, Edwin Lutyens and other architects of the Surrey Style, became a debased form and built in their thousands.

The earliest council housing was introduced between the First and Second World Wars; including estates built at Colesmead and Meadvale.

The Housing Boom slowed down in 1935 and the Green Belt was established in 1938.

Expansion undertaken by London County Council in the 1950s resulted in large-scale development

at Merstham, to provide council housing for London's overspill population.

1960s – 1970s Housing

Development

The pressure for council housing continued with the development of areas, such as Preston Estate.

The layout of these housing areas often separated pedestrian and vehicular circulation.

Opening Gatwick Airport in 1958 marked the start of another period of growth.

1980s/1990s Estates and more recent development

More recent housing has taken the form of infill development which has tended to be higher in density such as at Yorke Road, Reigate.

Larger properties have been demolished to make way for newer ones, such as along Raglan Road which is in the lea of Reigate Hill.

Part 3 Character Areas

The Borough of Reigate and Banstead falls into three distinct landscape types as described in Part 2. In addition the settlements have been influenced by the development of the railway in the late 19th century. Prior to that the Borough was largely agricultural with the settlements of Banstead, Horley and Reigate dating back prior to 14th century.

The more recent waves of development include Victorian suburbs built alongside the railway, primarily in Reigate, Redhill and Horley, while Victorian/Edwardian development in the north of the Borough was more limited. Major new areas of residential development occurred before and after the Second World War, as these formerly outlying settlements became increasingly popular with commuters.

Development since the 1930s - 1950s can be broadly characterised by common aspects of their built form and layout, which responded to housing needs of the time.

This section illustrates seven character types based on the form and period of development and includes development dating back to pre-Victorian/Edwardian village and town centres to the more extensive late 20th century housing estates including:

- Pre-Victorian including Village Centres/Country Lanes;
- Victorian/Edwardian including Town Centres;

- Residential Areas of Special Character

- 1930s – 1950s Suburbia;

- 1960s – 1970s Housing Development;

- 1980s – 1990s Estates;

- 1990s – Most Recent Trends.

Reference should be made to the Character Map, Figure 3.1 at the end of this section, detailing the broad character types.

Pre-Victorian including Village Centres/Country Lanes

Examples include Walton-On-The-Hill, Chipstead, Woodmansterne, Banstead Village

Historic Influences

The historic livelihood was agrarian, with development to accommodate domestic and farm workers. Village Centres tend to contain Conservation Areas with locally distinctive or listed buildings, built with traditional materials. Late 19th / early-mid 20th century development adjacent to village centres such as Chipstead, Merstham and Salfords was associated with rail stations.

Character Appraisal

Typically, villages have been expanded with traditional dwellings followed by Victorian/Edwardian Cottages and villas and later with 1930s – 1950s housing.

Development in the latter half of the 20th Century has tended to be infill.

Built form includes an inherent mix of uses, local shops, specialist shops, such as antique shops and public houses.

Narrow country roads present limited traffic capacity and parking.

Plot boundaries often date back beyond the buildings which exist.

The building line is close to or at the back of the footway.

Current Issues

Infill development with pressure for

more comprehensive development leading to loss of plot boundaries.

Scale of replacement development can be out of character.

Traffic congestion and restricted parking.

Loss of village centre and country lane character with the introduction of urbanising elements such as insensitive street lighting, furniture and kerbs.

Extensions/conservatories and permitted development can erode character where poorly designed.

Plot subdivision with an additional property within the garden and shared access can appear discordant and raises issues of privacy.

Design Considerations

Development within villages should retain the historic plot boundaries, listed and locally distinctive buildings, respect existing building lines, the ratio between building heights and street width.

Development should reflect the surrounding urban form and consider both the use of local materials and the potential for contemporary design.

All development should incorporate and enhance the existing landscape features -significant walls, trees and hedges where appropriate.

Parking should be reduced wherever possible and located to the rear of buildings.

In new developments, parking in gardens should be restricted with the



Walton-on-the-Hill

use of agreements, to deter conversion of front gardens within residential streets to parking forecourts.

Consideration should be given to the design of windows and building proportions to reflect local details.

Coalescence of settlements should be resisted with attention to design of the countryside edge, consideration of strategic views and the retention of green corridors.



Castle Road/High Road, Chipstead Example of Surrey Vernacular set within strong landscape framework



Epsom Lane South, Tadworth Loss of country lane character with additional accesses to new development or replacement of hedgerows with brick walls

Victorian/Edwardian including Town Centres

Examples include: Reigate, Redhill and Horley

Historic Influences

Increasing traffic in mid 18th century between London and outlying destinations resulted in improved roads and the growth of villages to towns. Victorian/Edwardian residential development in Redhill and Horley was associated with the London to Brighton Railway.

Character Appraisal

Conservation Areas are located within and adjacent to Reigate town centre.

Victorian/Edwardian housing is located within walking distance of town centres with:

- Small 2 – 5m front gardens with varied plot depths;
- On-street parking;
- Limited street trees;
- Up to 1.2m high boundaries/hedges.

Victorian/Edwardian Villas and more recent eras of development tend to be medium to high density.

Current Issues

Parking – heavy on-street and forecourt parking impacts upon the street character

Infill development within Victorian terraces can be discordant with use of differing brick/material colour and finishes.



Redhill-Victorian housing developed around rail junction

Loss of local vernacular with replacement windows/doors and removal/replacement of consistent boundaries.

Subdivision of Victorian/Edwardian dwellings/plots with flats or change of use increases density.

One for one replacement with larger dwellings changes character of area, creating a terraced effect, where dwellings are too close together.

Design Considerations

Development within town centres should echo the historic plot widths and boundaries, listed and locally distinctive buildings, respect existing building line, the ratio between building heights and street width.

All development should reflect the surrounding urban grain.

Development should incorporate and enhance the existing landscape features - walls, trees and hedges.

The design of front gardens should deter their subsequent conversion to parking courts, by limiting their depth.

Retention and enhancement of historic shop fronts (see Shop Front Design Guide) should be promoted.



Hardwick Road, Reigate-Victorian street which has retained its character as the front gardens are small



Massetts Road, Horley-Conversion of villas to other uses results in loss of large front gardens to hard standing for parking

Residential Areas of Special Character - (RASCS)

Examples include Kingswood Warren

Historic Influences

Large estates such as Kingswood Warren were sold in the early 20th century and developed over a number of years to meet the requirements of affluent commuters. This type of development is closely associated with the development of the railway stations.

Character Appraisal

These are medium to large sized estates with an average plot areas of 0.3 - 0.4ha.

Unified in character, with consistent landscape features - avenue trees, boundaries and hard landscape detailing, albeit that individual buildings vary in architectural style.

Arcadian layout with mature gardens - often dwellings are set back and not visible from the private road.

Access roads possess rural character with grass verges and no footways or kerbs.

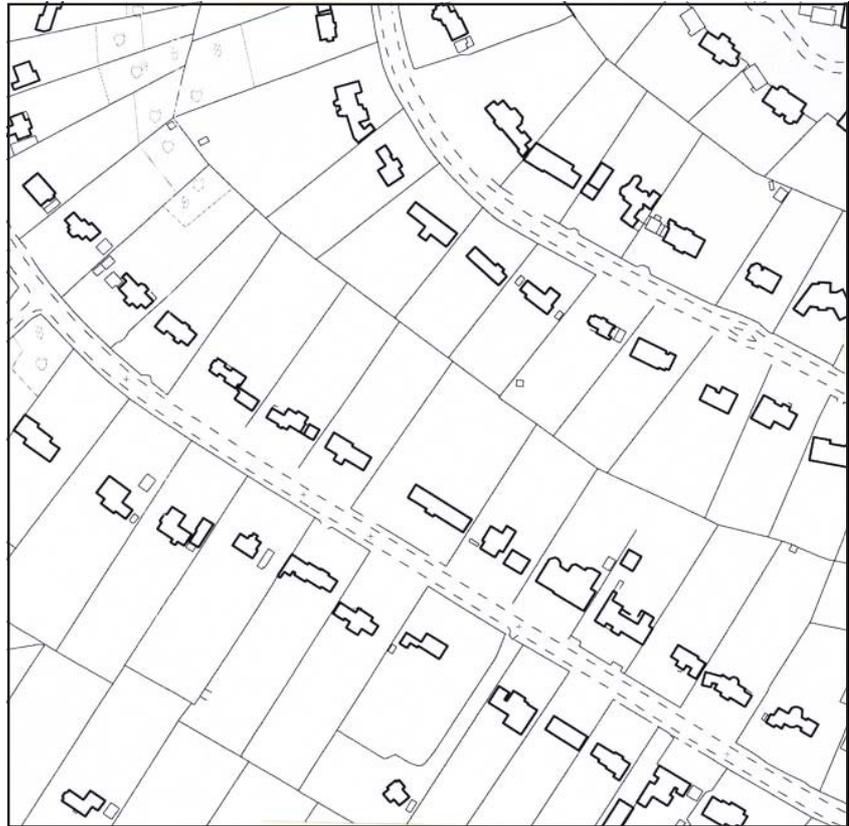
Current Issues

The gaps and dominant landscape structure between buildings are essential to the character of the areas.

Larger replacement dwellings, often with dominant front garaging alter character.

Redevelopment of dwellings to provide flats and the associated parking result in the loss of mature trees.

Architectural style is often varied if unimaginative.



Kingswood Warren

Plot subdivision has resulted in increased density and loss of vegetation.

Design Considerations

The existing landscape structure should be retained and enhanced, ensuring that the new building does not dominate the plot.

Where possible, parking hard surfaces and garaging should not be visible from access roads or other dwellings.

Where a clear building line or distinctive dwelling spacing exists, these should be respected.

Introduction of differing boundaries styles should be avoided. Where consistent boundaries exist, these should be retained/enhanced, respecting either an existing open or planted character.



Heath Drive, Walton-on-the-Hill - Consistent boundaries



Haroldsea Estate, Horley - buildings set back behind mature avenues, carriageway has no kerbs

1930s – 1950s Suburbia

Examples Include Tadworth, Nork, Banstead,

Historic Influences

This period was the most extensive in terms of both public and private sector housing development. The first Council Estates were built at Colesmead and Meadvale between the Wars. Larger council estates such as those built around Merstham were built to accommodate the post-war London overspill.

Private estates were built to accommodate commuters and as such were located within walking distance of the station, e.g. Tadworth and Epsom Downs.

Character Appraisal

Street by street uniformity in style with more affluent housing providing more space and designs embellished with greater detail, often a debased 'Arts and Craft' style.

Materials used in mass quantities; imports became more varied, widening the palette used.

Regular road layouts with grass verges and remnant avenue trees.

Uniform building line with 2 – 8m front gardens and varied plot depths.

Current Issues

Backland development has occurred throughout the Borough within this character type, most notably within the north of the Borough.

On-street parking can be inadequate for smaller dwellings, resulting in front gardens, converted to parking courts.



Tadworth

Flat roofed side extensions are often insensitive, either creating a terraced effect or discordant roofline in elevation.

Loss of boundary walls or boundaries replaced with tall larch fences or coniferous hedges has eroded the locally distinctive character.

Design Considerations

Consideration should be given to the materials existing within the immediate vicinity as a means of integrating new development.

New infill development should not provide parking or garaging which dominates the street frontage.

Building lines should be respected, particularly where this is a dominant feature.

Visual separation between dwellings should be retained.

Building form and massing should reflect dwellings within the vicinity.



Longcroft Avenue, Banstead - Highly decorated example



Brook Road, Merstham - example of weatherboarding, painted a dark colour, which does not reflect local styles

1960s – 1970s Housing Development

Examples include Rosebushes, Preston Estate, Bletchingley Road Estate,

Historic Influences

Housing estates were built to accommodate overspill from London, for example Bletchingley Road Estate, Merstham. In more affluent areas development occurred within 1930s – 1950s areas. The most extensive developments occurred on the outskirts of settlements, particularly at Redhill, compounding its coalescence with Reigate. Horley also expanded significantly during this period.

Character Appraisal

Predominant housing types in private and earlier 1960s council housing development comprised terraced or semi-detached dwellings.

1970s housing began to use cul-de-sac layouts with flexible living spaces and large windows to take more advantage of aspect.

The loss of the relationship between the dwelling and the street with segregation of vehicle and pedestrian accesses is particularly common in ‘Radburn’ styled council housing, particularly within deck access or flatted development.

Often the use of materials lacked variation throughout the estate.

Building lines which are perpendicular or at an angle to the ‘street’.

Excessive areas of communal space which do not possess a clear



Redhill Town Centre, Western Edge

function or strong landscape structure.

Parking often located away from dwellings in either dedicated courts or rows of garages accessed from the rear of the properties, creating car-security issues.

Current Issues

Loss of consistent design features with permitted development such as boundaries and extensions/ conservatories.

New development can often appear discordant as existing dwellings lack character.

Poor public transport accessibility and poor pedestrian permeability.

Segregation of circulation creates poor natural surveillance as there is often unclear distinction between public and private space in Council housing areas.

Design Considerations

Opportunities to create clearly defined private or public open space and/or

improved parking provision around new development should be explored jointly by the developer and the Council.

The scale and form of new development should reflect/ complement existing development which is of high quality.

Potential to improve the landscape structure or local environment, within existing estates should be explored in consultation with the Council.



Doric Drive, Kingswood - typical cul-de-sac development



Manor Drive, Horley - a highways dominated layout with separate garage accesses

1980s – 1990s Estates

Examples include: Langshott, Horley, 'Birds' Estate, Redhill

Historic Influences

Development tends to be either small infill cul-de-sac within 1930s -1950s suburbs or medium sized housing estates on the edge of a settlement. The most extensive areas of development have occurred in Horley and Redhill, with the direct rail connection to London.

Character Appraisal

Developments tend to comprise limited building types in terms of form, replicated across the site.

Architectural style is often indistinct with uniform house types varied only by the colour of tile, rendering, style of windows and doors and brick colour.

Landscape structure tends to be minimal with use of ornamental shrubs/trees.

Design of road layouts include cul-de-sacs and dominant engineered traffic calming measures.

Houses bear little relationship to the street; detached units are set out on tight plots.

Current Issues

Layouts are dominated by over engineered roads with little character. Lack of natural surveillance.

Materials and finishes tend to reflect 'Heritage Pastiche' varied from unit to unit, giving no singular design style throughout the estate.



Harendon/Mabbots, Tadworth

Smaller infill development within areas of broadly homogenous character often does not relate to the immediate context.

Extensions/ conservatories further reduce small gardens, and can result in loss of valuable landscape structure.

Design Considerations

Access should be inclusive, safe and well connected with integrated pedestrian, cycle and vehicle circulation.

Where appropriate, access to public transport/local facilities should be within an acceptable walking distance.

New development could reflect the recommended palette of local materials in Part 4.

The scale and form of development should reflect appropriate existing architectural style.

Explore potential to improve the local environment and landscape structure within existing estates in consultation with the Council.



Rudgwick Keep shared surface, informal layout



Harendon/Mabbots, Tadworth - Road layout includes over engineered traffic calming measures

1990s – Most Recent Trends

Examples include: Netherne Hospital, Royal Earlswood Hospital

Influences

Government and Urban Design guidance has encouraged higher densities of development. There has been an increase in flats and town-house developments within the Borough.

Increasingly, layouts incorporate a range of housing types and tenures.

Character Appraisal

Integral garages increase site capacities.

Road layouts are increasingly reflecting a traditional connected street pattern, rather than cul-de-sacs, where developments are not gated.

Urban blocks can be achieved which face onto squares, and other public spaces.

Dwellings front onto the street, a return to traditional street patterns.

The most recent examples include terraced/town houses which allow for more flexible use of ground/ basement floor for storage/garages.

Current Issues

Gated developments are a common form of backland development, often impermeable and should be resisted – gates are a response to car security, garages and multi-occupancy.

Smaller scale development often comprises subdivision of one large plot to provide two or more dwellings.

Intensification of single plots results in the loss of soft landscape areas and trees to the increased parking provision.

Stand alone garage blocks are



Infill development, Banstead

dominant features, particularly within the entrance area to developments.

Extensions/conservatories further reduce small gardens and erode consistent character.

Design Considerations

In lower density areas single buildings with several dwellings are more in keeping with the local character than several separate dwellings on a site.

Use of a selective material palette (see Part 4) should unify the development with variation achieved in the scale form and massing of the development.

Access should be inclusive, safe and well connected with integrated pedestrian, cycle and vehicle circulation.

Where possible, access to public transport, local services and facilities should be within an acceptable walking distance.

The scale of new development should reflect/complement appropriate existing development.

Potential to improve the landscape structure within existing estates should be explored in consultation with the Council.



Chapel Way, Tattenham Corner - Gated developments are not accessible



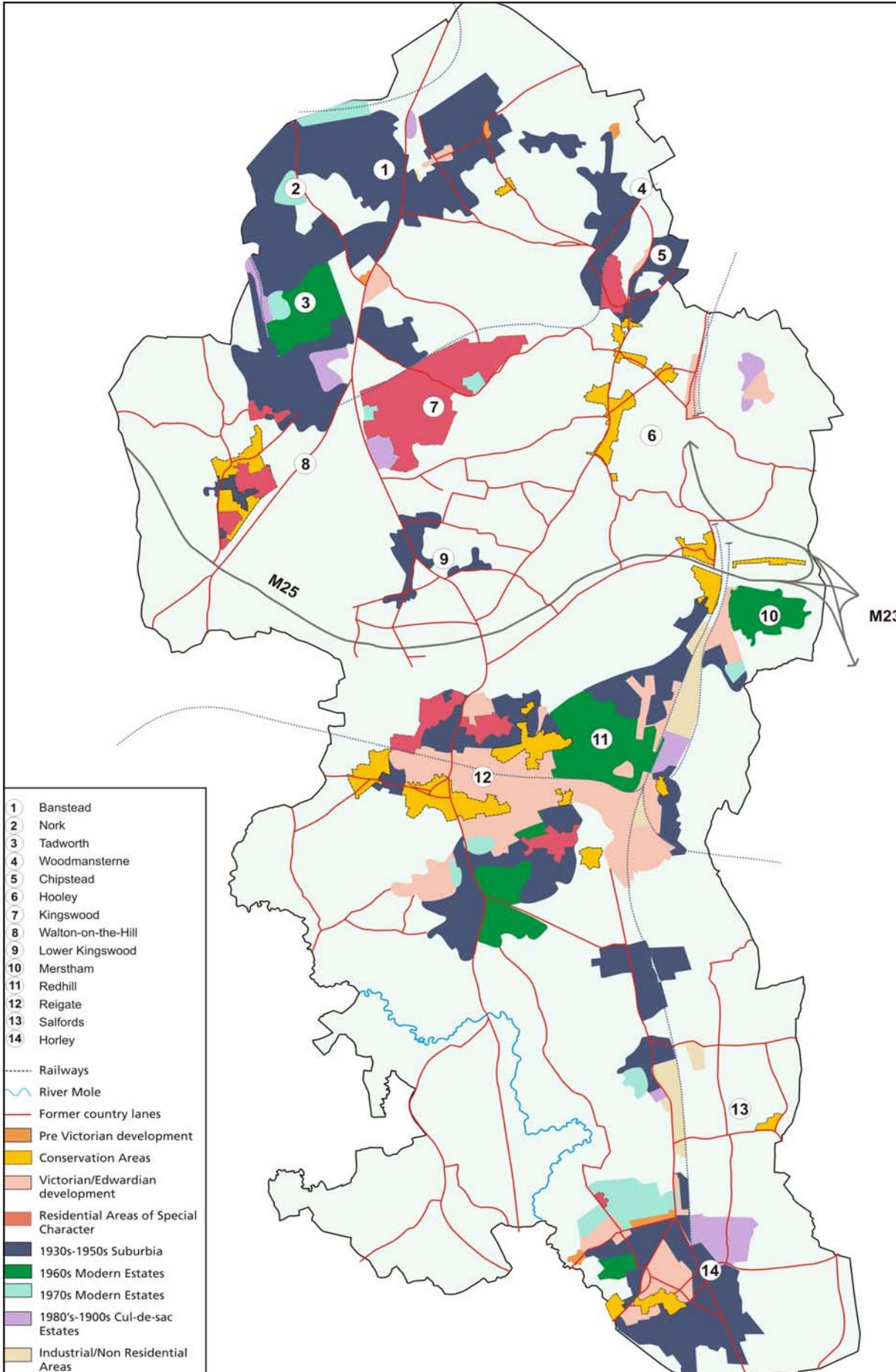
The Oaks, Tadworth - development has retained mature trees



Osier Way, Banstead - Material Palette is too varied and the layout is too cramped



Square at Royal Earlswood Hospital - Terraced dwellings are set out around a square which has retained the mature tree as a focal point



Part 4 Planning and Design Principles

Part 4 draws upon the character and issues identified in Parts 2 and 3 and sets out the key design considerations for new residential and mixed use development:

- Designing Sustainable Neighbourhoods, which optimise the potential for variety of housing types, tenure and lifestyle;
- Redefining Local Distinctiveness with the use of locally used materials;
- Reflecting the local setting in the landscape.

Designing sustainable neighbourhoods

Achieving sustainable design is inherent in Urban Design best practice. This section deals with:

- Mixed communities
- The design of the urban form to achieve best practice
- A sustainability checklist

The creation of vibrant and mixed communities is a key objective reflected in Government Guidance, Surrey Design and Local Plan policies. A greater mix of land uses is an important objective in achieving sustainable forms of development and many modern uses are compatible. Benefits include:

- Balanced demands for community facilities;

- Activity encouraged throughout the day and evening;

- Need to travel by car to access local facilities/work could be reduced, with live/work accommodation as an element within overall development;

- Avoids large concentrations of housing of the same type;

- Vitality and viability increased for local shops and town centres;

- Opportunities provided for different ages and lifestyles.

Making the best use of land

PPG3 sets out guidance for densities of 30-50 dwellings per hectare, without compromising the quality of the environment. In some lower density areas, this density can be achieved by including smaller 1, 2 and 3 bed units within a single building.

Higher densities will be more appropriate in areas which are well served by public transport, retail and community facilities. Sensitively designed higher densities and a mix of uses focused on urban centres can help to ensure they remain lively and viable.

A well designed development will maximise land to ensure good standards of space around and within the home. One way of achieving this is through the efficient provision of space for vehicle movement and car parking.

Whatever the scale of the dwelling or form of development, maximising utility and creating a sense of space within a dwelling are likely to depend upon such factors as:

- The potential for daylight penetration;
- The relationship to outdoor space, whether that is provided by a balcony, garden, street or park;
- The efficiency of planning internal circulation, multi-use of spaces and location of kitchens, utility rooms, toilets and bathrooms.

Mixture of House Types and Tenure

A balanced mix of house types, sizes and tenures is important to create a mixed neighbourhood, integrating affordable housing into new development. Affordable housing should not differ from the houses for private sale in terms of its design and quality of finishes.

The provision of a mix of housing types and uses can also create a greater range of building forms and scales:

- Live/work units can be integrated into streets to bring vitality;
- Three storey townhouses can provide the necessary scale to enclose crescents and squares;
- Apartments can be built above community facilities and shops.

The integration of community facilities and employment opportunities are often more appropriate closer to town and neighbourhood centres, served by public transport.

Lifetime Homes

The provision of flexible forms of accommodation that allow for ease of

conversion between live and work use and can be adapted to suit different lifestyles is encouraged.

Adaptable, accessible, buildings will be more sustainable in the long term and able to respond to changing socio-economic circumstances and residents’ changing requirements including, for example, reduced mobility. This could include, for example, ensuring that properties can be adapted or extended to provide a stairlift and a downstairs bedroom.

Designing for Security

The design of new development can do much to improve safety and security and it is important that spatial conditions in which crime takes place are avoided. The design should promote natural surveillance using approaches such as continuity of active street frontage and windows and entrances which overlook the street and open space areas such as playspaces and car parking.

The choice and detailing of design should discourage the potential for fly-posting, graffiti and other anti-social behaviour. Careful consideration of soft landscape design can also improve the sense of safety, with groundcover planting adjacent to footways and ongoing management of trees to ensure visibility of areas close to footways. Additional means of improving security are with the improvement of lighting at night and CCTV. To gain a local understanding of the issues in a given area it is recommended that consultations are undertaken with the Local Crime Prevention Officer and the Police.

Creating The Urban Form

Many of the most attractive and successful residential areas have a clearly defined and coherent layout. This can often be the simplest of urban forms, based upon a street block structure defined by a network of inter-connected routes.

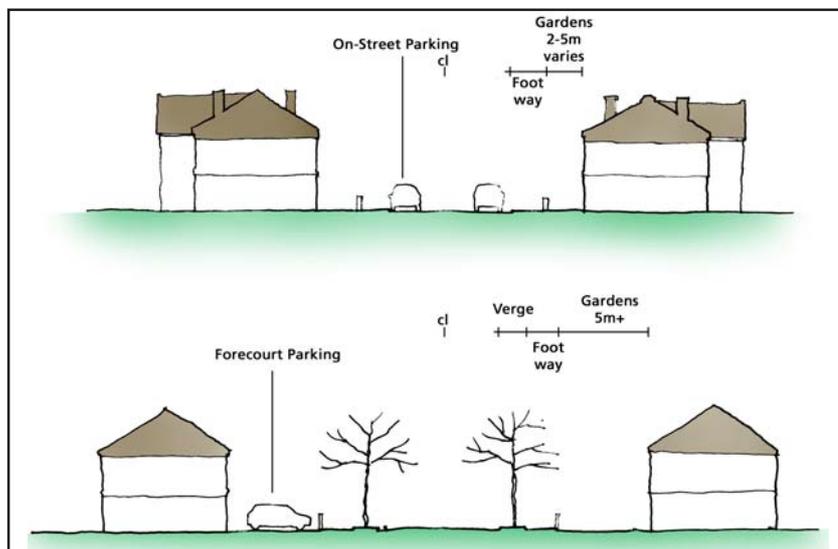
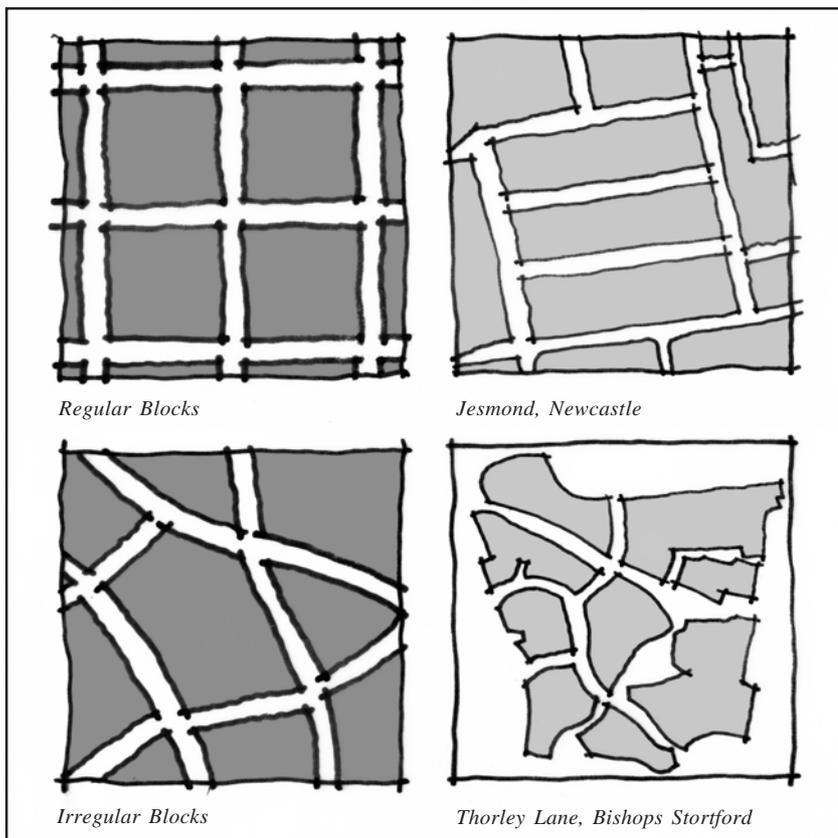
Within street blocks, individual houses, and their windows and doors, generally face outwards towards the edge of the block and there is a clear distinction between the public and private space. This produces a very legible environment with good natural surveillance.

This street block structure can take a variety of forms, including rectangular or grid blocks, concentric or radial blocks or organic layouts.

Street Widths and Enclosure

Higher densities, where appropriate, will result in a building, rather than a series of single dwellings. This form of enclosure will give a street an enclosed character. A useful measure of enclosure is the ratio of the height of buildings to the width of the street. The ratios illustrated are common to the various character areas of the Borough.

It is important that the space between the buildings is considered in relation to the activities taking place in the street. Setting back dwellings from the street has an important influence in determining the character of the street and the degree of privacy given to ground floor rooms.



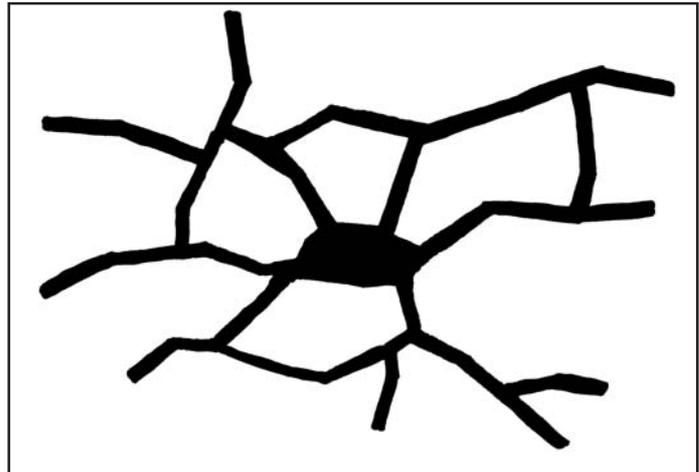
Designing for Privacy

It is important that residents' expectations of privacy are met and careful attention is given to residential amenity and future residents. Designing at higher densities does not necessarily mean a loss of privacy. Privacy can be achieved through:

- The layout of the Street to create oblique views across the street;
- On narrower streets, rooms needing less privacy should face the street with bedrooms located towards the more private parts of the home, typically at the rear;
- The careful positioning of windows can enable dwellings to

be closer together, while still providing surveillance of the public realm;

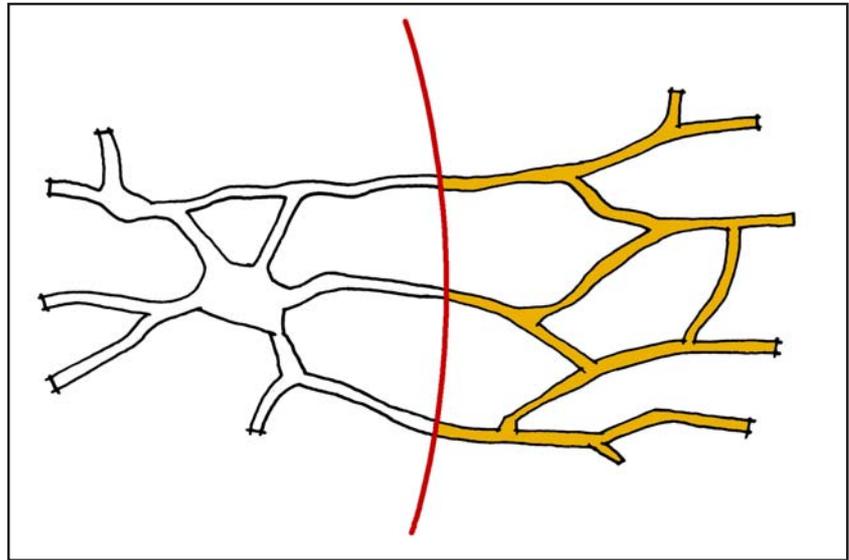
- Walls, hedges and trees can limit overlooking between facing rear windows;
- The inclusion of small front gardens and the treatment of the setback from the street (as illustrated overpage).



Layouts should focus on a core space or centre

Making the Connections

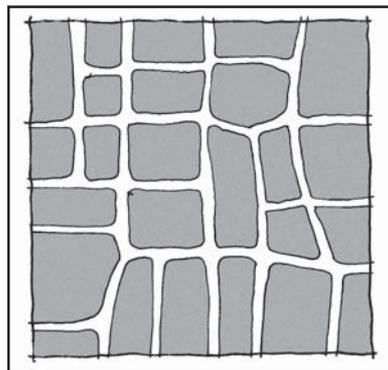
The use of street blocks to create the urban form is preferred to layouts based entirely on cul-de-sacs and loops which can result in an amorphous and often impermeable urban form. A permeable layout based on street blocks offers the pedestrian a choice of routes and can generate a higher level of activity and security. There should be good connections between adjacent housing schemes and links between neighbourhoods.



New neighbourhoods should connect to adjoining areas/centres

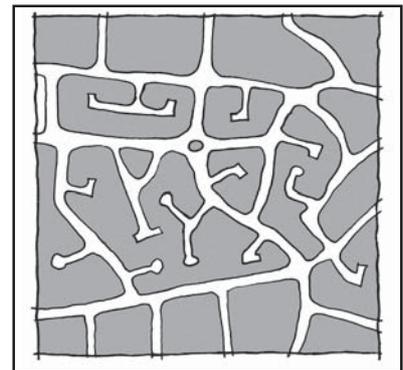
Street Networks

In recent decades, the planning of residential layouts has been dictated by highway engineering considerations, and the Highway Authority's road design geometry and adoption criteria. Developments have also largely followed the 'branch and twig' form of road layout, which typically consists of distributor roads with restricted frontage development serving a hierarchy of cul-de-sacs and private drives.



Lattice Network

Current thinking has moved away from this approach in favour of a lattice network of routes which effectively divides an area into blocks. Within this block structure, the emphasis is on permeability and the re-discovery of the traditional street.



Hierarchy Network

The design and arrangement of streets and routes which form the movement framework should be based on the following principles;

Contrast between lattice network and hierarchy network.

Street Configuration

- Buildings should front onto streets;
- Access roads should give priority to pedestrians;
- Streets should be connected to other streets;
- Streets should link to form a grid or lattice, and variety of routes;
- The grain of streets should be finer around nodes of activity;

Layouts should discourage the through movement of traffic with traffic calming measures.

Traffic Calming

- The urban form and arrangement of buildings and streets should be the principal means of ensuring low traffic speeds;
- Physical traffic calming measures should be supplementary and integrated;
- An average speed of 20 mph should be achieved in residential neighbourhoods to achieve 'Home Zone' guidelines;
- The use of surfacing material can be used to mark the transition to shared surface streets and squares;
- Sensitive located on-street parking can be used to reduce vehicle speeds further.

Parking

The Local Planning Authority is responsible for setting the overall parking requirement in new

developments. There may be a case for reducing parking standards due to good public transport links. The needs of disabled drivers must be taken into account. Where possible, parking should be allocated.

The location of parking in relation to the house has a fundamental effect on the quality of the environment.

The preferred locations for car parking in medium to high density schemes are in secure rear courtyards where they are overlooked.

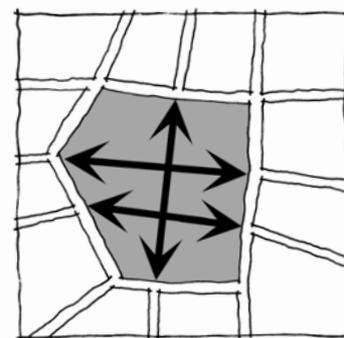
Alternatively in an allocated parking space within the private curtilage, or a combination of the two. Parked vehicles should not be allowed to dominate the street and on-street parking should generally be limited to visitor parking.

This arrangement of buildings creates a well overlooked space. Through routes increase natural surveillance from passing pedestrians. This approach has been used in Poundbury, Dorchester

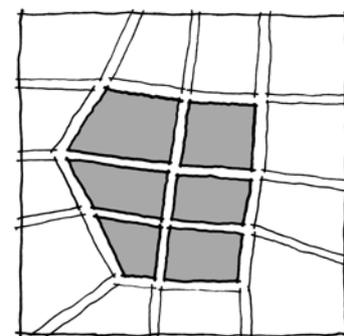
In lower density schemes, with detached and semi-detached houses, parking should be accommodated with the private curtilage of the dwelling.

This has the advantage of being accessible, secure and easy to supervise. It is important, however, that parking is not visually dominant in the streetscene. For this reason parking to the rear or side of the property is preferred to integral garages or parking within front gardens

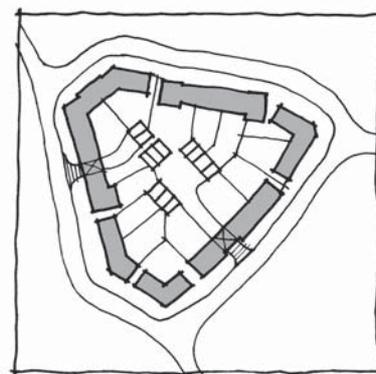
The positioning and treatment of garages require care. Integral garages can unduly dominate the



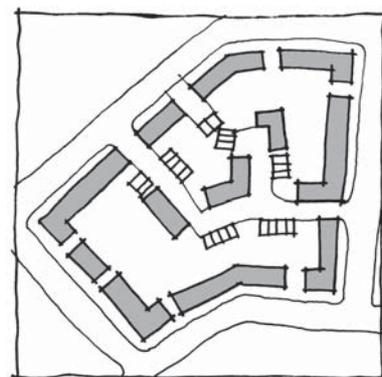
Potential Connections



Creation of new urban blocks based on connections



Overlooked parking court access via carriageway arches



For larger perimeter blocks, 'mews' style housing adjoining parking courts provides added natural surveillance

scale of a house and its street. In lower density areas garages can be detached from the house and turned in various directions or combined to perform a positive townscape role. In terraced streets a better solution is to locate the garage in the back garden, served from a semi-private parking court. Garages should have the same quality and type of materials as the main house.

If at all possible an effective solution is to integrate parking into the basements of apartments. Other acceptable approaches are to locate parking at the side of the building, or in the front garden, as long as the landscape structure is preserved or enhanced. Parking in the back garden of apartments should be kept to a minimum.

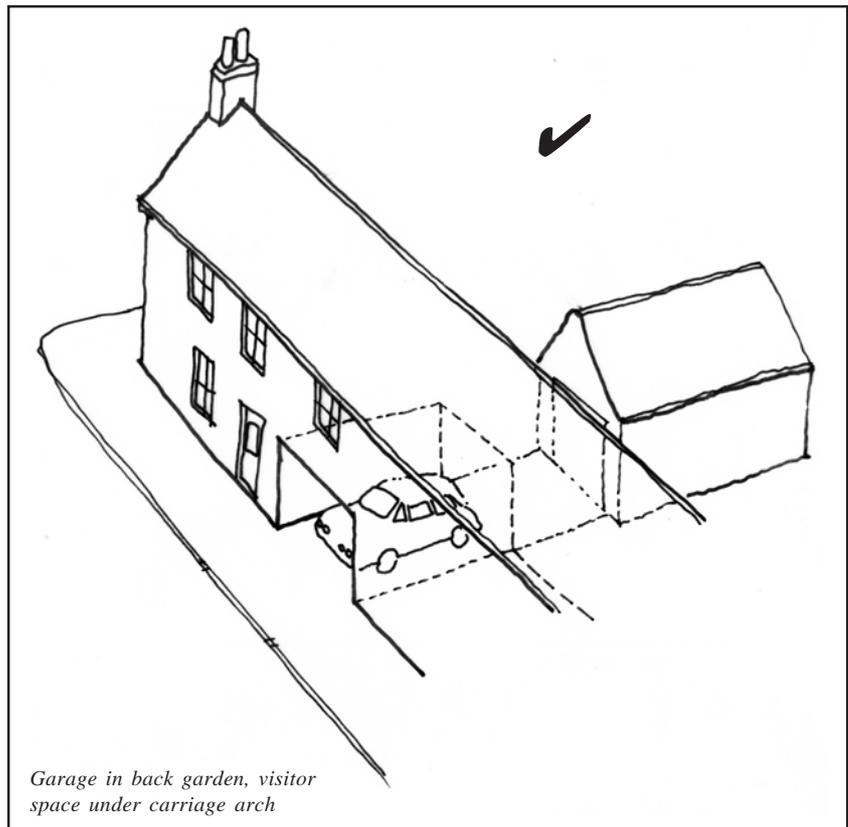
Refuse collection should take place from the rear of properties where access is achievable for collection, with wheeled bins and recycling boxes stored in an enclosure in rear gardens.

Meter box housings should be carefully detailed and integrated within the design of the façade.

Additional References

Chapter 6 of Surrey Design provides guidance on movement objectives and principles which are expanded upon in a separate Technical Appendix.

‘Places, Streets and Movement: A Companion Guide to Design Bulletin 32’ published by the DTLR in 1997, encourages a greater emphasis on place, community and context.

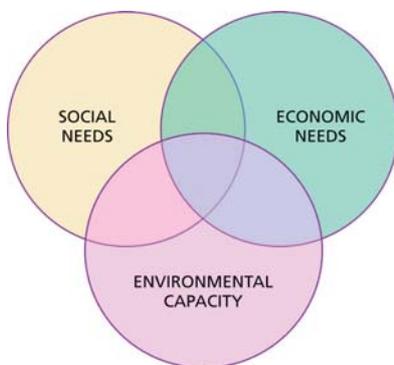


Sustainable Development

The concept of sustainable development is based on the assumption that there must be environmental gains within a development to help offset any losses.

There are several aspects for which sustainable design solutions could be achieved:

- Global Economy;
- Natural Resources;
- Local Environment;
- Social Provision;
- Economic Sustainability;
- Social Sustainability.

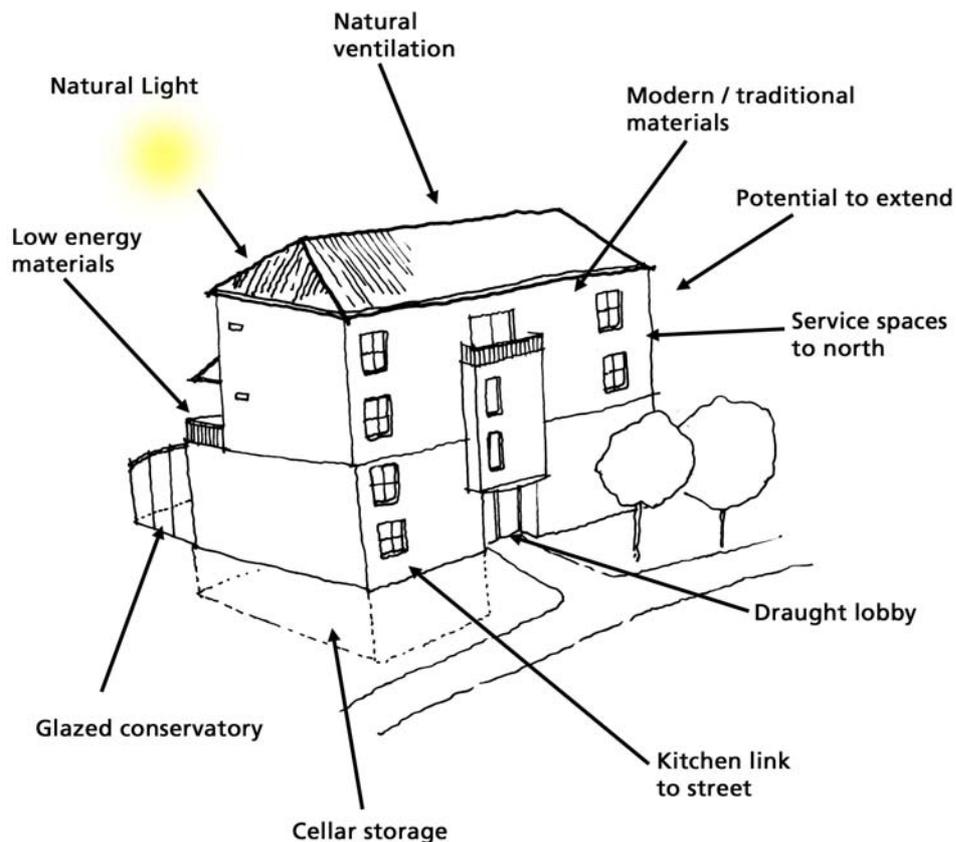


A Sustainability Checklist

This list is a useful guide to the issues that need to be considered in achieving sustainable development. However where there are conflicting considerations, the conservation and enhancement of the townscape should be the key concern.

GLOBAL ECOLOGY:	
Energy in transport	<ul style="list-style-type: none"> ■ Site locations that minimise trip lengths, and are well served by public transport should be promoted ■ Design that fosters walking and cycling and discourages car reliance
Energy in buildings	<ul style="list-style-type: none"> ■ Energy-efficient built form and layout ■ Development of community renewable energy
Biodiversity	<ul style="list-style-type: none"> ■ Wildlife refuges and corridors ■ Conservation and enhancement ■ Incorporate controlled access areas to maximise ecological benefits and encourage regeneration woodland
NATURAL RESOURCES:	
Water	<ul style="list-style-type: none"> ■ Local surface water/sewage treatment, where the site is remote ■ Built development outside floodplain ■ Use of sustainable drainage systems
Land and Soils	<ul style="list-style-type: none"> ■ Higher densities to reduce urban land take where appropriate ■ Local composting/organic recycling schemes
Minerals	<ul style="list-style-type: none"> ■ Locally-sourced and recycled building materials
LOCAL ENVIRONMENT:	
Aesthetic quality	<ul style="list-style-type: none"> ■ Attractive domestic scale buildings and materials reflecting the locally distinctive character
Image and heritage	<ul style="list-style-type: none"> ■ Legible environment with a sense of place ■ Design reflecting distinctive landscape and cultural heritage
SOCIAL PROVISION:	
Access to facilities	<ul style="list-style-type: none"> ■ Promote accessibility to health, educational, community, retailing and leisure facilities where appropriate
Built space	<ul style="list-style-type: none"> ■ Diverse, affordable good quality housing stock ■ Adaptable, good quality commercial/institutional space ■ Flexible multi-use community buildings
Open space	<ul style="list-style-type: none"> ■ Accessible, well run parks/playgrounds and community woodland

	<ul style="list-style-type: none"> ■ Funding to improve quality of neighbouring playing fields and pitches
Infrastructure	<ul style="list-style-type: none"> ■ Establishment of local community trusts to give 'ownership' to emerging neighbourhoods in new developments
ECONOMIC SUSTAINABILITY:	
Job opportunities	<ul style="list-style-type: none"> ■ Create job opportunity by including adaptable building forms such as live/work units in new neighbourhoods
Economic buoyancy	<ul style="list-style-type: none"> ■ Encourage local offices/workshops/live work units, good local training services as a means of mixing uses
SOCIAL SUSTAINABILITY:	
Community safety	<ul style="list-style-type: none"> ■ Safe traffic-calmed street with good visual surveillance ■ Socially balanced neighbourhoods
Equity and choice	<ul style="list-style-type: none"> ■ Access to housing for all social groups ■ All facilities easily accessed by foot or public transport, with special attention to needs of children and the disabled.



Redefining local distinctiveness

New development should respond to and enhance local distinctiveness. The challenge for designers is how to embrace modern design but respond to the local vernacular, as well as the need to design sustainable forms of construction and materials.

The emphasis should be on applying appropriate local materials that reflect the countryside character areas and Surrey's mixed geology.

This re-interpretation of the local vernacular is not a new process as discussed in Part 2. The heritage of domestic buildings was used by architects as models for their own designs in the late 19th century, albeit in a simplified style.

Material Palette

Brick is the dominant building material in Surrey, with red or orange hues. Within the centre of the Borough, buff Gault clay bricks can be found, together with London stocks in the Railway towns of Redhill and Horley.

Traditionally Surrey brick houses were laid in the normal English bond and occasionally in the more complex Flemish bond. These two bonds are the most appropriate for new developments. These bonding patterns can be achieved with cavity wall construction, however it does require cutting of bricks.

A characteristic of East Surrey is the use of blue burnt headers in Flemish bond brickwork. Elaborate cut and rubbed brickwork was taken up by the Victorian architects of Surrey, Norman Shaw and Lutyens and would only be expected to be used in modifications to existing buildings which have used these techniques.

Tile hanging was originally used to weatherproof timber-framed buildings in rural areas. The continued use of clay tiles, especially in the countryside, is a natural progression of local building techniques.

Tile hanging, particularly to upper floors over a ground floor of brick or render construction, is a common feature found in traditional buildings in the Borough.

Clay tiles in Surrey have a characteristic orange red colour derived from the Wealden clay and therefore brown or concrete tiles should be avoided.

Handmade tiles are preferable to sand faced machine made clay tiles. Most successful tile-hung Surrey houses do not cover the wall surface; the proportion of base wall to tile-hung wall is usually about equal.

Timber boarding is also found on older timber-framed buildings. Boarding would have been cheaper than tiles, but it does not survive as well so there are few surviving examples.



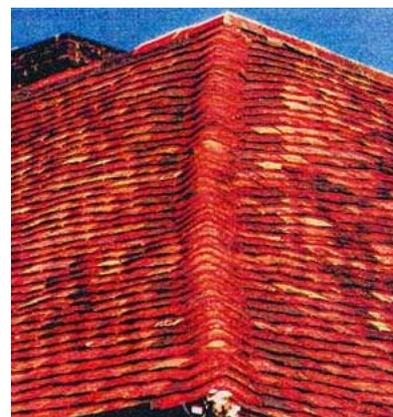
GOOD DESIGN Example of Good Modern Design using Vernacular Materials



Flemish Bond Handmade Red Brickwork with Burnt Headers



Handmade tile hanging used at a recent development in Reigate



Handmade sandfaced plain clay tiles with half round ridge tiles and bonnet tiles to hips

Feather edged weather boarding should be generally painted white on houses.

Rendering, painted render or stuccoed buildings are found in Surrey. Rendering, once a common method of waterproofing timber framed buildings in Surrey, particularly in town locations, is still appropriate in urban developments.

Merstham or Reigate stone is greenish-grey, mellow, easily worked and therefore subject to erosion.

Today its use is likely to be limited to the setting of Listed Buildings and within Conservation Areas.

Flint is not widely available and has generally been confined to the North Downs, it should not be used south of Reigate and Redhill. The restricted availability of this material locally is likely to limit its use to boundary walls and important elevations. Brick detailing should be used sparingly to frame flint infill panels.

Exposed timber framing should be used with caution. The common belief that black timbers and white plasterwork are widespread as part of the traditional Surrey vernacular is inaccurate. As a result, mock timber framing should be avoided, and genuine structural exposed timber framing should be used sparingly except in modifications to historic buildings which have used these techniques.



White Weatherboard



Example of Victorian Stucco



Example of Reigate Stone



Flint Cottage. Flint is found generally north of M25



Parkhurst Road - Horley painted timber boarding does not reflect materials used historically.

Roof Forms and Materials

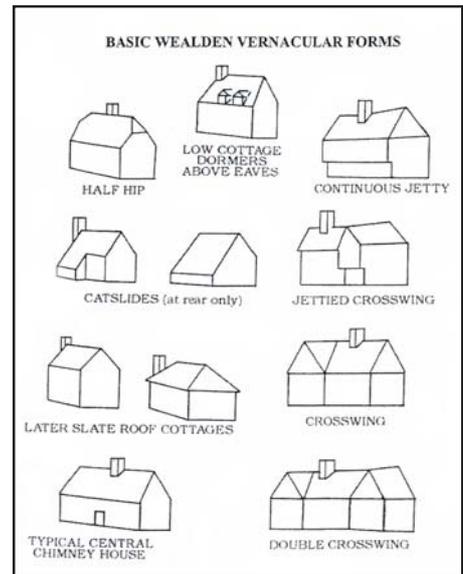
The traditional buildings of Surrey are normally made up of rectangular plan forms, with roofs spanning the narrow dimension. Spans are generally between 5-6.5m. Roofs should be pitched at about 50 degrees for plain tiles, or 30 to 50 degrees for slate. Traditional Surrey roofs have a steep pitch, with gable ends with limited use of half-hipped, cat slides and other roof forms.

Substantial **chimney** stacks are a feature of the Surrey style and help to punctuate rooflines. Corbelling to tops is a traditional feature. Chimneys are encouraged in new developments.

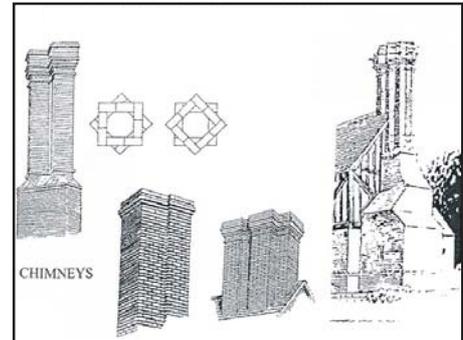
Clay orange/red tiles are traditionally the dominant roofing material within the Borough. These should ideally be hand made plain tiles, but in secondary locations sand faced machine made clay tiles may be appropriate.

Welsh slates arrived with the railways, and are common in Redhill and Horley. The use of slate, or artificial slate roofs, should generally be restricted to urban locations.

Horsham stone slabs are found on a very limited number of traditional buildings in the Borough. The heavy slabs are laid in diminishing courses, the big ones at the eaves and the smallest at the apex of the roof. They should be retained where they survive, but are unlikely to feature in new developments.



Roof Forms



Traditional Chimneys

Copyright courtesy of: Surrey County Council
Taken from 'The Surrey Style'. Available from Communities Service at Surrey County Council



Dwelling in Epsom Lane South with traditional chimneys



Typical Asymmetrical Wealden vernacular Farmhouse 50 degree pitch clay tiles and decorative tile hanging

Only natural roofing materials are to be used on Listed Buildings, their settings and in Conservation Areas, where they exist at present.

The detailing of **eaves and gables** in Surrey is traditionally simple, with little use of decorative bargeboards or boxing in of rafter feet.

Dormer windows are common in older buildings. The typical dormer is small with a single casement window lighting a room in the roof. They should not over-dominate the roof plane or be used to gain extra headroom over any great width. Rooflights should generally be restricted to rear elevations and used sparingly.

Building Elements

However well planned a scheme is, it is unlikely ultimately to be successful unless careful consideration is given to the detailed design of the buildings, and the spaces and interfaces between them. This requires an integrated approach, involving a range of professional disciplines.

The quality of the building can be spoilt by poor attention to detail.

The other building elements which require careful attention in detailed design include:

- windows
- doors
- porches
- lighting

- flues and ventilation
- gutters, pipes and other rainwater details
- balconies
- garage doors
- ironmongery and decorative features
- flashings

It is essential not to view these elements in isolation, but to consider also how they join together to contribute to the whole architectural composition.

The placing of openings is crucial to the overall composition of the house. Classical symmetry is an effective solution for the front elevation of the average medium to narrow frontage house, with openings arranged around the central axis. Randomness of window size and positioning should be avoided and a coherent arrangement of elevational openings created.

Windows are traditionally side-hung casements or double-hung sashes. Timber is preferred and generally finished in white. Dark stain or varnished hardwood finishes are not traditional and should be avoided.

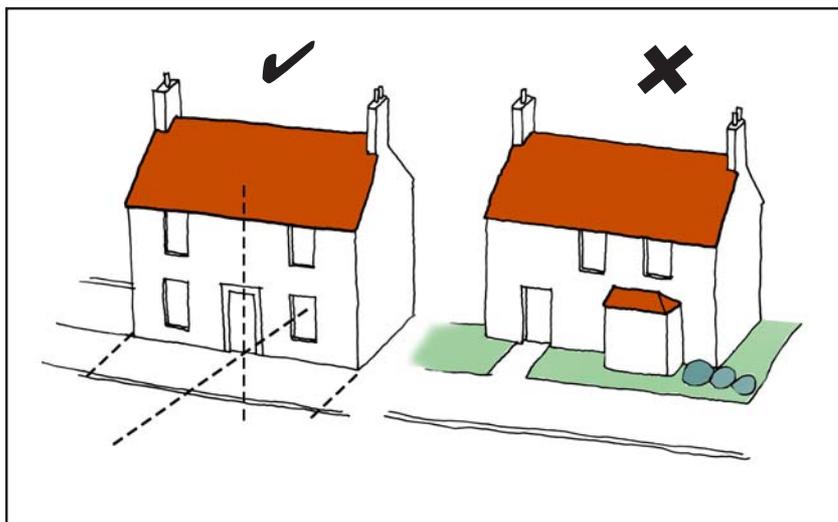
Doors are traditionally vertically boarded or panelled.

Other Elements

Other elements which require careful attention in detailed design include:

- bin storage
- cycle storage
- external lighting
- meter boxes
- service entries
- inspection boxes
- storage for recycling waste
- cool storage for home deliveries
- windows and glazing
- walls, hedges, fences and gates
- space for drying clothes

The interfaces between the building and the public realm require particular attention particularly where these elements punctuate corners and provide rhythm to elevations.



Symmetrical elevation has powerful presence and usefully commands the adjoining space thus tying house and space into one composition



Flint wall at Hardwicke Road/London Road, Reigate

Landscape setting

This section considers the appropriate species and form of landscape structure within new developments.

Planting

Many of the most successful residential areas in the Borough are set within a strong woodland framework, for example Kingswood and Haroldsea Estates. This requires relatively low densities to have sufficient space to accommodate native tree species. Other older suburbs have an established character created by tree-lined avenues, for example Chipstead. Formal and informal tree planting schemes can both be appropriate, depending on the location and context. The pressure to increase residential densities inevitably restricts the space available for tree planting within private back gardens. A typical response is to use fastigiated or small ornamental trees which result in a loss of local distinctiveness. There is a need to encourage the planting of large specimen trees where practical, instead of small ornamental species. It is important that the role of planting is clearly defined at the outset.

Surrey has a long history of horticultural innovation, with plants and trees cultivated from all over the world. These imported species have enhanced the unique character of Surrey gardens and this is to be

encouraged. Other species not indigenous to Surrey have become naturalised, such as Scots Pine and Sweet Chestnut.

Planting native species is encouraged, where space and conditions allow. Native species planting in urban areas can complement existing woodland and hedgerows to provide a network of green corridors. To preserve natural habitats and biodiversity the use of plant stock of local origin is advisable. Appropriate plant species for the three regional countryside character areas set out in Figure 2.1 are summarised below.

North Downs

Beech and English Oak are the dominant species on the North Downs, Ash is also common. Since the 17th century sweet chestnut has been naturalised around Banstead. Hornbeam, Wayfaring Tree and Whitebeam are also frequent and Scots Pine is found in certain areas.

Holly is associated with English Oak on wetter soils and Yew with Beech on the drier scarp slope. Holly hedges are a locally distinctive feature. Other species include Field Maple, Silver Birch, Common Hawthorn and Hazel.

Wealden Greensand

English Oak and Beech are the dominant species, with naturalised Scots Pine abundant on sandy soils. Yew and Holly are also very common. Frequent smaller tree and shrub



Mature Oak



Beech



Coppice



Native Woodland

species are Field Maple, Silver Birch, Goat Willow, Grey Willow, Dogwood and Hazel. Hedges are typically of Hawthorn or Hazel, with Elm common in Reigate.

Low Weald

The damper heavy clay soils of the Weald support English Oak, which is the dominant woodland, and hedgerow tree. Sessile Oak is also found. The absence of Beech is noticeable. Field Maple is the dominant small tree with Alder, Blackthorn and Hazel. Hedges tend to be of Common Hawthorn.

Other frequent small trees and shrubs are Hairy and Silver Birch, Small Leaved Lime, Goat and Grey Willow and Dogwood.

Specific Recommendations

Trees in older urban areas, including species such as Chestnuts, Limes Poplars and Planes are often found in tree lined avenues. The Banstead area was famous for its Walnuts in the 17th century and their replanting should be encouraged. Similarly, Holm Oak was planted in Reigate in the 18th and 19th centuries.

The evergreen shrubberies found on the boundaries of larger front gardens, particularly in Kingswood, Walton-on-the-Hill, Chipstead and Reigate are an important part of the local character and should be retained and managed. Holly, Yew, Rhododendrons and Laurel are typically the main species combined with Azaleas, Box, Arbutus and

Magnolia. Kingswood is well known for its estate roads lined with mature Rhododendrons and Chipstead is typified by an abundance of Holly.

Victorian garden planting made use of many types of needle leaved conifers, for example Giant Fir, Wellingtonia and Cedar of Lebanon, together with Scots Pine. They provide an interesting and varied silhouette and all year round foliage as specimens.

Introduced species, such as Leylandii Cypress, are a threat to areas of traditional planting. They are particularly unsuitable in semi-rural locations and reduce light penetration to neighbouring properties. Rhododendron ponticum is highly invasive and should not be planted. Sycamore is similarly invasive in woodland areas.

Traditional landscape features including hedges, shaws, ditches and banks have been used to enclose fields. The resultant network of boundaries creates the scale and pattern of the landscape, which strongly influences its character. Such historic features should be retained and restored within new residential areas. Hedges survive better when managed in common or public ownership. Ideally, they should be integrated into the footpath and cycle network within 'greenways'. New hedges should be planted with appropriate native species such as Hawthorn, Hazel and Holly.



Evergreen species create continuous character in RASC areas



Landscape Structure in New Developments

The character and quality of the landscape of the Borough is recognised by the designation of large parts as Green Belt, AONB or AGLV. All new development should consider opportunities to enhance the landscape and ensure that it responds to local character. New development must be carefully integrated into the wider landscape and development on the edge of the urban area must treat the boundaries with the countryside sensitively.

Larger development sites should be designed around a coherent landscape structure. This site layout will be required to respect existing landscape features wherever possible, including hedges, trees, streams and ponds and use them as the basis for the arrangement of buildings, circulation and open space.

Native species, indigenous to the three regional countryside character areas identified in Part Two should provide the overall framework within which more ornamental species can be accommodated. (See Appendix for native tree and shrub species.)

Where there is an exposed edge to open countryside, the planting of woodland shelterbelts can act as a buffer. Community woodland and public open space at the edge of new developments can protect the adjacent countryside from trespass and vandalism and provide a defined

urban edge, while visually linking the town with the countryside.

Open Space

Public open space should play a role in shaping the overall urban design strategy for the development of larger sites. The following guidelines apply:

- It should be based around existing landscape features (streams, ponds, hedgerows) wherever practical.
- It should be integrated with sustainable drainage features such as swales and retention ponds.
- Linear open space can be related to main pedestrian and cycle routes, for example providing children’s play areas on safe routes to school.
- Open space should generally be fronted onto and not backed onto by buildings to ensure safety and security.
- It should have a clear function, serving the needs of the community, including people with mobility impairments.

Within smaller developments the Local Authority may require a developer to make a contribution towards creating a larger, more useful open space off site. The Local Plan provides guidance on the provision of public open space and children’s play facilities.

Landscape Elements

The landscape elements which require careful consideration in detailed design include:

- trees, flowers, grass and other planting
- the carriageways, footways and floorscape
- cycle-ways
- kerbs
- steps and ramps
- fences, walls, hedges and gates
- inspection boxes and covers
- tree grilles
- street signage
- street lighting
- seats
- bollards
- railings
- public art
- wayleaves and easements

Part 5 Case Studies

The aim of Part 5 is to illustrate some of the design principles and approaches, identified in the previous sections, which underpin successful housing schemes. The case studies highlight some examples of existing development opportunities and proposals in order to demonstrate how to make the best use of the land available, whilst building in a sustainable way which is sensitive to the needs of people and the surrounding environment. They cover a range of development situations which may arise in the Borough. This section consists of six case studies:

1. One for One Replacement Housing
2. Plot Sub Division
3. Infill Development to the Rear of Existing Housing
4. Detached House Replaced by Flats
5. Town Centre Development
6. Development on the Countryside Edge

The case studies are illustrated with annotated examples of schemes demonstrating urban design. The case studies should not be read in isolation, but used in conjunction with the objectives, principles and character area studies outlined in Parts 3 and 4. Reference is made to the character areas within which

these types of development may occur however it is recognised that they may occur in other character areas. They are intended to be indicative only, in order to encourage creative solutions, and other building and layout configurations that conform to the design objectives and principles while providing valid design solutions.

Case Study 1 – One for One Replacement Housing

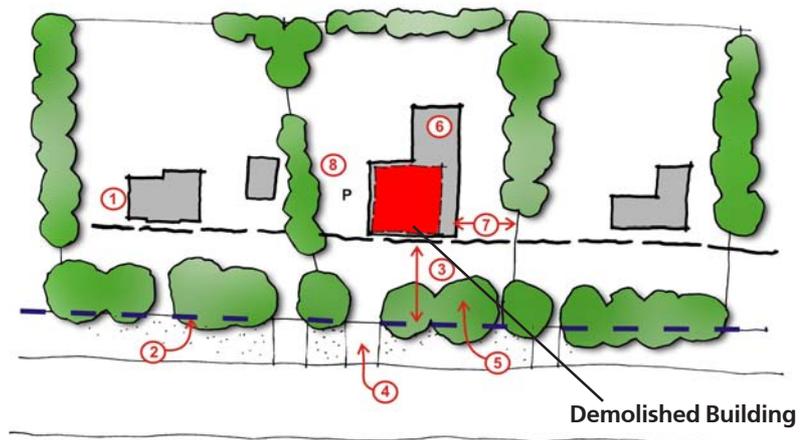
Character Areas:

- Village Centres Country Lanes
- Residential Areas of Special Character
- 1930s – 1950s Suburbia

1. Retain common building line where this exists.
2. Retention and enhancement of consistent boundaries where they exist. Native hedgerows and hedgerow trees should be retained and enhanced on former country lanes to maintain character. Where a consistently open or planted character exists this should be reflected.
3. The landscape setting of the dwelling should be primarily soft landscape/grass and the common distance between dwellings and the front boundary maintained.
4. Treatment of driveways should be consistent with other properties where a common landscape framework exists and should avoid the loss of mature trees.
5. Retain and protect existing trees.
6. Increased building provision should be located to the rear of the property, subject to amenity of adjoining properties.
7. The average distance between buildings within the vicinity and

their side boundaries should be maintained.

8. Hard standing/garaging should be located to the side/rear of the building, subject to residential amenity. Garages should not protrude beyond the building line.
9. Replacement dwellings within areas with irregular building lines should be positioned to consider residential amenity of adjoining dwellings.



Case Study 2 – Plot subdivision

Character Areas:

- Village Centres Country Lanes
- Residential Areas of Special Character
- 1930s – 1950s Suburbia

1. Retain common building line where this exists.
2. Plot width should reflect those within the vicinity.
3. Existing mature trees and boundary vegetation to be retained.
4. Treatment of driveways should be consistent with other properties where a common landscape framework exists and should avoid the loss of mature trees.
5. Distances between buildings should be comparable with those in the vicinity or estate as a whole to maintain the character.
6. Hard standing/garaging should be located to the side of the building.
7. Existing landmark buildings should be replaced by new landmark buildings.
8. Replacement dwellings within areas with irregular building lines should be positioned to consider residential amenity of adjoining dwellings.



Case Study 3 – Infill Development

Character Areas:

- Residential Areas of Special Character
- 1930s – 1950s Suburbia

1. Infill development should seek to retain a continuous street frontage and reflect the height and form of existing dwellings retaining mature trees wherever possible.
2. Development should seek to improve permeability, by creating new connections, particularly where the existing street block size is large.
3. The new development should be orientated to create a street, with continuous street frontage and a clear definition of semi-public and private space between existing and adjoining new development e.g. back to back.
4. Maintain space between existing buildings and new access roads to maintain the street scene and to provide space for new landscaping.
5. Smaller infill development should address the junction between new and existing streets, with buildings that ‘turn the corner’.
6. Where possible, the public side of buildings should address the new street, while private space should adjoin the private space of existing dwellings. Dwellings

should not face the private space of existing dwellings.

7. In many cases there will be opportunities to meet PPG3 guidance on density through the inclusion of smaller units within the building blocks indicated on the sketches.



Case Study 4 – Detached House Replaced by Single Block of Flats

Character Areas:

- Town Centres Victorian/Edwardian

- Residential Areas of Special Character

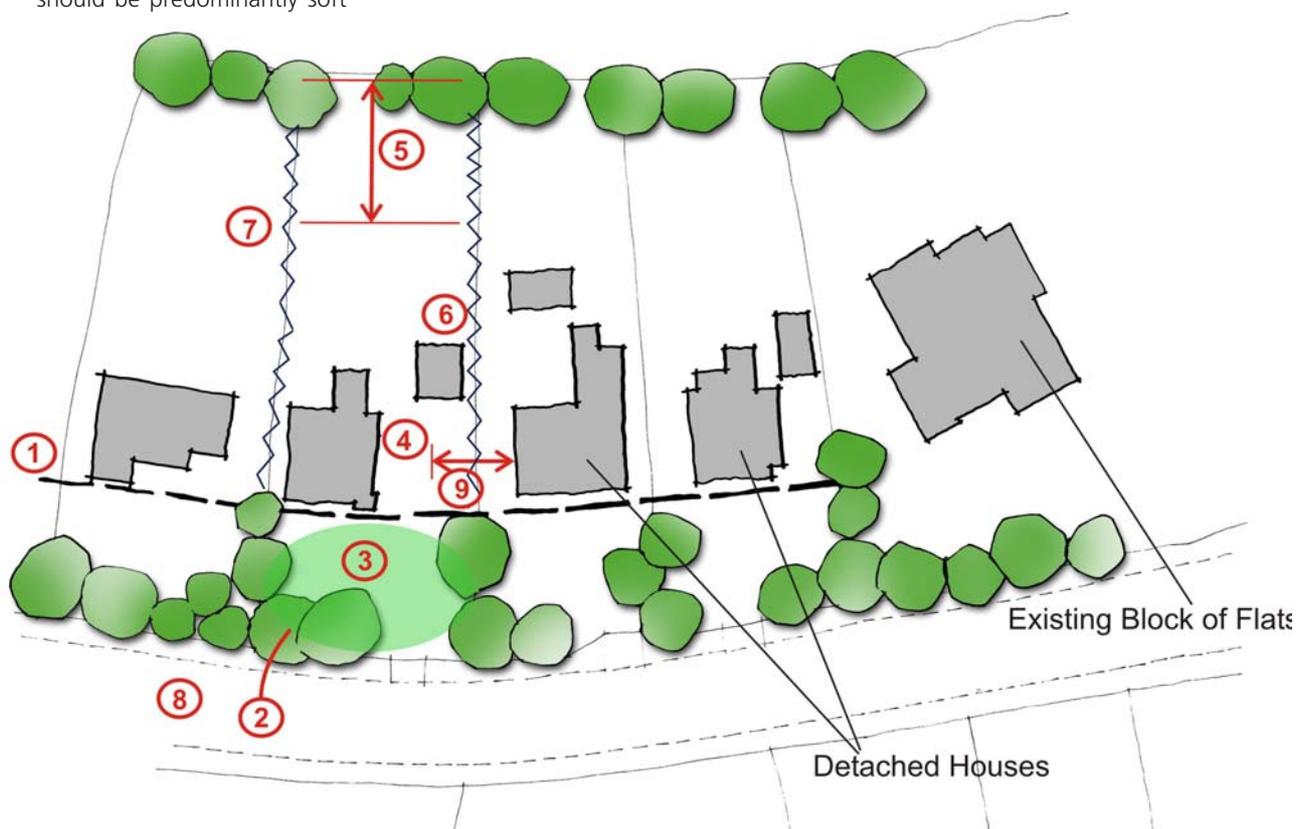
- 1930s – 1950s Suburbia

1. Where a common building line exists this should be reflected in the proposals.
2. Existing mature trees and boundary planting should be retained and protected, particularly where trees contribute to the overall character of the area.
3. The front of the block of flats should be predominantly soft

landscape/grass which reflects the character of neighbouring dwellings.

4. Parking/hard standing could be located to the side or preferably within the basement of the development and should not impact upon the visual amenity of neighbouring dwellings. In some cases existing mature front boundary planting and new planting proposals may justify some parking in front of the building.
5. The size of the communal garden should reflect that of the surrounding area.
6. Ancillary buildings should be kept to a minimum with any garaging accommodated within the basement of the flats.

7. Boundaries should be planted to reduce impact from vehicles and retain visual amenity of neighbouring dwellings.
8. Existing boundaries should be retained and enhanced, particularly in country lanes where the frontage is an indigenous hedgerow. Existing planting along boundaries with adjoining properties should also be retained where possible.
9. Maintain visual separation between dwellings and carefully locate windows to maximise privacy.

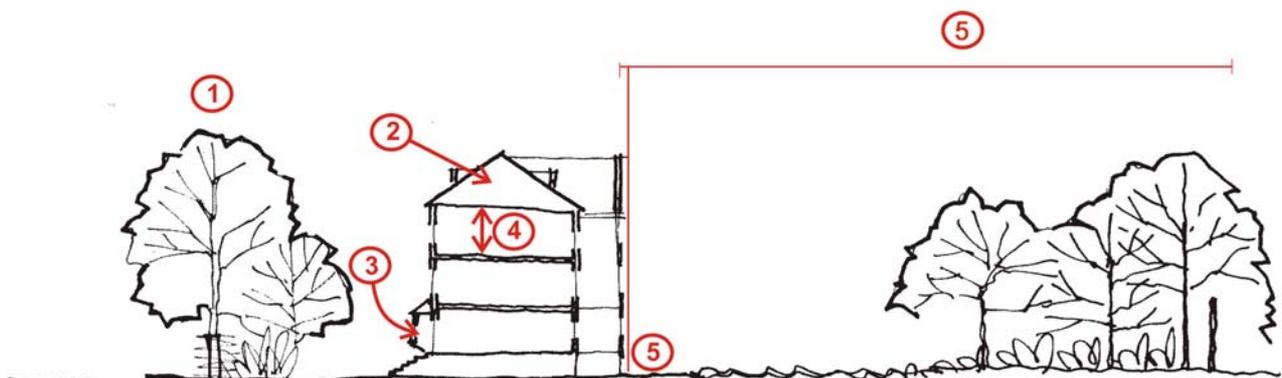


NB: Example shows edge of Town Centre Victorian/Edwardian

Case Study 4 – Detached House Replaced by Single Block of Flats

Cross Section

1. Boundary vegetation retained/enhanced.
2. Accommodation within the roof space needs to be detailed such that the roof forms are not overly dominated by dormer windows. In addition, multiple vents protruding through the roof should be avoided, possibly by their amalgamation within a chimney.
3. Bay windows and balconies should articulate the façade.
4. Building and floor heights should reflect those prevalent in the area to maintain scale and proportion.
5. Hard standing at the rear of the building should be kept to a minimum, with soft landscape predominating within communal garden areas.



Case Study 5 – Mixed Use Development within a Historic Centre/Town Centre

1. Previous eras of development such as a 1960s garage set back from the building line.
2. Original historic building line development pattern, and plot boundaries lost, can be reflected in the new development.
3. Junction or node of activity is poorly defined spatially due to set back of existing building.
4. Single use does not make efficient use of land or provide interest in a central location.

Character Areas:

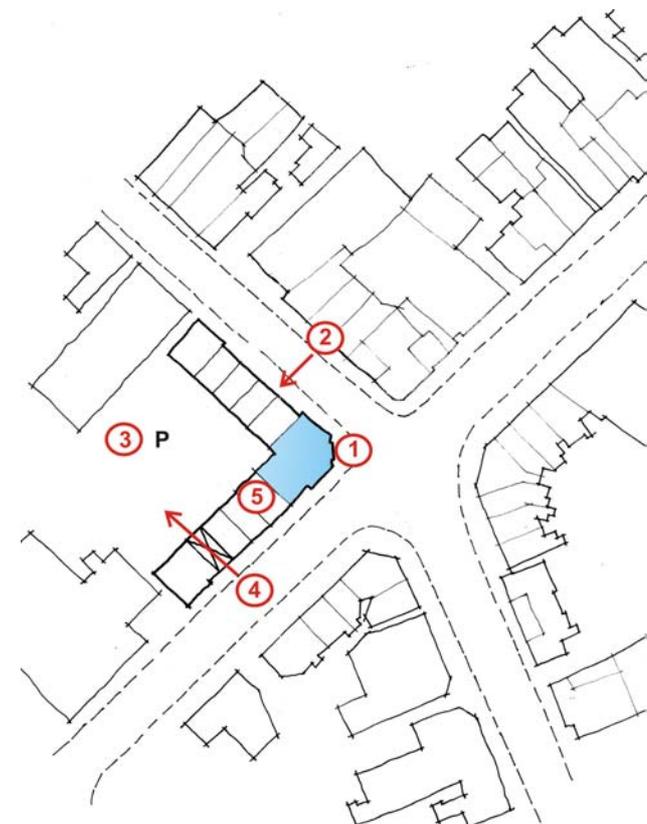
- Village Centre/Country Lanes
- Town Centres Victorian/Edwardian



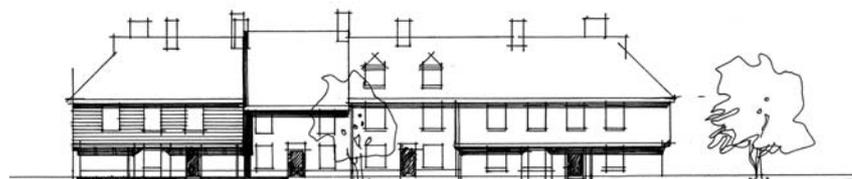
Before

Case Study 5 – Mixed Use Development within a Historic Centre/Town Centre

1. Corner feature with key building frontage – opportunity to create a landmark feature. Windows should afford good views and surveillance of the streets.
2. Respect/redefine the building line.
3. Locate parking to the interior of the street block and explore opportunities to rationalise existing parking, servicing and the appearance of the rear courtyard.
4. Reintroduce carriageway arches for vehicle accesses to maintain a continuous street frontage.
5. Within the building, consider potential conflicts between certain commercial uses and residential to be located above. Reflect the rhythm of former plot boundaries in the articulation of the façades.



After



**Case Study 6 –
Countryside Edge**

Character Areas:

- 1980 – 1990 Estates
- Most Recent Trends

This Case Study has been included primarily to assist with comprehensive development, but some aspects will be relevant to smaller developments.

1. Dwellings should be orientated to face onto the woodland edge/ countryside edge, providing natural surveillance.
2. Rear property boundaries adjoining woodland/open countryside should be avoided to minimise the impact of domestic fly tipping on the rural landscape.

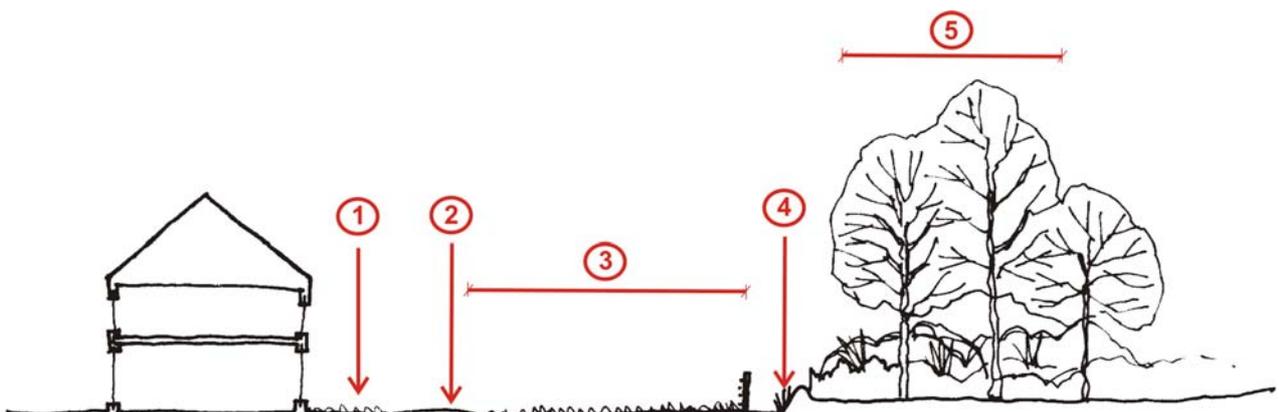
3. Where appropriate treatment of access roads should reflect country lanes with minimal carriageway widths/single carriageways with passing places as a sensitive means of achieving traffic calming. Surface treatment should be rural in character e.g. bound gravel.
4. Woodland timber stock fences should be set back from the woodland edge so they are not visible.
5. A neighbourhood or ‘village’ green should provide a focus for activities e.g. play area, while also providing a setting for new development.

6. A 30 metre woodland buffer to integrate new housing areas adjoining the countryside would be encouraged.
7. On the edge of the urban area, the layout and density of development should achieve a transition to the adjacent countryside.
8. Higher density of development adjoining existing settlement or more central areas.



Case Study 6 – Countryside Edge

1. Front boundaries for properties overlooking woodland or open countryside should either be consistent or omitted. This should be controlled by agreement or a condition.
2. Where appropriate carriageways should be a shared surface lane with no kerbs and mown verges.
3. A margin between dwellings and existing woodland should be included to provide a buffer/open space and managed as part of an overall strategy.
4. Traditional features such as wood banks could be introduced, but should be managed.
5. Ongoing woodland management or defined use for pasture should be considered as part of the development. Management plans should be clearly defined over an agreed timescale and include measures such as replanting, coppice and tree works.



Appendices

Design Policies

PPG3 (Housing) states that new housing development of whatever scale should not be viewed in isolation. Considerations of design and layout must be informed by the character of the wider area, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development, recognising that new building technologies are capable of delivering acceptable built forms and may be more efficient. The guidance further states that Local Planning Authorities should adopt policies which:

- Avoid inflexible planning standards and reduce road widths, traffic speeds and promote safer environments for pedestrians;
- Create places and space with the needs of people in mind, which are attractive, have their own distinctive identity but respect and enhance local character;
- Promote designs and layouts which are safe and take account of public health, crime prevention and community safety considerations;

- Encourage a more efficient use of land with higher densities;
- Promote energy efficiency of new housing where possible.

The Reigate and Banstead Borough Local Plan, 1994 and First Alteration Deposit Draft 2000, provides the mechanism to make proper provision for residential development whilst taking account of the interests of conservation and the need to protect and enhance the local environment.

The aim of this Guidance is not to repeat these policies but to support them and give greater certainty and clarity to all those involved in the design and development process.

Information requirements for a planning application

Clear and informative plans and drawings must be submitted as part of a planning application, so that the design can be properly assessed. They will be required for the benefit of planners, councillors (on planning and other Committees), residents and amenity groups, among others. Models and computer-based representations are particularly useful in the case of large scale or complex development proposals. The checklist sets out what is likely to be required for full (as opposed to outline) applications:

- Completed application form;
- Site appraisal;
- Tree survey;
- Clear plans;
 - Location plan;
 - Details of existing site layout;
 - Details of proposed site layout;
 - Floor plans;
 - Elevations;
 - Cross sections;
- Landscape proposals;
- Master plan and management plan if appropriate;
- Design Statement.

Site Appraisal

The requirements for Site Appraisals are set out in Design Statements, guidance prepared by Reigate and Banstead Borough Council.

Clear Plans

Location plan

Scale 1:1250 preferably. Metric scales only. Annotate dimensions. North point, date and number on plans. Outline the application in red, and indicate any adjoining property owned or controlled by the applicant in blue. Show the application property in relation to all adjoining properties and the immediate surrounding area, including roads. Show vehicular access to a highway if the site does not adjoin a highway. Show outline of any river, stream or culverted watercourse on site.

Details of existing site layout

Scale, typically 1:200. Annotate dimensions. North point, date and number on plans. Show the whole property, including all buildings, gardens, open spaces and car parking.

Levels either by contour or spot height. Arboricultural Implication Report where appropriate. This report will include a full tree survey.

Details of proposed site layout

Scale, typically 1:200 or 1:500, depending on the size of the development. Include figured dimensions for all new work on plot and relative to all boundaries. North point, date and number on plans. Show the siting of any new building or extension, vehicular/ pedestrian access, changes in levels, landscape proposals, including trees to be removed, new

planting, new or altered boundary walls and fences, and new hard-surfaced open spaces. Show proposals in the context of the adjacent and nearby buildings.

Tree Surveys

Tree surveys should be carried out by a qualified Arboriculturalist.

Floor plans

Scale 1:50 or 1:100. Include figured main dimensions of buildings. In the case of an extension, show the floor layout of the existing building to indicate the relationship between the two, clearly indicating what is new work. Show floor plans in the context of adjacent buildings, where appropriate. In the case of minor applications it may be appropriate to combine the layout and floor plan (unless any demolition is involved). Include a roof plan where necessary to show a complex roof or alterations to one. Show existing and finished ground levels which could be illustrated in cross section.

Elevations

Scale 1:50 or 1:100 (consistent with floor Plans). Annotate dimensions. Show every elevation of a new building or extension. For an extension or alteration, clearly distinguish existing and proposed elevations.

Include details of materials and external appearance.

Show elevations in the context of adjacent buildings.

Cross Sections

Scale 1:50 or 1:100 (consistent with floor plans). Annotate dimensions.

Other Supporting Material

For example, retail, environmental and transport assessments. Flood risk assessments. Applicants submitting schemes of 25 or more dwellings gross should consult the Police Architectural Liaison Officer to obtain and incorporate suggestions on how to lessen the potential for crime by careful design.

Design Statement

A Design Statement is now required with all planning applications and should be prepared in accordance with Design Statements Guidance produced by Reigate and Banstead Borough Council.

Other Appropriate Considerations

Development Brief

For town centre development sites and housing sites of about 50 dwellings or more the Borough Council will normally prepare development briefs in order to guide the design and development process.

Further Information

- Planning Policy Guidance Note 3: Housing DETR (2001);
- Planning Policy Guidance Note 13: Transport DETR (2000);
- The Surrey Design Guide (www.surreycc.gov.uk) contains a full reference section. SLGA (2002);

- Places, Streets and Movement, A Companion Guide to Design Bulletin 32 DETR (2000);
- By Design: Urban Design in the Planning System. Towards Better Practice DTLR (2001);
- Better Places to Live by Design - A Companion Guide to PPG3 English Partnerships and the Housing Corporation (2000) Urban Design Compendium;
- Environment Agency General Enquiry Line 0845 9333 111 Thames Region, South East Area Development Planning 020 8305 4003;
- Reigate & Banstead Borough Council Supplementary Planning Guidance:
 - Appropriate uses for Historic Barns;
 - Shopfront and Shopsign Design Guide;
 - Reigate Shopfront Design Guide;
 - Horley Shopfront Design Guide;
 - Horley Design Guide (Revised Draft Version.);
 - Householder Extensions and Alterations Guide
- Reigate and Banstead Design Statement Guidance Note.

Native Tree and Shrub Species

Species native to Surrey		Appropriate species for new planting in regional countryside character area		
Common name	Botanical name	Wealden Greensand	Low Weald	North Downs
Alder	<i>Alnus glutinosa</i>			
Buckthorn, Alder	<i>Frangula alnus</i>			
Buckthorn, Purging	<i>Rhamnus catharticus</i>			
Ash	<i>Fraxinus excelsior</i>			
Aspen	<i>Populus tremula</i>			
Beech	<i>Fagus sylvatica</i>			
Birch, Hairy	<i>Betula pubescens</i>			
Birch, Silver	<i>Betula pendula</i>			
Blackthorn	<i>Prunus spinosa</i>			
Box	<i>Buxus sempervirens</i>			
Broom	<i>Cytisus scoparius</i>			
Butchers Broom	<i>Ruscus aculeatus</i>			
Wild Cherry	<i>Prunus avium</i>			
Crab Apple	<i>Malus sylvestris</i>			
Dogwood	<i>Cornus sanguinea</i>			
Elder	<i>Sambucus nigra</i>			
Elm, English	<i>Ulmus procera</i>			
Elm, Wych	<i>Ulmus glabra</i>			
Field Maple	<i>Acer campestre</i>			
Gorse	<i>Ulex europaeus</i>			
Guelder Rose	<i>Viburnum opulus</i>			
Hawthorn, Common	<i>Crataegus mongyna</i>			
Hawthorn, Woodland	<i>Crataegus laevigata</i>			
Hazel	<i>Corylus avellana</i>			
Holly	<i>Ilex aquifolium</i>			
Hornbeam	<i>Carpinus betulus</i>			
Juniper	<i>Juniperus communis</i>			
Lime, Large Leaved	<i>Tilia platyphyllos</i>			
Lime, Small Leaved	<i>Tilia cordata</i>			
Oak, English	<i>Quercus robur</i>			
Oak, Sessile	<i>Quercus petaea</i>			
Osier	<i>Salix viminalis</i>			
Popular, Grey	<i>Populus canescens</i>			
Popular Black	<i>P.nigra var. betulifolia</i>			

REIGATE AND BANSTEAD LOCAL DISTINCTIVENESS DESIGN GUIDE

Species native to Surrey		Appropriate species for new planting in regional countryside character area		
Common name	Botanical name	Wealden Greensand	Low Weald	High Weald
Privet	Ligustrum vulgare			
Rose, Dog	Rosa canina			
Rose, Field	Rosa arvensis			
Rose, Sweet Briar	Rosa rubiginosa			
Rowan	Sorbus aucuparia			
Spindle	Enonymus europaeus			
Spurge Laurel	Daphne laureola			
Wayfaring Tree	Viburnum lantana			
Whitebeam	Sorbus aria			
Wild Service Tree	Sorbus torminalis			
Willow, Almond	Salix triandra			
Willow, Crack	Salix fragilis			
Willow, Eared	Salix aurita			
Willow, Goat	Salix caprea			
Willow, Grey	Salix cinerea			
Willow, Purple	Salix purpurea			
Willow White	Salix alba			
Yew	Taxus baccata			

(Source – The Future of Surrey’s landscape and woodlands produced by Surrey County Council)

Glossary

Accessibility The ability of people to move round an area and to reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.

Amenity A pleasant or useful feature or facility. It can also relate to the quality of life enjoyed by occupants, for example the quietness of their environment.

Building Line The line formed by frontages of buildings along a street. The building line can be shown on a plan.

Bulk The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called massing.

Context The setting of a site or area, including factors such as traffic, activities and land uses as well as landscape and built form.

Density The floorspace of a building or buildings or some other unit measure in relation to a given area of land. In this guide built density is expressed in terms of number of units per hectare.

Design Guide A document providing guidance on how development can be carried out in accordance with the design policies of a local authority often with a view to retaining local distinctiveness.

Design Principle An expression of one of the basic ideas at the heart of

an urban design guide, framework, development brief or a development.

Elevation The façade of a building, or the drawing of a façade.

Energy Efficiency The extent to which the energy consumption of a building or group of buildings is reduced through the way in which buildings are designed, constructed and arranged on site.

Form The layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) and landscape of development.

Human Scale The use within development of elements which relate well in size to an individual human being and their assembly in a way which makes people feel comfortable rather than overwhelmed.

Landmark A building or structure that stands out from its background by virtue of height, size or some other aspect of design.

Landscape The character and appearance of land, including its shape, form, ecology, natural features, colours and elements and the way these components combine. Landscape character can be expressed through landscape appraisal and maps or plans.

Layout The way buildings, routes and open spaces are placed in relation to each other.

Local Distinctiveness The particular positive features of a locality that contribute to its special character and sense of place and distinguishes one local area from another.

Mixed Use A mix of, usually complementary, uses within a building, on a site or within a neighbourhood.

Natural Surveillance The discouragement of wrong-doing by the presence of passers-by or the ability of people to be seen out of surrounding windows. Also known as passive surveillance (or supervision).

Planning Guidance Documents embodying Government guidance on general and specific aspects of planning policy to be taken into account in formulating development plan policies and in making planning decisions.

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. Sometimes it is the total dimensions of a building which give it its sense of scale, at other times it is the size of the elements and the way they are combined. The concept is a difficult and ambiguous one, often the word is used simply as a synonym for 'size'.

Sections Drawing showing a slice through a building or site.

Site or Character An assessment of an area's land uses, built and natural environment, historic development and social and physical characteristics. This may focus on a single site or a wider area.

Storey A floor level from ground floor upwards. A room in the roof normally constitutes a storey for example in the case of dormers. However rooms in the roofspace including the use of velux type windows that preclude overlooking will not be regarded as a storey.

Sustainable Defined by the Brundtland Commission (1987 and quoted in PPG1) as 'development which meets present needs without compromising the ability of future generations to achieve their own needs and aspirations'. The UK's strategy for sustainable development "A better quality of life" (1999) highlights the need for environmental improvement, social justice and economic success to go hand-in-hand.

Topography A description or representation of artificial or natural features on or off the ground.

Urban Design The art of making places. Urban design involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities and the establishment of frameworks and processes which facilitate successful and sustainable development.

Urban Grain The pattern of the arrangement and size of buildings and their plots in a settlement and the size of street blocks and junctions.

Vernacular The way, in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials and responding to local economic and social conditions.

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