



**Harestone Valley
Design Guidance**

Tandridge District Council

Supplementary Planning
Document

3rd March 2011

Tandridge
District Council

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1 Introduction

This Guide

1.1 The importance of good design is recognised both in national and local planning policy. Good design is considered essential for sustainable development and it is recognised as a key contributor to community health, social well-being and inclusion, as well as to the quality of the environment.

1.2 PPS1 Delivering Sustainable Development, states “Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.” PPS3 Housing makes clear that design quality includes assessment of whether the proposal “creates or enhances a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity” and whether it “is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access”.

1.3 Good design is not just about buildings but about places, and it includes the way places work as well as look. This requires a considered response to a place, based on an understanding of its particular character.

1.4 Good design is also about imaginative solutions that seek to meet the needs of all parties as far as possible and respond appropriately to their context.

1.5 We need good design if we are to maintain and enhance the character and quality of places and ensure that these places continue to be ones where people want to live, to work and to visit.

1.6 The guidance in this document focuses on design principles for maintaining the character and quality of places, and that influence how development proposals relate to and fit into the context, including both neighbouring properties and the wider area.

1.7 This Design Guidance contains a number of Design Principles for maintaining the character and quality of the area. Not every Design Principle applies to every character area (see the matrix on page 7). Development will be expected to respect the overall aims of these Design Principles, but different weight may be given to them depending on the scheme and the particular location and characteristics of the site. The consideration of design principles will feed into the Council’s Development Plan policy assessment of issues such as character, setting, local context and local distinctiveness in terms of Core Strategy policy CSP18 ‘Character and Design’ in particular and any other character based policies in subsequent Development Plan Documents.

Purpose of the Guidance

1.8 The purpose of this guide is to provide a practical tool to help to:

- Promote good design and sustainability in Harestone Valley;
- Protect and enhance the high quality character of the area;
- Explain how design principles will apply in different parts of Harestone Valley so as to maintain and reinforce its character; and
- Provide guidance in relation to planning applications: to applicants when formulating proposals and to planning officers when making decisions, on what constitutes good, sustainable and appropriate design.

Status of the document

1.9 This design guidance has been adopted as a Supplementary Planning Document (SPD) and it applies to the Harestone Valley Area of Special Residential Character. There are parts of the Special Residential Character Area which fall within the Green Belt. In these areas green belt policy applies and takes precedence over this design guidance. Within the Green Belt there is a presumption against development (which includes the construction of new buildings, although limited extension, alteration or replacement of buildings may be appropriate).

1.10 This Supplementary Planning Document provides detailed character and design guidance, expanding upon Core Strategy policies CSP 18 and CSP19. These two policies and other policies in the Core Strategy and the subsequent Development Management Development Plan Document apply to all or parts of the Harestone Valley Special Residential Character Area.

Harestone Valley

1.11 The Design Guidance is based on the Harestone Valley Character Assessment that describes in detail the character, historic development, topography and landscape setting of Harestone Valley as a whole as well as each sub-character area. Harestone Valley has a positive and distinctive residential character, which is a result of its undulating topography, the siting and form of development and it being surrounded on several sides by countryside. Its character is created primarily by:

- Landscape, level of tree cover and open space are dominant characteristic with the buildings being subservient to the landscape;
- In distant views from outside and across the valley, Harestone Valley appears to be covered by a dense and uninterrupted tree cover;
- A fairly consistent development pattern along the main roads with regular plot widths and rhythm of built development, consistent building lines;
- Buildings along the main roads are mostly detached, individually designed houses of similar footprint and massing;
- In culs-de-sac development is coherent in terms of architecture, landscape and boundary treatment;
- Large Victorian / Edwardian houses are interspersed with more modern development; and
- Parking is provided on plot in a discreet form with little on-street parking.



Figure 1.1: Impressions of Harestone.

2 Character Areas

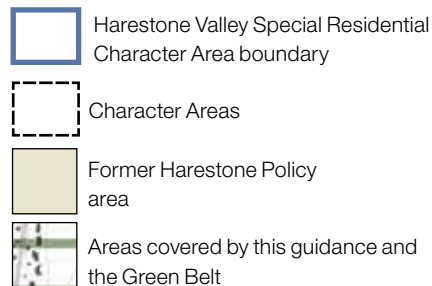


2 Character Areas

2.1 This Design Guidance is based on a robust and systematic Character Assessment of the area, refer to Harestone Valley Character Assessment Document.

2.2 As a result of site visits the Harestone Valley Special Residential Character Area has been subdivided into ten character areas to bring out the distinctions between areas. Each of these areas is influenced by:

- The topography;
- Vegetation and landscape character;
- Townscape character; and
- Built form.



2.3 Some of the character areas extend beyond the boundary of the urban area and into the Green Belt; these are East Tupwood Lane and a small section of Harestone Hill. In these areas Green Belt policy will take precedence.

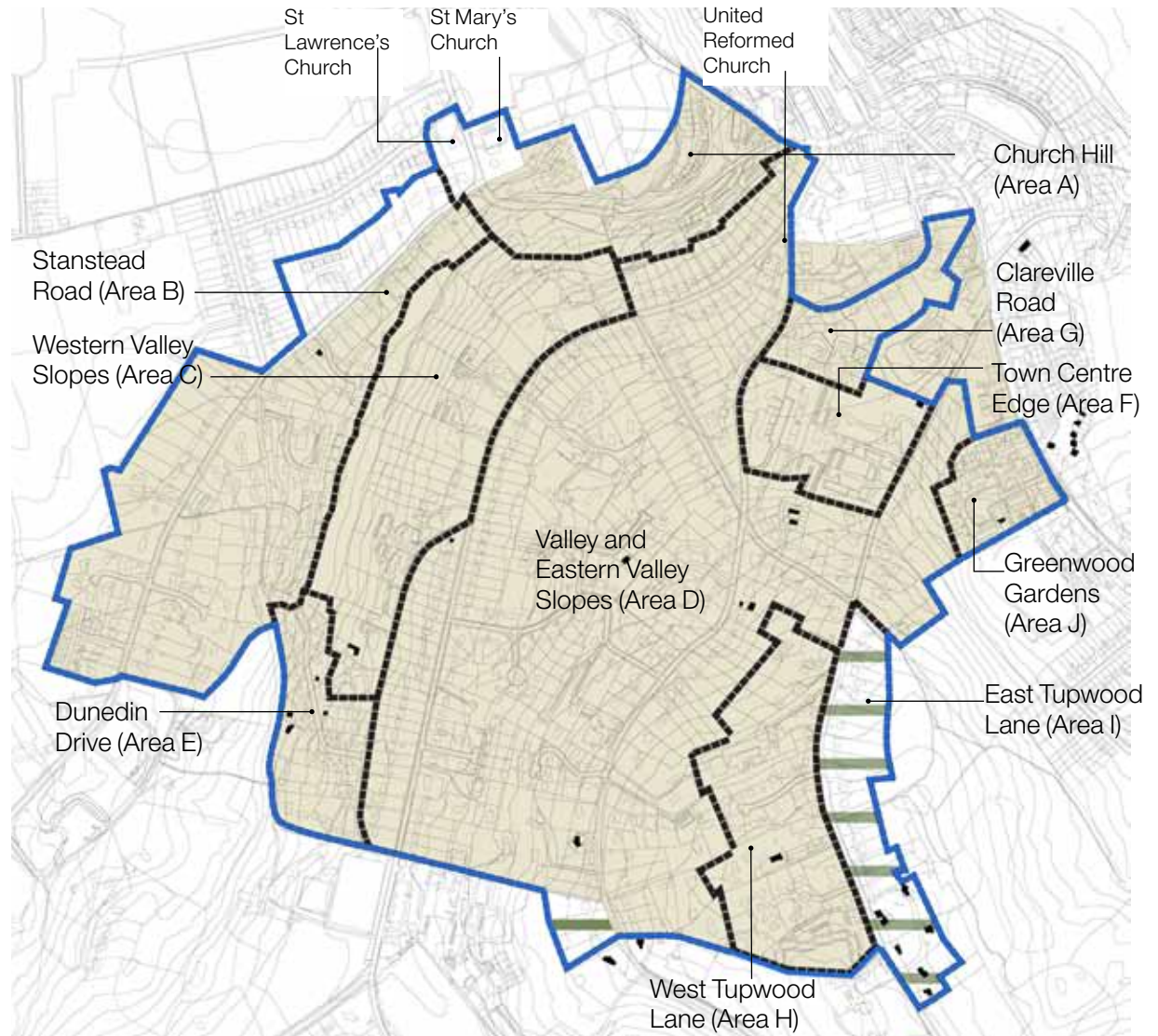


Figure 2.1: Plan showing the character areas.

The Character Areas

Church Hill (Area A)

2.4 This character area is separated in feel from the rest of Harestone Valley due to the steep wooded slopes and its elevated position. This provides extensive views across the valley particularly to the church in the distance. Intensity of development is well screened through vegetation and the nature of the landscape and also because buildings sit either higher or lower than road level. Hedges and planted boundary treatments also help to screen development from view with old boundary walls adding to the character.

Stanstead Road (Area B)

2.5 This area is located on a steep ridge which drops away significantly to the East. The slopes have a strong covering of woodland and are prominent in views both from within Harestone Valley and from the Area of Outstanding Natural Beauty (AONB). Properties are nestled into the slopes with glimpsed views of the landscape beyond between buildings. In the South the mature tree cover and predominant hedge boundary treatments bring the characteristics of the rural hinterland into the area with the road becoming more open in character as you move North.

Western Valley Slopes (Area C)

2.6 This area sits at the bottom of the steep East facing slopes of the valley. The wooded slopes and tree cover form an important backdrop to this area where buildings are predominantly blocks of flats. The buildings are of a pavilion style with a consistent rhythm and proportion. Front gardens provide an open feel and contain mature trees and are of a consistent depth for the large plots.

Valley and Eastern Valley Slopes (Area D)

2.7 There are two sub areas within this area; development which runs along the road and culs-de-sac infill developments. Due to its location the lower part of the valley is less prominent in views while the eastern slopes are very prominent in many views. Buildings are predominantly individually designed detached houses along roads and designed as separate groups in culs-de-sac. Gaps in between houses generally contain planting. Cars are well hidden in garages or due to the natural landscape.

Dunedin Drive (Area E)

2.8 This is a distinct pocket of development different in character from other parts of Harestone Valley. The steep topography of the area heavily influences the character and provides extensive, pleasant views. Housing is set below road level on one side of the road, adding to the sense of openness. Buildings have a consistent architectural language. Plot boundaries are fairly close to buildings however, due to the topography, the buildings don't feel cramped.

Town Centre Edge (Area F)

2.9 This area consists of distinct groups of blocks of flats sitting within a terraced landform. Buildings are predominantly from the 60's with flat roofs and a consistent architectural approach. There is no transition from public to private space such as front gardens, however, buildings are set within large grounds with good tree cover providing a sense of enclosure and adding to the spacious feel of the area.

Clareville Road (Area G)

2.10 This area consists of large individually designed Victorian villas which are set back from the road edge in large plots with generous rear gardens and gaps between houses. Tree belts separate this area from the town centre and development to the South, adding to the highly enclosed and distinctive feel to this road.

West Tupwood Lane (Area H)

2.11 This is one of the most prominent parts within the Harestone Valley. Remnants of the Victorian and Edwardian vegetation pattern exist with important belts of mature trees running South-West and North-East. The development pattern is complex in nature due to the variety of plot sizes and shapes which is further complicated by the topography. The townscape is characterised by a series of culs-de-sac which each have their own distinct feel. These are open in feel as land falls away allowing open views across the valley. This is in contrast to the enclosed feel of Tupwood Lane.

East Tupwood Lane (Area I)

2.11 This area is covered by Green Belt Policy and sits on an area of flatter ground on top of Harestone Hill before the land steeply drops away to the East. There is a regular pattern to the plot sizes and a consistent rhythm of individually designed houses. These are well set back from the road and often located above road level. There are generous gaps between houses with planting incorporated.

Greenwood Gardens (Area J)

2.12 This is a distinct area of development varying in character from its surrounds. It consists of small 60s terraced houses set around a green central space, which is open and welcoming in its nature. It sits on the much flatter slopes of Harestone Hill with trees in the back gardens beyond providing an important backdrop.

Matrix of character areas and relevant design principles

2.13 This matrix sets out which of the design principles in this document are relevant for each of the identified character areas.

		Process	Layout				Views		Relating to topography		Green Setting			Street Scene					Sustainable Design	Design	
Design Principle		P1	L 1	L 2	L 3	L 4	V 1	V 2	RT 1	RT 2	GS 1	GS 2	GS 3	SS 1	SS 2	SS 3	SS 4	SS 5	SD 1	D 1	
A	Church Hill	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
B	Stanstead Road	√	√	√	√	√		√			√	√	√	√	√	√	√	√	√	√	√
C	Western Valley Slopes	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
D	Valley and Eastern Slopes	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
E	Dunedin Drive	√	√	√	√	√	√	√	√	√	√	√	√		√	√	√	√	√	√	√
F	Town Centre Edge	√	√	√	√	√		√			√	√	√		√	√	√	√	√	√	√
G	Clareville Road	√	√	√	√	√	√	√			√	√	√	√	√	√	√	√	√	√	√
H	West Tupwood Lane	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
I	East Tupwood Lane	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
J	Greenwood Gardens	√	√	√	√	√		√			√	√	√		√	√	√	√	√	√	√

Table 2.1: Summary matrix of design principles and character areas.

3 Process



3 Process

3.1 Good Design and the ability to assess design, depends not only on the proposal itself, but also on the way it is communicated, through high quality planning applications.

Design Principle P 1: All proposals must provide evidence of how the special characteristics of the character area in which they are located or adjacent to have been considered and appropriately addressed in the design proposals. This evidence needs to demonstrate how the proposals will meet the principles set out in this guidance and conserve and enhance the character of the area.

3.2 All development proposals should normally be accompanied by a Design and Access Statement. The level of detail required will depend on the scale of development and is to be agreed with the local planning authority.

3.3 Because of the need to conserve the special character of Harestone Valley, the following information should be submitted with each detailed application within the Harestone Valley Special Residential Character Area:

- An assessment of the potential impact of the development on the landscape character and on views from within and across the valley and from the wider setting.
- Landscape details, showing trees and other vegetation to be retained, the proposed landscape treatment including hard and soft surfacing, boundary treatment

and proposed planting. Landscape design should be an integral part on any scheme.

- A tree survey and Arboriculture implications impact assessment in accordance with BS:5837: 2005 or its successor if any.
- A topographical survey, site levels and relevant section(s) through the development site showing the proposed development and adjacent properties. This should be standard with any submission, but is of particular importance in the Harestone Valley Special Residential Character Area. Topography is an important characteristic and proposals to modify the landform must be considered in relation to the existing topography and well integrated so as not to negatively impact on the context.
- Photographs / photomontages showing the whole building and its setting and / or the particular views that are affected. (see further details on important views in Section 5)

3.4 It is the Council's intention to not validate applications for new development, except for housholder development, unless they include detailed landscape proposals. Also it will normally be the Council's intention to resolve principles of the landscaping, for example overall structure and space for planting (above and below ground) at the planning application stage and not leave such matters to be dealt with by way of condition.

4 Layout



4 Layout

Summary table of this section on page 14

4.1 Typically the development form in Harestone Valley is consistent with the majority of buildings being detached and individually designed houses. These houses are clearly defining the sinuous road layout. The townscape character of Harestone Valley can be separated into the following issues:

- Building lines, plot and development rhythm;
- Relationships between buildings; and
- Building types.

Building lines, plot and development rhythm*

Design Principle L 1: Development should be in line with the characteristic building line within the area. Existing occasional breaches of a building line must not be seen as a precedent and are not a justification to depart from the overall pattern.

Development should relate to the predominant plot and development rhythm in the area.

4.2 In areas where building lines are consistent proposed development should keep to the predominant alignment. This also applies to garages that should not be forward of the typical building line. For detail on each character area see table on page 14.

* *Rhythm: A strong, regular, repeated pattern of plot and/or houses sizes.*

4.3 In the majority of character areas buildings should be arranged in a formal rhythm to one another, with frontages parallel to the road and with the houses side to side.

4.4 Within culs-de-sac development could be orientated less consistently and buildings could vary in their orientation to one another. Development that is proposed within an existing cul-de-sac or as an extension to an existing one should relate to the buildings and landscape within it. A character analysis of that particular cul-de-sac must be undertaken and proposals designed accordingly.

4.5 Although development in the form of new or extended culs-de-sac may define their own sub-character they must adhere to the overall development principles in this guidance and relate positively to the overall character of Harestone Valley.



Figure 4.2: Formal development and plot rhythm with buildings set at a consistent building line.



Figure 4.1: Example of development with a consistent plot rhythm and building line on Harestone Valley Road.



Figure 4.3: Cul-de-sac development off Harestone Hill each have their own characteristics, for example the Copse.

Relationship between buildings

Design Principle L 2: Buildings must provide high levels of visual privacy in relation to the character of Harestone Valley and not unduly impact on the amenity of neighbours.

4.6 Distance is one means of avoiding overlooking. However, the dwelling may also be designed to achieve privacy through other means, for instance by the location, type and orientation of windows and the overall orientation of buildings.

4.7 It is important to consider landform and topography in relation to privacy and the resulting impact new development has on the existing resident's amenity. For example, a one storey building set above a resident's garden may be more imposing than a two storey building at the same level.

Design Principle L 3: The fronts of buildings must relate to other fronts, across roads or other forms of public realm. Backs of dwellings should relate to other backs to create a more private zone.

4.8 The aim is to create roads that are safe and attractive to use. Houses are set facing the public realm generally create a more positive environment for residents and feel less like a backland access drive. Existing culs-de-sac within the area are typically formed around small open spaces with all houses facing each other.

Building Types

4.9 The majority of development within Harestone Valley is detached houses that are individually designed. A significant number of these date back to Victorian and Edwardian times, although the majority of housing is now later infill and replacement buildings.

4.10 Along the roads there are only a few pockets where houses have been designed in one consistent architectural language. However, most of the culs-de-sac have been designed in a consistent architectural language.

4.11 The blocks of flats that exist in the area have been mainly built in the 1960s and these are all of a consistent typology, form and architecture. Since these were developed very few blocks of flats have been built, with the exception of very recent examples near the town centre.

Design Principle L 4: Forms of development must respect their location, the size of the site and the character of the area.

Flatted development

4.12 Flatted development is generally more appropriate closer to the town centre where development is close to public transport and services.

4.13 New flatted development should be set back from the road and in the form of pavilion blocks that are similar in height, massing and proportions to large Victorian Villas. It is not appropriate for flatted development to tightly enclose a road and create a long dominant frontage.

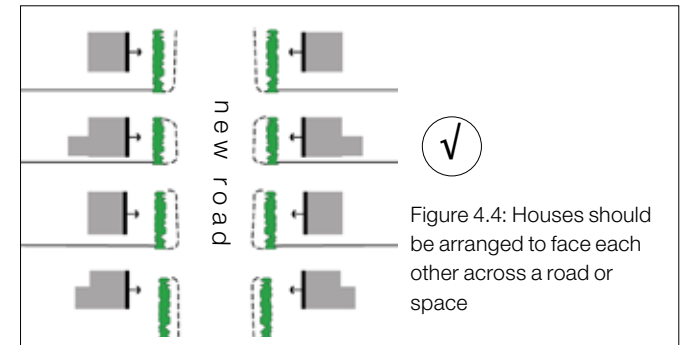


Figure 4.4: Houses should be arranged to face each other across a road or space

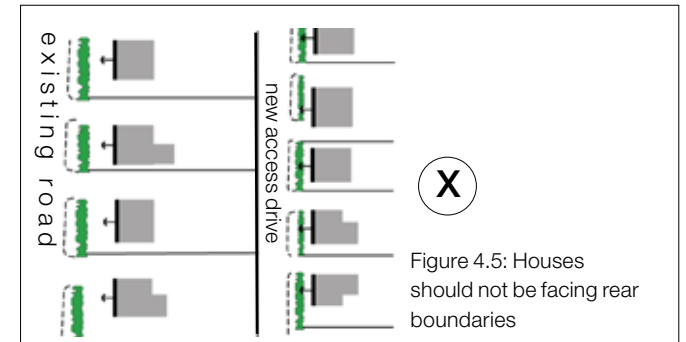


Figure 4.5: Houses should not be facing rear boundaries

4.14 Where a conversion from a single house to flats is proposed, development must provide appropriately designed car parking on plot and proof that the increased car parking can be accommodated without adversely affecting the character of the area or the amenities and privacy of existing and new residents. (See section 8 for further guidance on car parking)

Detached houses

4.15 Detached houses should be individually designed and varied within a theme in their architectural language and form. Where a number of detached houses are proposed together, they should be clearly distinctive from one another. A repetition of the same house type, or form will not be acceptable. Each proposal should demonstrate care and attention in the design. In the tradition of Leo J Williams, who designed a number of 1930s houses in Harestone Valley: each house should be individually designed; similar, but not identical, to any other.

4.16 Any proposal for detached houses should be located on appropriately sized plots. Detached houses that are perceived as terraced buildings, because they do not have appropriate gaps between them will not be acceptable. The appropriate width of the gap between buildings depends on the character of the area, size of houses proposed and need for space for planting.



Figure 4.6: An example where the plots are not large enough to accommodate detached houses, leading to the loss of trees and vegetation. There is also not enough space for well integrated car parking resulting in the loss of front gardens.

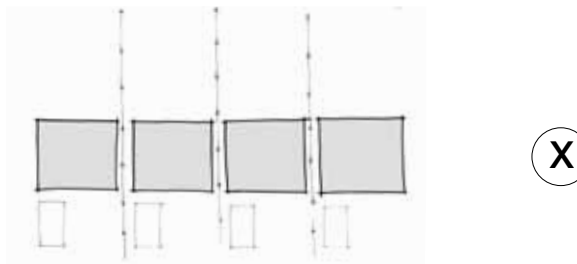


Figure 4.7: Inappropriate detached development, there is insufficient space for meaningful gaps and no room for planting



Figure 4.8: Detached housing can sit comfortably in its site with space for planting and sufficient gaps between buildings.

Semi-Detached houses

4.17 There are very few examples of semi-detached houses in Harestone Valley. However, in the future there may be the need to develop some. Semi-detached houses should be designed as one symmetric building or group.

They should also follow and relate to the rhythm of other buildings in the street.

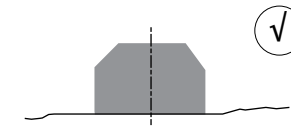


Figure 4.9: Semi-detached houses designed as a symmetrical building



Figure 4.10: Semi-detached houses designed as a 'terrace of two'.

		Building Line	Plot and development rhythm	Typologies
A	Church Hill	Not consistent	Informal development and plot rhythm	Flatted development
B	Stanstead Road	Consistent	Predominately formal development rhythm	Detached houses, semi-detached houses
C	Western Valley Slopes	Consistent	Consistent development rhythm	Flatted development, semi-detached and detached houses
D	Valley and Eastern Slopes	Consistent	Consistent plot and development rhythm, less consistent in culs-de-sac	Detached houses, semi-detached houses and short terraces (not longer than three houses)
E	Dunedin Drive	Consistent, but angled	Consistent plot size, and development layout	Detached houses
F	Town Centre Edge	Consistently aligned blocks within development pocket	n/a	Flatted development, terraces
G	Clareville Road	Fairly consistent	Varied plot size	Large detached houses or flatted development
H	West Tupwood Lane	Not consistent	Informal arrangement, no consistent plot or development rhythm	Detached houses, semi detached houses
I	East Tupwood Lane	Consistent, but could be set back further within plot	Consistent plot width	Detached houses
J	Greenwood Gardens	Consistent	Consistent plot width	Terraced houses

Table 4.1: Summary table

5 Views



5 Views

Summary table of this section on page 19

5.1 Harestone Valley area is surrounded on three sides by landscapes designated for their natural beauty and landscape value. The topography and the inter-visibility between the Special Residential Character Area and these landscape designations make it important to protect views into Harestone Valley as well as those looking out and across the valley.

5.2 There are a number of local views within Harestone Valley that contribute to the overall character. The wooded hillsides are the key characteristics. In views across the valley these are perceived as uninterrupted wooded hillsides, with very little development visible in between the tree canopy. Therefore, the perceived character from a distance is of a place with little development. Being within the valley one is almost surprised at the amount and formality of development that exists. The dominance of tree cover is enhanced by the steep slopes and layering effect of existing tree belts. It is important to retain this unique characteristic of Harestone Valley.

5.3 Harestone Valley area is surrounded by Green Belt. To the east lies the Surrey Hills Area of Outstanding Natural Beauty (AONB) with an Area of Great Landscape Value (AGLV) to the south. Harestone Valley, and its topography and tree cover influence the setting of these areas of recognised landscape value. Their protection by national and local policy and must be considered.



Figure 5.1: Harestone features prominently in views from the surrounding countryside.

Design Principle V 1: Development should be composed in relation to views from the landscape designated areas and from across or within the Harestone Valley, so that the surrounding landscape character of Harestone Valley is not harmed but maintained or enhanced.

Design Principle V 2: To protect the existing character, existing tree cover and vegetation must be retained to protect the wooded valley character. In special circumstances, where the Council agrees to the removal of existing trees, an appropriate substitute tree planting scheme must be implemented. This will replace and re-establish the screening, canopy and visual appearance of the planned development area in similar form to that removed. Schemes will be required to be implemented and sustained until properly established.

Trees and vegetation

5.4 Trees and vegetation are an important element in views of Harestone Valley and typically, only rooftops are visible within an un-disrupted tree cover. To ensure this quality is protected, the following detailed principles should be adhered to:

- Existing tree, and mature shrub planting on rear and side plot boundaries should be retained as far as possible to ensure the layering effect of tree belts is retained; and
- Existing trees should be retained where they add to the tree skyline, value of groups or are individually assessed as trees of value.

Built form

5.5 The form of a building can have a negative impact on the view, when it is too bulky. So can the location of a building in close relation to others. For example when houses are placed too close and in a too regular pattern. To avoid this proposals should:

- Be informally arranged and should not be aligned in a row, either parallel or vertical to the contours;
- Have a varied roof line and should be broken up and not overly bulky;
- The height of buildings should be related to those in close proximity, to the landscape and topography and to the existing tree cover; and
- Buildings should have generous gaps between them that are sufficiently wide to allow for substantial hedge and tree planting.

5.6 The choice of materials also has an impact on the prominence of buildings in views from the surrounding countryside. In particular roof materials can have a negative impact:

- Roof materials should be muted in colour, reddish, brownish roof tiles or slate. Shiny roof materials such as metal cladding should be avoided.

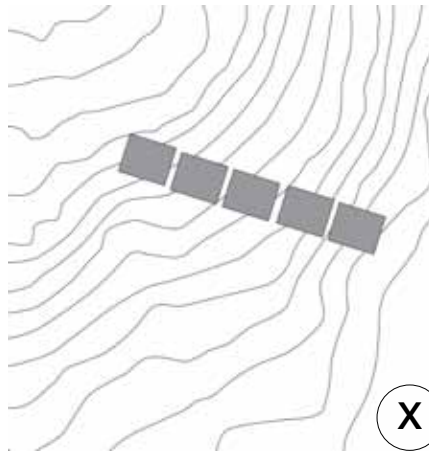


Figure 5.2: Buildings arranged across contours will appear as a straight line of dense development in far off views.

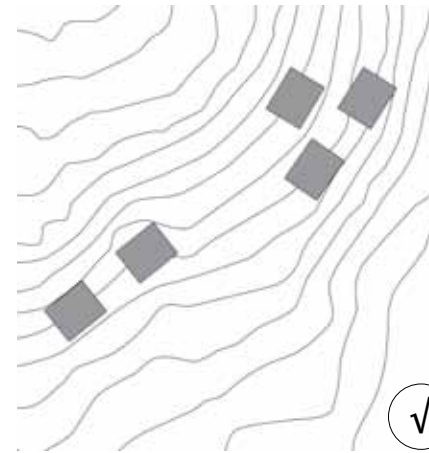


Figure 5.3: Buildings arranged in small development groups allow the retention of substantial landscape areas.

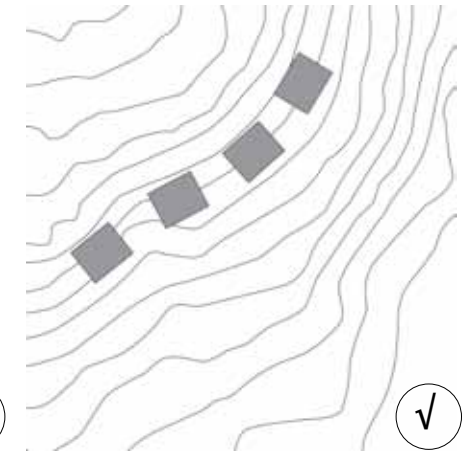


Figure 5.4: Buildings arranged in relation to the contours and with generous gaps between them for trees and hedges will reduce their visual impact.



Figure 5.5: Houses in Harestone Valley appear informally arranged in the landscape.

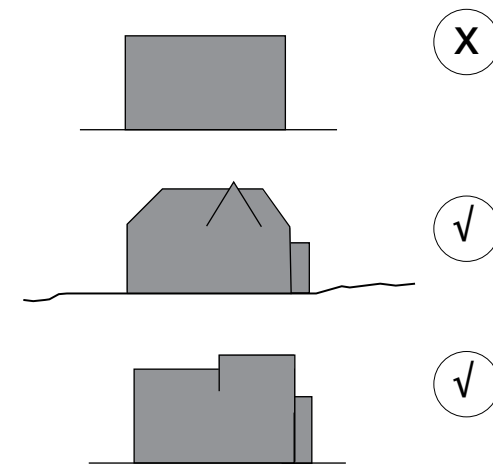


Figure 5.6: Building form should be broken up this can be achieved through both the roof form and the mass of the building. This can be realised in a traditional style but is also possible in more modern styles.

- 1:** View from open space on Church Hill across the valley to eastern slopes in Valley and Eastern Valley Slopes (Area D), West Tupwood Lane (Area H) and general tree skyline.
- 2:** View from Mount Pleasant Road along the valley, including Town Centre Edge (Area F), Clareville Road (Area G), West Tupwood Lane (H) and general tree skyline.
- 3:** View from footpath to western hillside and the woods east of Tupwood Lane, Church Hill (Area A), Stanstead Road (Area B), Dunedin Drive (Area E) and general tree skyline.
- 4:** View from Harestone Valley Road along the valley, including Western Valley Slopes (Area C), Valley and Eastern Valley Slopes (Area D), Dunedin Drive (Area E), West Tupwood Lane (Area H) and general tree skyline.
- 5:** View from Harestone Valley Road along the valley, including Western Valley Slopes (Area C), Valley and Eastern Valley Slopes (Area D), Dunedin Drive (Area E), West Tupwood Lane (Area H) and general tree skyline.
- 6:** View from Dome Hill along the valley, including Western Valley Slopes (Area C), Valley and Eastern Valley Slopes (Area D), West Tupwood Lane (Area H) and general tree skyline.
- 7:** View from Harestone Hill to eastern slopes of Harestone Valley, including Western Valley Slopes (Area C), Valley and Eastern Valley Slopes (Area D), Dunedin Drive (Area E), West Tupwood Lane (Area H) and general tree skyline.
- 8:** View from War Coppice Road along the valley, including Western Valley Slopes (Area C), Valley and Eastern Valley Slopes (Area D), Dunedin Drive (Area E), West Tupwood Lane (Area H) and general tree skyline.

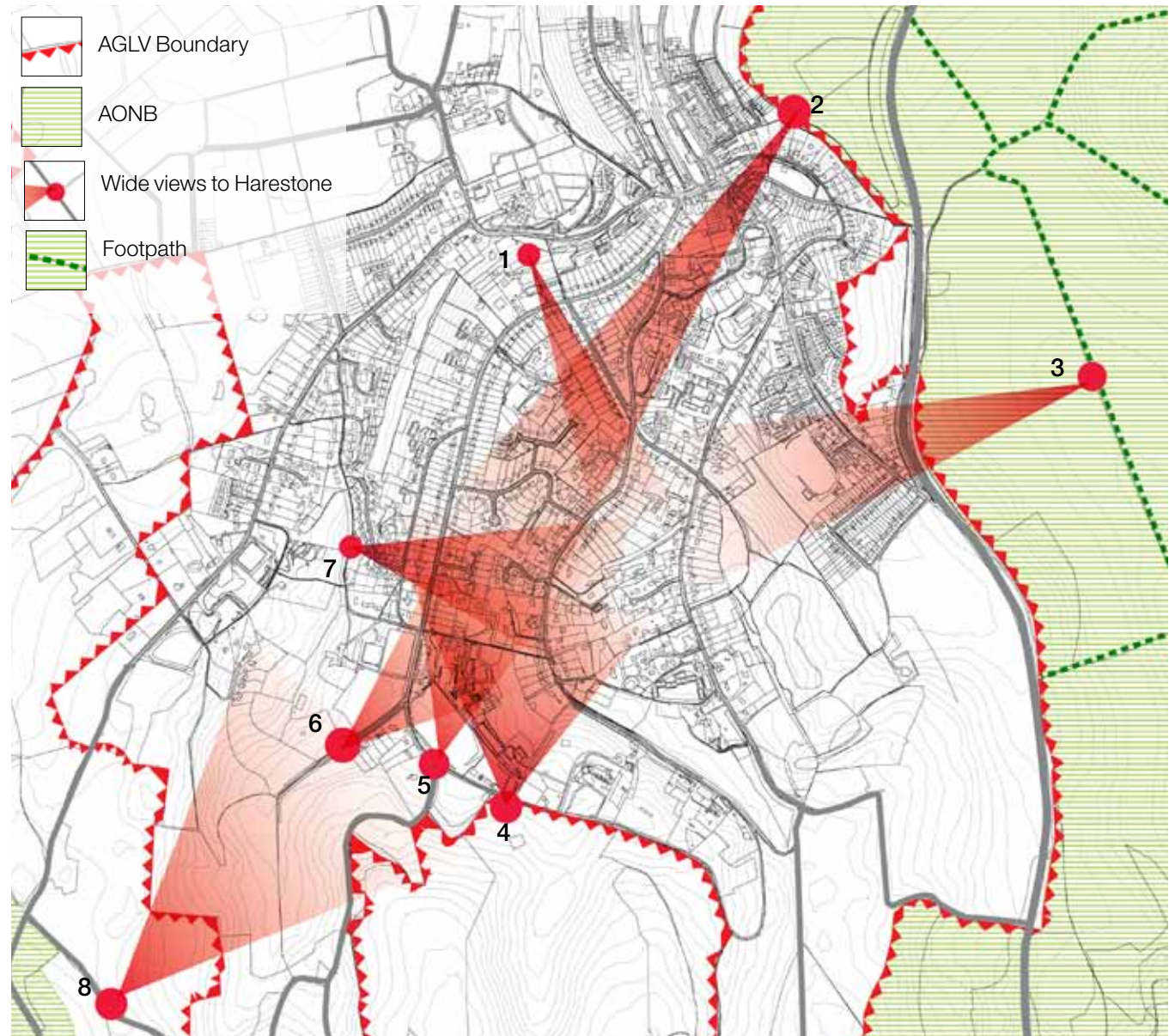


Figure 5.7: Plan showing representative key views of Harestone Valley from the surrounding area. These are wide and mainly open and are to be conserved and enhanced.

	Views	Towards open countryside from the character area	Towards tree covered hillsides from the character area	Towards local landmarks from the character area	From the wider landscape or town towards character area	From other character areas in Harestone towards character area
A	Church Hill	√	√	To St.Mary's and St.Lawrence Church	To trees along Church Hill from the town centre and part of AONB	From Valley and Eastern Valley (Area D); Clareville Road (Area G); West Tupwood Lane (Area H);
B	Stanstead Road		√		Wooded hillside from east of Harestone Valley and part of AONB	From Valley and Eastern Valley (Area D); Clareville Road (Area G); West Tupwood Lane (Area H);
C	Western Valley Slopes		√		Woodland prominent from east side of Harestone Valley and up the valley (AGLV)	From Valley and Eastern Valley (Area D); Dunedin Drive (Area E); West Tupwood Lane (Area H);
D	Valley and Eastern Slopes		√	To St.Mary's Church and United Reform Church	Part of wooded hillside from the upper valley (AGLV)	From Church Hill (Area A); Stanstead Road (Area B); Western Valley Side (Area C); Dunedin Drive (Area E); Town Centre Edge (Area F); Clareville Road (Area G);
E	Dunedin Drive	√	√			From Valley and Eastern Valley (Area D);
F	Town Centre Edge	√	√			From Tupwood Lane and Harestone Hill (Area D);
G	Clareville Road	√	√	To St. Mary's Church and United Reform Church		From Harestone Hill (Area D);
H	West Tupwood Lane		√		Wooded hillside from up the valley (AGLV), the west side of Harestone Valley and upper slopes of town centre area	From Church Hill (Area A); Stanstead Road (Area B); Western Valley Side (Area C); Dunedin Drive (Area E); Town Centre Edge (Area F); Clareville Road (Area G); East Tupwood Lane (Area I)
I	East Tupwood Lane				Wooded hillside from west side of Harestone Valley and upper slopes of town centre area	From Valley and Eastern Valley (Area D); West Tupwood Lane (Area H);
J	Greenwood Gardens		√	To group of trees on Godstone Road (important in retaining character of area)	From Godstone Road	

Table 5.1: Summary table

6 Relating to Topography



6 Relating to Topography *

Summary table of this section on page 23

6.1 The local topography is key to the character of Harestone Valley. The area lies within a steep sided valley close to the escarpment of the North Downs. To the north-west steep slopes drop down from gentler slopes around Stanstead Road to Harestone Valley. To the south-west and south-east the Harestone Valley area extends to the ridgeline of higher ground. The resulting landform is dramatic and the existing tree cover further exaggerates the height difference with trees adding another 15-20m to the hilltop skyline.

6.2 This topography enables a number of important views out of the area and across the valleys to the east and west. On a more detailed level, the topography also influences the relationship between buildings, and the relationship of buildings to road.

Design Principle RT 1: Development must be integrated into the existing topography and bear a positive relationship to the road and the surrounding development. The use of retaining walls should be avoided.

6.3 To ensure that developments are integrated into the existing landform, levels and sections that show the existing and proposed landform as well as the context should accompany all planning applications.
Notes:

* *Topography: the arrangement of the natural physical features of an area, i.e. the arrangement of valleys and hills.*

** *Lifetime Homes standard is a set of (largely unapparent) design criteria that provide a model for building accessible and adaptable homes.*

6.4 Typically development should be located either at road level or above. Exceptions to this rule are the following areas: Tupwood Lane, Dunedin Drive and Church Hill. In these areas development may be placed below road level to compensate for steep slopes and ensure that views from the road are retained.

6.5 Buildings should generally step down slopes with each house located at a different level.

6.6 Level changes between buildings should be natural in appearance and form an integral part of the landscape treatment. Parking should be designed to avoid unsympathetic cut and fill. Retaining walls, either between buildings or along plot boundaries are not appropriate as they scar the landscape and do not contribute to the overall landscape setting, nor are the use of railings on retaining walls. This applies to all areas with the exception of Dunedin Drive where plots are typically small and houses set close together.

6.7 The effect on trees and other vegetation as a result of land excavation should be considered. Land excavation should not be considered where roots of existing trees and other vegetation could be harmed. An appropriate buffer zone should be retained (agree in discussion with tree officer) around existing mature trees so that their roots are protected from land movement.

6.8 Lifetime Homes** and standard highway requirements should be considered in relation to the existing topographical character. On steeply sloping sites it may not be possible to achieve all requirements and retain the character of the area. In these instances a judgement has to be taken regarding the necessity of achieving Lifetime homes.



Figure 6.1: Section indicating treatment for houses at a higher level to the road, including verge and planting treatments.

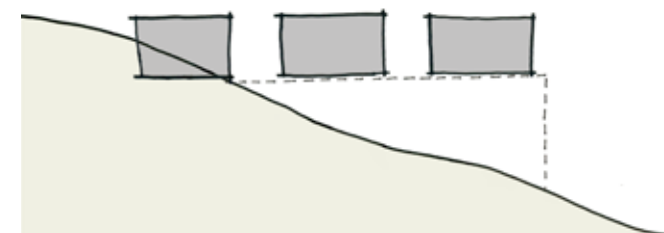
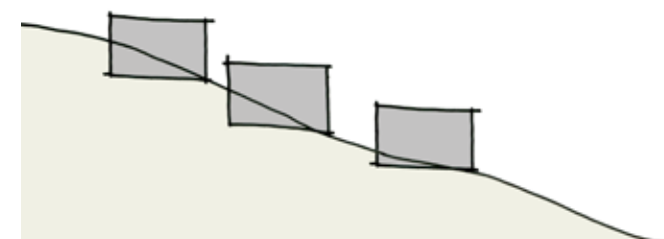


Figure 6.2: Buildings should step down with the topography to avoid unnecessary retaining wall and awkward access arrangements.

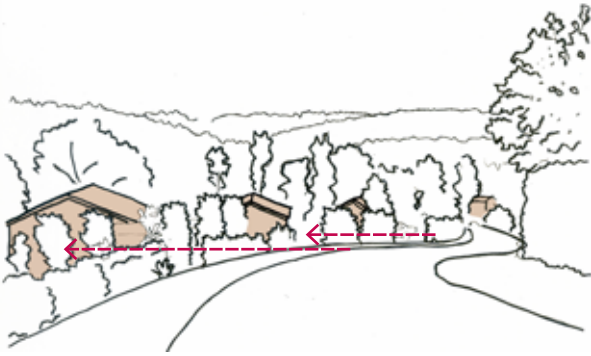


Figure 6.3: On Dunedin Drive and Tupwood Lane houses are set lower than road level creating views over and between roofs.



Figure 6.4: Example of poorly integrated houses. As a result of small plots steep embankments create awkward boundary treatments and a difficult relationship between properties.

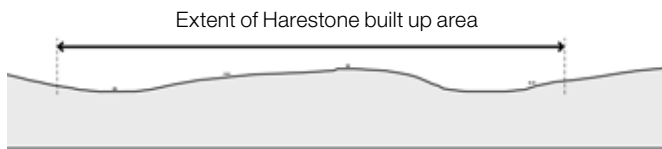


Figure 6.5: The section clearly indicates the difference in levels across Harestone Valley.



Figure 6.6: Topography diagram

Design Principle RT 2: Building heights must relate to the topography of the site and must not negatively impact on any view. It must be considered that the view of and height of buildings might be different at the front and back, depending on the landform.

6.9 Buildings on sloping sites may vary in terms of their building height due to the way they are located on the topography. A building that is two storeys on the road frontage, but 3 or more storeys at the rear should generally be regarded as a 3 or more storey building.

6.10 Although, there is a tradition of large Victorian villas within the area. Historically, these are located at the road frontages and not on sloping backland sites. Development on sloping sites should generally be lower and not more than 2.5 storeys. Lower building heights enable buildings to be better integrated into the existing topography.

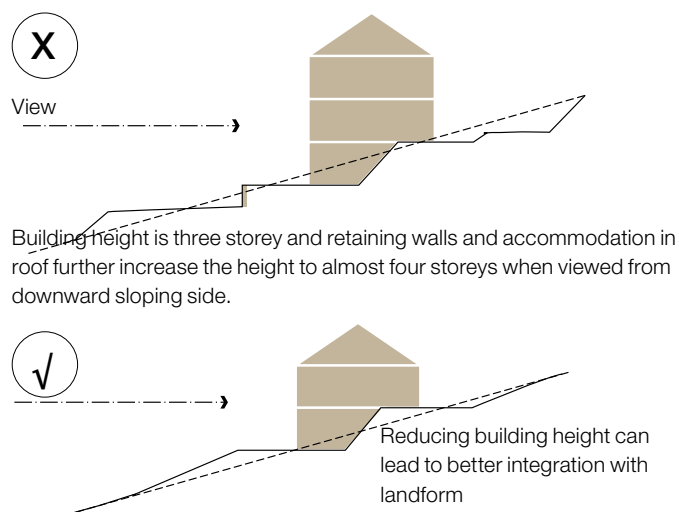


Figure 6.7: Sketch illustrating the relationship between building heights and topography

		Topography	Specific guidance
A	Church Hill	Land slopes down steeply southwards	Development should either be set above or below road level
B	Stanstead Road	Relatively flat with land falling away to east	Development should be located at road level, some backland development (where appropriate) may be exceptions
C	Western Valley Slopes	Land slopes up steeply to west	Development should be located at bottom of slope at road level or slightly above with gentle slope in front of building
D	Valley and Eastern Slopes	Bottom of valley is flat with land rising to east	In bottom of valley housing development should be located at road level, otherwise above road level with gentle slopes and embankments, Tupwood Lane is an exception where development can be set below road level.
E	Dunedin Drive	Land slopes down steeply eastward	Development either above road level (steep embankments on western side of road) or below
F	Town Centre Edge	Area is gently sloping down to north	Development should be slightly elevated from road above gentle embankments
G	Clareville Road	Road is generally flat, but houses are set on slope slightly above road level	Development should either be at level with road or slightly elevated above small embankment
H	West Tupwood Lane	Land slopes down to north-west	Development on Tupwood Lane should be at level with the road and in culs-de-sac either at level or above
I	East Tupwood Lane	Land slopes down to east	Development should be either at level or slightly below or above road level
J	Greenwood Gardens	Flat land	Development should be at level with the road

Tabel 6.1: Summary table

7 Green Setting



7 Green Setting

Summary table of this section on page 27

7.1 The dominant vegetation cover of mature trees and woodlands is a key characteristic of Harestone Valley. Within the area belts of trees, some dating back to Victorian and Edwardian times are found predominantly along side and rear plot boundaries. This boundary planting, groups of trees and open space contribute critically to the character of Harestone Valley.

7.2 A key characteristic are the mature trees and vegetation that line the roads. In some areas, notably the southern parts of Harestone Hill, Tupwood Lane and Stanstead Road the tree cover meets above the road, creating a strong sense of enclosure. In other areas, such as Harestone Valley Road, the tree cover on the front and sides is less enclosing and boundary vegetation lower and more maintained, creating a more open character. However, the mature tree screen at the rear boundary of Harestone Valley Road contributes to its setting. Other areas of a more open character are: Dunedin Drive and northern section of Stanstead Road. Although subtly different each characteristic is important in maintaining the overall quality.



Figure 7.1: Trees feature prominently in the street scene and often create landmark features

7.3 To ensure that the green setting is not eroded, it is important to submit and approve landscape details at planning application stage and not expect this to be approved later by condition. Refer to Section 3 about submission requirements.

Design Principle GS 1: Development must retain and enhance the 'green setting' of the area and not result in the loss of tree cover. Any proposal should include substantial planting with the aim to enhance the existing dominance of the vegetation within Harestone Valley.

Design Principle GS 2: Trees that are removed or lost due to damage during construction must be replaced with an appropriate species and size that will in years grow to full maturity and add to the tree cover.

Design Principle GS 3: Development should not lead to unacceptable lopping, topping or felling of trees, removal of shrub areas and boundary hedges as these contribute to the character and amenity of the Harestone Special Residential Character Area and its wooded character. All tree works should only be carried out with prior approval by the Council.

Development Layout

7.4 Development should be laid out in such a way that it leaves sufficient room for appropriate buffer zones to trees (in accordance with BS 5837:2005) so that trees have the opportunity to mature and grow to their full size.

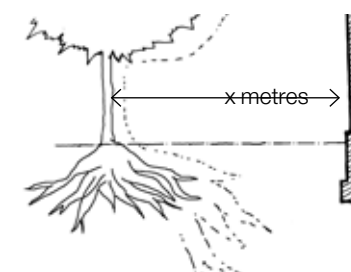


Figure 7.2: Sketch illustrating the principle of buffer zones around planting. Distance between tree, hedge or shrub planting and any foundations to ensure that the plant can grow and develop healthily. Distances depend on species, anticipated canopy size and root protection area.



Figure 7.3: Site in preparation for development shows the loss of vegetation

7.5 Where development proposals straddle existing plot boundaries, it should be ensured that existing planting, in particular mature trees, are retained and impact on them is minimised. Development proposals should positively integrate existing planting into their layout.

7.6 Where long back gardens or large plots are a key characteristic of an area (Areas B, C, H, I and south and eastern part of D) backland development should be avoided in order to retain the open wooded character of these areas.

Trees and Vegetation

7.7 Replacement planting should be of a appropriate species and should be planted in adequate sized space, i.e. with sufficient distance from buildings and foundations so that trees can mature and grow to their full height. It is not acceptable to replace trees that are lost or damaged during construction with smaller/ornamental species as these will not be of appropriate growth to contribute to the existing tree cover and in the longer term ensures that the amount of cover of the tree canopy is maintained.

7.8 Proposals should also consider screening benefits of under storey shrub planting and allow adequate space for large shrub and hedge planting.

7.9 Buildings should be subservient to landscape character, in particular at the southern end of Tupwood Lane and Harestone Hill. In these locations, buildings should be set back behind large front gardens that include extensive vegetation, such as hedgerows, trees and grassed area. A predominance hardstanding should be avoided.

7.10 Boundaries between properties should be planted with hedges, trees and shrub planting.

7.11 Plant species should be local and in character with the context. Because of the possible impact of climate change and diseases on certain species it is recommended that a mix of species is planted. Key species are set out in the matrix below. (However, this list is not exhaustive).

7.12 Development should seek to plant new trees that will over time add to the tree cover and replace others as they grow older and in the longer term ensure that the amount of cover of the tree canopy is maintained. Removal of trees within a plot should be resisted as it can have a detrimental effect to the wooded skyline and lead to visible gaps.

Landscape treatment

7.13 Areas of hard standing in front gardens should be limited to access drives and should not dominate the green setting. These should be surfaced with textured materials, such as porous paving or gravel. Soft landscape should dominate front gardens.

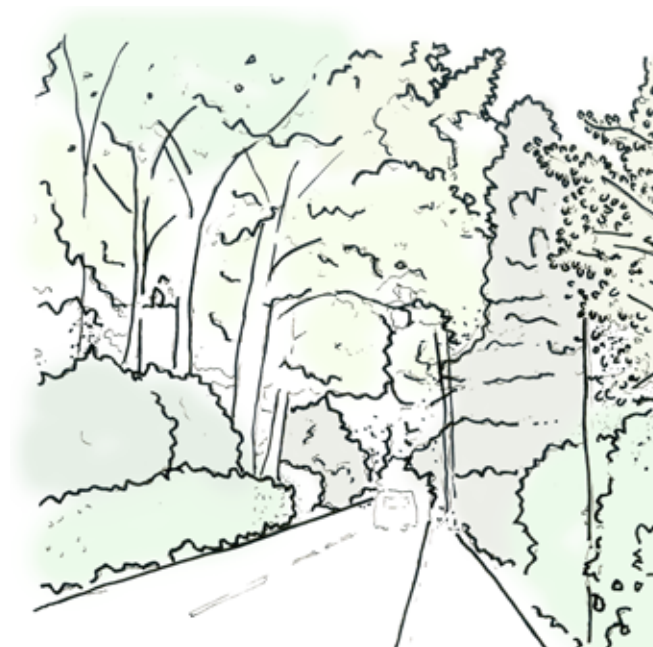


Figure 7.5: Tree canopy adds significantly to the character of some roads giving an enclosed feel to the roads.

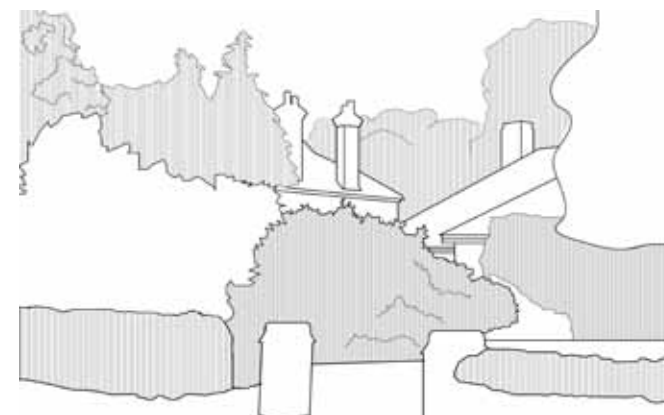


Figure 7.4: Development on Harestone Valley Road illustrates the variety of planting that contributes to the quality: hedges, tree skyline in background, planting in front and rear gardens.

		Tree Species	Specific guidance
A	Church Hill	Beech to predominate. Red Horse Chestnut (<i>Aesculus x carnea</i> 'Brioti'), Lime and Yew to supplement Beech; with Ash included locally at St. Mary's Church and The Hill;	St Mary's Mount is a good example of the successful landscape treatment of steep slopes; Retain and enhance tree cover on The Hill to protect wooded setting to the town centre; Retain informal wooded character of the open space off Church Hill; Development to allow space for bands of planting through site
B	Stanstead Road	Oak, Beech, and Yew to predominate. Supplement with Ash, Corsican Pine and Hazel; Specimen Copper Beech to be used as focal points	Retain and implement tree groups rather than isolated specimens; Space to be provided for additional roadside planting along Stanstead Road; Front gardens to be dominated by hedging or bold shrub planting
C	Western Valley Slopes	Beech, Corsican Pine and Red Horse Chestnut (<i>Aesculus x carnea</i> 'Brioti') to predominate; Yew to be used as understorey planting;	Conserve and enhance continuity and composition of woodland belt; Specimen trees to be retained and supplemented with new planting along Harestone Valley Road and Underwood Road; Banks and slopes to be grassed and planted up to provide a soft landscape setting to development and maintain sense of treed enclosure
D	Valley and Eastern Slopes	Colburn Avenue to continue to be lined with Lime trees; <u>Red Cedar</u> , Red Horse Chestnut (<i>Aesculus x carnea</i> 'Brioti'), Beech and Ash to predominate;	Continue pattern to small open spaces within development which allow views out to the wooded hillsides; Conserve and enhance continuity and composition of tree belts; Provide sufficient space for planting large trees along the roadside; Continue pattern of planting up to the back edge of pavements where this is a local feature (eg Deansfields);
E	Dunedin Drive	Conifers to be used for ornamental planting or hedging	Maintain open grassed naturally undulating banks; Clumps of shrubs to be used to break up grassed banks;
F	Town Centre Edge	Mixed deciduous medium sized species; Limes to be used for roadside planting	Selective planting of large conifers and specimen trees; Maintain open grassed verges;
G	Clareville Road	Yews to remain as a key feature of the area; Beech to predominate	Maintain prominent line of beech in rear gardens; Laurel and conifer hedging to predominate as heading;
H	West Tupwood Lane	Beech, Ash and Yew to predominate; Occasional use of Copper Beech, or similar, as specimen tree;	Maintain existing enclosure of plots within belts of large trees; Allow generous space for specimen trees; Ensure provision of generous space for bold tree and shrub planting within any development
I	East Tupwood Lane	Beech, and Ash to predominate	Retain woodland approach to St. Katherine's Road; Maintain garden size and vegetated gaps between buildings;
J	Greenwood Gardens	Purple leaved species and birch to predominate; Red Horse Chestnut (<i>Aesculus x carnea</i> 'Brioti') along Godstone Road;	Retain open grassed frontages with small groups of low shrubbery; Conserve and enhance woodland and tree enclosure to boundary; Maintain simple treatment of open space: trees set in grassland; Open space to remain as focal point of development

Table 7.1: Summary table

**Guidance on front roadside boundary vegetation is included in the Streetscene Matrix below*

8 Street Scene



8 Street scene

Summary table of boundary treatments on page 30

8.1 Street scenes are a combination of the following features:

- boundary treatments;
- car parking arrangements;
- road treatment;
- building design (refer to section 10 for further information); and
- plot width and plot size (see section 4 for further guidance).

8.2 The street scenes within the Harestone Valley area vary, but a common and positive characteristic is the dominance of vegetation. In all roads boundary planting, trees and shrubs, and wooded backdrops are an essential element of the character, often more so than the buildings themselves.

Boundary treatments

Design Principle SS 1: Development frontages should typically be bounded by hedges and buildings should be set back behind planted front gardens. Areas where other boundary treatments may be desired or acceptable are set out in the table below. Development should aim to retain existing trees along road edges and propose new trees that are well spaces and of an appropriate species. See table on page 27 for replacement tree species.

8.3 There are a number of different boundary types within the area. These are:

- Low, well maintained hedges (semi-enclosed character);
- Medium to high hedges, shrub planting and trees (enclosed character); and
- No boundary treatment (open character).



Figure 8.1: Although different road and landscape characters the landscape is the dominant characteristic in both.

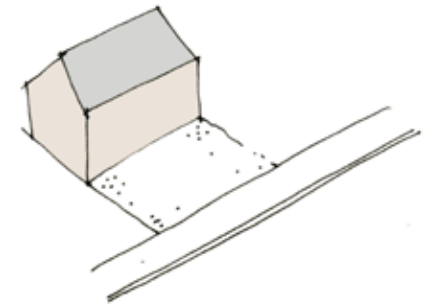


Figure 8.2: Open character: no boundary treatment and surface such as grass or hard standing.

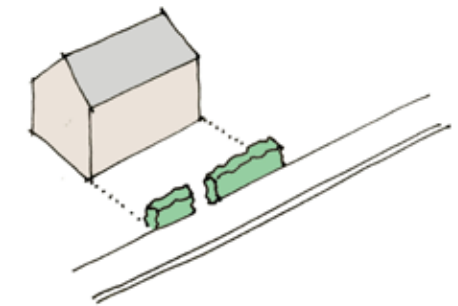


Figure 8.3: Semi-enclosed character: boundary treatment such as a low, well maintained hedge or dwarf wall..

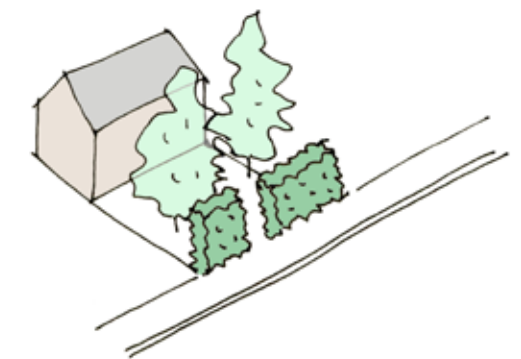


Figure 8.4: Enclosed character: high hedges and extensive planting provide an enclosed feel.

		Characteristic	Specific guidance
A	Church Hill	High hedges, walls, trees and shrub planting (enclosed character)	Retain and enhance roadside tree planting either side of Church Hill; Step walls down slopes with attention paid to detailing the design of copings; Close boarded fencing to be used sparingly and restricted in height to 1m; Walls to be built in brick. Flint walling to be only used close to the churches and to be constructed to match that around St Lawrence's Church;
B	Stanstead Road	Low hedges, shrub planting and trees (enclosed character)	Hedges to be planted to rear of pavement. Species to be beech, evergreens or semi-evergreens; Railings on top of walls and high entrance piers to be avoided; Low picket or close boarded fences to be combined with planting
C	Western Valley Slopes	Low hedges or walls and typically open frontages	Avoid extensive brick walling to road frontages and high prominent walls at site entrances. Avoid deep high curved entrance details; Maintain narrow grassed verges with bold planting along front boundaries. Parking areas to be set behind planted areas; Maintain continuity and unity of frontage treatment
D	Valley and Eastern Slopes	Low hedges (open character), Low hedges, shrub planting and trees (enclosed character)	Avoid use of close boarded fencing along road frontages; Maintain cover of large evergreen shrubs along Harestone Hill. Set back behind 2 to 3m wide grassed verges; Continue pattern of low evergreen hedging as appropriate eg in Harestone Valley Road; Walls to be brick and predominantly low, unless to compliment existing high brick walls which define the local character; Avoid use of high railings
E	Dunedin Drive	No boundary treatment, grassed verges or hedges (on eastern road side)	Lower edge of slope may be formed by low brick retaining wall;
F	Town Centre Edge	No boundary treatments (open frontages with tree planting along road)	Maintain tree line along roadside and infill with new trees wherever possible;
G	Clareville Road	Low hedges (open character)	Retain existing brick walls to boundaries. Reflect localised height of wall in any new development; Simple black metal railings may be used as an alternative to walls; Step walls down slope with attention paid to detailing the design of copings;
H	West Tupwood Lane	Low hedges, shrub planting and trees (enclosed character)	Avoid brick walls and close boarded fencing; Planting (hedging or medium height shrub borders) to be located at the back edge of pavement;
I	East Tupwood Lane	Low hedges, shrub planting and trees (enclosed character)	Avoid brick walls and piers to entrances; Frontages to be either open grassed banks with trees along roadside; or hedgerows with trees; Set back plot boundary along St. Katherine's Road and maintain shrub planting to roadside
J	Greenwood Gardens	No boundary treatment, open frontages	Retain brick wall along northern boundary of road to reinforce separate character of Greenwood Gardens;

Table 8.1: Summary table

Car parking

8.4 Car parking is an important aspect of any scheme and how it is dealt with can make a big difference to the perceived environmental quality and landscape.

8.5 A characteristic of Harestone Valley is the lack of on-street parking. Cars are typically not visible in the street scene and car parking is discreetly accommodated on plot and screened by vegetation and hedges.

Design Principle SS 2: Parking should be designed to integrate into the development and be visually unimposing. An appropriate number of spaces should be provided on plot, the parking spaces should be convenient and easy to use so that there is no need for residents to park on the road. Parking and access should not adversely affect the amenities of existing and new residents.

8.6 Car ports and garages should be accommodated behind the building line and where car parking is proposed at the front of the building it should be well integrated into and screened by the landscape. A dominance of hard standing within front gardens is not acceptable.

8.7 To limit parking in front of buildings and reduce the dominance of double garages/car ports consider tandem parking as an alternative to parking cars side-by-side.



Figure 8.5: Illustration of Tandem and Side by Side parking.

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Figure 8.6: Example of driveway leading to garage on higher ground.

Parking on slopes

8.8 Many areas in Harestone Valley sit on steep slopes and it can be difficult to accommodate vehicular access. Levels of the site should be considered in detail and sections should be provided to aid the design and assessment of the access arrangements. Ideally, car parking should be provided at the level of the building entrance with driveways leading either up or down to the property. Access drives should be of a practical gradient so that the use of the car parking space is convenient at all times and they remain useable in icy conditions. An arrangement such as this will also satisfy Lifetime Homes requirements in terms of providing car parking level with the entrance of the house.

8.9 The exception to the above guidance is, where slopes are particularly steep, on the northern end of Tupwood Lane (east side of road) and in character area Dunedin Drive (east side of road). In these areas car parking is typically provided at road level with houses sitting further down the slope.

Note: For specific guidance please refer to the Surrey County Council, Surrey Design: Technical Appendix Chapter 5&6.

Parking for flatted developments

8.10 In larger developments, for example blocks of flats, a dominance of car parking should be avoided by providing parking in small groups, integrating a variety of parking solutions and planting sufficient vegetation to break up the visual appearance. Car parking spaces should be designed to look good with and without cars and contribute positively to the design of the whole development and not adversely affect the amenities of existing or new residents.



Figure 8.7: Places for parking can be designed to be attractive spaces and integrate tree planting, adding to the overall landscape character.



Figure 8.8: As an exception and due to steep level changes parking spaces on Tupwood Lane and Dunedin Drive are located at road level with houses further below.

Vegetation and hard landscape

8.11 Driveways should preferably be surfaced with gravel, bound gravel or porous paving. Large areas of tarmac or paving should be avoided. Car parking and access roads will be designed to minimise water run off and where possible will provide surface water recycling through the use of suitable porous surface treatment and SUDs.



Figure 8.9: The front garden is dominated by planting and the garage and car parking discreetly integrated.



Figure 8.10: The front of the house is dominated by hardstanding,

Road Treatment

Design Principle SS 3: Development should not seek to formalise road treatments and over engineered road layouts. Roads that currently do not have pavements either side should be retained as such and engineering led solutions should be avoided.

8.12 In addition to the boundary treatment, the treatment of the roads themselves is also of importance. It varies in the area from formal, with pavements either side to informal, with no pavements or road markings.

8.13 The character of roads follows a clear hierarchy. Harestone Valley Road is the most formal as it is also the busiest road leading up to the school. Other roads such as Harestone Hill and Tupwood Lane – Stanstead Road become increasingly informal as they lead up the hill and into the countryside beyond. This is a common road hierarchy and should be reinforced to maintain the character transition from rural to urban.

Design Principle SS 4: Development proposals should consider the character of the road they are fronting onto and relate to it in terms of boundary treatment, proposed highway works and nature of access designs.

8.14 Highway improvements that substantially alter the character of a road should be avoided. For example roads that currently do not have pavements and highway markings should be retained as such and engineering led solutions with kerbs and pavement avoided.



Figure 8.11: Left: Informal character of Harestone Hill; right: formal road character of Stanstead Road

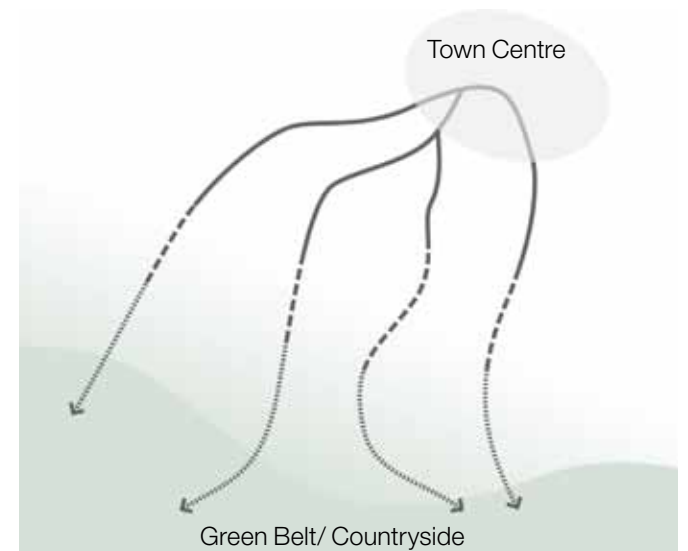


Figure 8.12: As roads lead towards the countryside they gradually become less formal in character. The transition from 'urban' to 'rural' is reflected in the road treatment.

8.15 Developments that are substantial enough to incorporate their own access road should carefully consider the treatment of it and its relationship to the higher order road. It is not appropriate to propose a more formal road arrangement, i.e kerbs and pavements coming off a less formal road such as the southern end of Tupwood Lane.

8.16 An appropriate relationship between boundary treatment and road character will enhance the character. Formal roads are more appropriate for low well maintained hedges and walls while informal roads are more appropriate for a variation of boundary treatments, including hedges, shrubs and trees set behind grassed verges.



Key:

- Formal:** The road is tarmaced with road markings and a clearly delineated pavement on both sides.
- Less Formal:** Road treatments are less structured with pavements not clearly marked and/or only on one side.
- Informal:** Road surface is less even with no road markings and no pavements, but areas of grass verges instead.

Figure 8.13: Plan of the informal and formal roads within Harestone Valley.

9 Sustainable Design



9 Sustainable Design

Design Principle SD 1: Buildings should be built to last. All new buildings, refurbishments and extensions should aim to improve the physical environment and minimise the use of natural resources.

9.1 Site layout: should maximise the potential for passive solar gain and capture the use of passive solar energy whilst avoiding overheating in summer.

9.2 Energy: To reduce the energy demand of newly built housing and also existing housing, energy efficiency of the building fabric should be thought about in the first instance. Once high thermal performance of the building fabric has been provided appropriate sources of renewable energy for the site can be identified. In this way a greater proportion of the building's total energy use can be met by renewables.

9.3 Renewable technologies should be encouraged, especially for new build houses. To avoid expensive/wasteful adaptation later an appropriate proportion of energy requirements should be met through renewable technologies. Technologies should be chosen because they are the most appropriate for the site both in terms of efficiency and aesthetics. Roof forms should be designed to allow the possibility to introduce solar photovoltaic and solar water heating without being too prominent or highly visible in key views (ref. to list of views on page 18). Thought should be given to some of the more 'invisible' technologies such as ground source heat pumps (a detailed ground survey would be needed to ensure it is a viable option). In Surrey wood fuel is available and is encouraged in this most wooded of counties.

9.4 If outdoor lighting is installed it should consist of dedicated energy efficient fittings (whereby an inefficient bulb cannot be fitted at a later stage) and ideally should have sensor lights so that they are off when they are not needed.

9.5 Biodiversity: Retention of existing habitats and the creation of new ones is important and proposals should take this into account where possible. This is especially important in rear gardens where boundary treatments should allow movement for wildlife and provide new habitat e.g. through the provision of hedgerows.

9.6 Water: Introduction of rain water harvesting should be encouraged, where feasible, to take the pressure off existing water supplies. This is especially relevant for dwellings with extensive gardens where watering will put extra pressure on water supply.

9.7 Waste: If demolition is occurring thought should be given to the reuse and recycling of building materials. If it is possible for reclaimed materials to be used this will be encouraged. Developers are encouraged to include facilities for rainwater harvesting and recycling of grey water for watering gardens/use in toilets. Sustainable Drainage System (SUDS) for surface water should be included wherever possible.

9.8 Social Sustainability and Lifetime Homes: it is important to ensure that housing can meet the needs of the population of Harestone over time. The likely trend towards an ageing population means that criteria such as those in the Lifetime Homes Standard would be particularly relevant. This means that housing has the ability to meet the needs of the population over time and as such people can stay in

their homes longer without the need to new build residential development for specific users.

9.9 Adaptation to climate change: Thought should be given to how housing will cope with the increase in temperature that climate change will bring. Designs should avoid excess solar gain in summer through solar shading. Gardens should avoid too much hard standing and maximise landscaped areas where possible to increase the cooling effects it has.

9.10 Harestone Valley is an area with high car useage, this is unlikely to change significantly due to the low density nature of housing. However provision for more sustainable forms of transport should be thought about when new housing is built or housing is adapted. Infrastructure for electric cars should be considered for use in the future.



Figure 9.1: There are a number of techniques to improve the energy efficiency of existing buildings without destroying the appearance of it: Internal wall and loft insulation.



10 Design



10 Design

10.1 Harestone Valley has a tradition of well and individually designed houses. They vary in style and material.

Design Principle D 1: Design of buildings should be of high quality, individually designed and the architecture should take inspiration from the existing development. New housing must be designed with a coherent design approach that influences the whole building, from its form, to the elevations, materials and including the detailing (whatever the architectural style may be)

10.2 Generally buildings should reflect the time of their design.

10.3 New houses are often a pastiche of the dominant forms of housing from different eras in history. However, they often lack the three dimensional qualities of traditional buildings, for example windows are flush with external walls; Eaves barely overhang the walls; porches, balconies and bay windows appear to be 'stuck on' to a simple box rather than being an integral part of the design; and changes in material and brick colour are used instead of richer detailing that casts shadows and creates interest.

10.4 This results in poor buildings that are debased versions of historic styles. If a traditional design approach is followed, then it must be correctly proportioned and detailed and use historically appropriate materials.

10.5 Generally

Buildings should generally be designed as follows:

- As a three dimensional whole, with elements such as bay windows forming part of the whole rather than being 'bolted-on';
- With windows and doors set back from the external facade of the building, which introduces some depth and modelling to the facade;
- To incorporate three-dimensional detailing, that again gives 'depth' to a building;
- So that changes in materials relate to the design of the building, rather than as an arbitrary way of creating interest. When elements have a purpose, they have a more genuine character; and
- To reflect some of the attractive qualities of the local historic form of housing, for instance in terms of the scale and proportions of elements.

10.6 Contemporary approach

- Should a contemporary design approach be adopted, then the following principles apply:
- Changes in material should relate to the form and articulation of the building, rather than be used in an arbitrary way to create interest;
- Generally building forms should be simple and well proportioned, and over complicated, fussy elements should be avoided; and
- Where there is no modelling of the facade, the quality of detailing will be of particular importance.

10.7 Key aspects that relate buildings to one another without imposing a particular architectural language, are proportions, rhythm of façade, i.e. vertical or horizontal, symmetry, complexity of build form, i.e. dormers and roof shapes and materials. Not all of these elements have to necessarily relate, but common features are important to create a balance of individuality and common character.

10.8 For buildings to be well integrated into the landscape, building forms should be broken up and straight unbroken rooflines be avoided. Typically roofs should be simple pitched roofs with central ridge. However, other roof forms may be suitable if they form an integral part of a contemporary high quality architectural approach.

10.9 Typical building materials include white render and red or orange brick. This is not a prescriptive list and the quality of materials and detailing is paramount. Roofs should be covered in clay roof tiles or slate where traditional pitched roof forms are proposed.



Figures 10.1 - 10.4: Typical roof forms



Figures 10.5 - 10.8: Typical materials