Woldingham Design Guidance
Tandridge District Council

Supplementary Planning Document

3rd March 2011

Tandridge District Council

Tandridge District Council

The Council Offices

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Contents

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 meet the needs of each client 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 6). 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 these 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 main purpose of this guide is to provide a practical tool to help to:

- Promote good design and sustainability in Woldingham;

- Protect and enhance the high quality character of the area;

- Explain how the design principles will apply in different parts of Woldingham so as to maintain and reinforce its character;

- 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; and

- Provide guidance to other decision makers and local residents in relation to changes to the streetscene and landscape character.

Figure 1.1: Impressions of Woldingham

Status of the document

1.9 This design guidance has been adopted as a Supplementary Planning Document and it applies to the Woldingham Area of Special Residential Character. There are parts of the special residential character area which fall outside the "urban area" as defined in the Core Strategy. 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 of 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 Woldingham Special Residential Character Area.

1.11 The **Woldingham Village Design Statement (WVDS)** has also been adopted as a Supplementary Planning Document; as both documents are adopted as Supplementary Planning Document they have equal weight as planning guidance. It should be noted that the Woldingham Design Guide is not intended to replace the Woldingham Village Design Statement that was adopted as a Supplementary Planning Document in 2005. This earlier document contains a large number of guidelines many of

which are very detailed and will be additional to those in the new document. Others guidelines within the document will be complementary.

Woldingham

1.12 The Design Guidance is based on the Woldingham Character Assessment that describes in detail the character, historic development, topography and landscape setting of Woldingham as a whole as well as each sub-character area. In summary, Woldingham has a positive and distinctive character today, because of controls placed on building uses by the Gilford Covenants, and the minimum plot sizes.

The character is also a result of its topography and siting on a long ridgeline, its strong landscape character and its historical pattern of development, from a small hamlet to a planned 'village' laid out and developed from the late nineteenth century onwards. Its character is created primarily by:

- A number of non-residential building groups and open spaces located in the centre of the village influence the character of the wider village. These are:
  - The Green, the original hamlet, fronted by a terrace of small cottages and large properties;
  - The Crescent, a formal suburban parade of buildings, including shops and other businesses that serve the
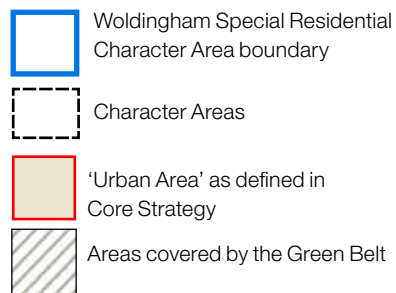
local community, set back from Station Road behind a small open space;
  - The Glebe, a significant recreational open space set at the heart of the village, yet tucked away from away from road frontages;
  - The Church, sited at the junction between Station Road, Long Hill and Croft Road;

- Landscape being the dominant feature, with buildings being subservient in terms of visual prominence;

- A sylvan character formed by tree cover, soft front, rear and side boundary treatments, consisting of hedges and mature shrubs, with only limited areas of hardstanding;

- Buildings set far apart from one another in large plots, with little coalescence. They are informally arranged and contribute little to the spatial definition of the roads;

- Large, detached houses that have been individually designed by a variety of architects;

- Strong topography that offers glimpsed views between buildings to wooded hillsides or open countryside; and

- Informal roads that are primarily defined by planting, with few pavements, road lights or highway markings.

2. Character area

2.1   This Design Guidance is based on a robust and systematic Character Assessment of Woldingham as a place. Within this overall character, there are variations separated into ten sub-character areas to bring out the distinctions within it. These are influenced by:

- The topography;

- Vegetation pattern and landscape character;

- Townscape character;

- Historic and architectural interest; and

- Built form.

■ Woldingham Special Residential Character Area boundary

▢ Character Areas

▢ 'Urban Area' as defined in Core Strategy

▨ Areas covered by the Green Belt

2.2   The Special Residential Character Area extends beyond the boundary of the "urban area" and into the Green Belt, these are Eastern Hillside, Southfields Road, Long Hill, High Drive and the Southern Approach. In these areas Green Belt policy will take precedence, however where development requiring permission is proposed, such as replacement dwellings and extensions the Design Guidance will be applied.
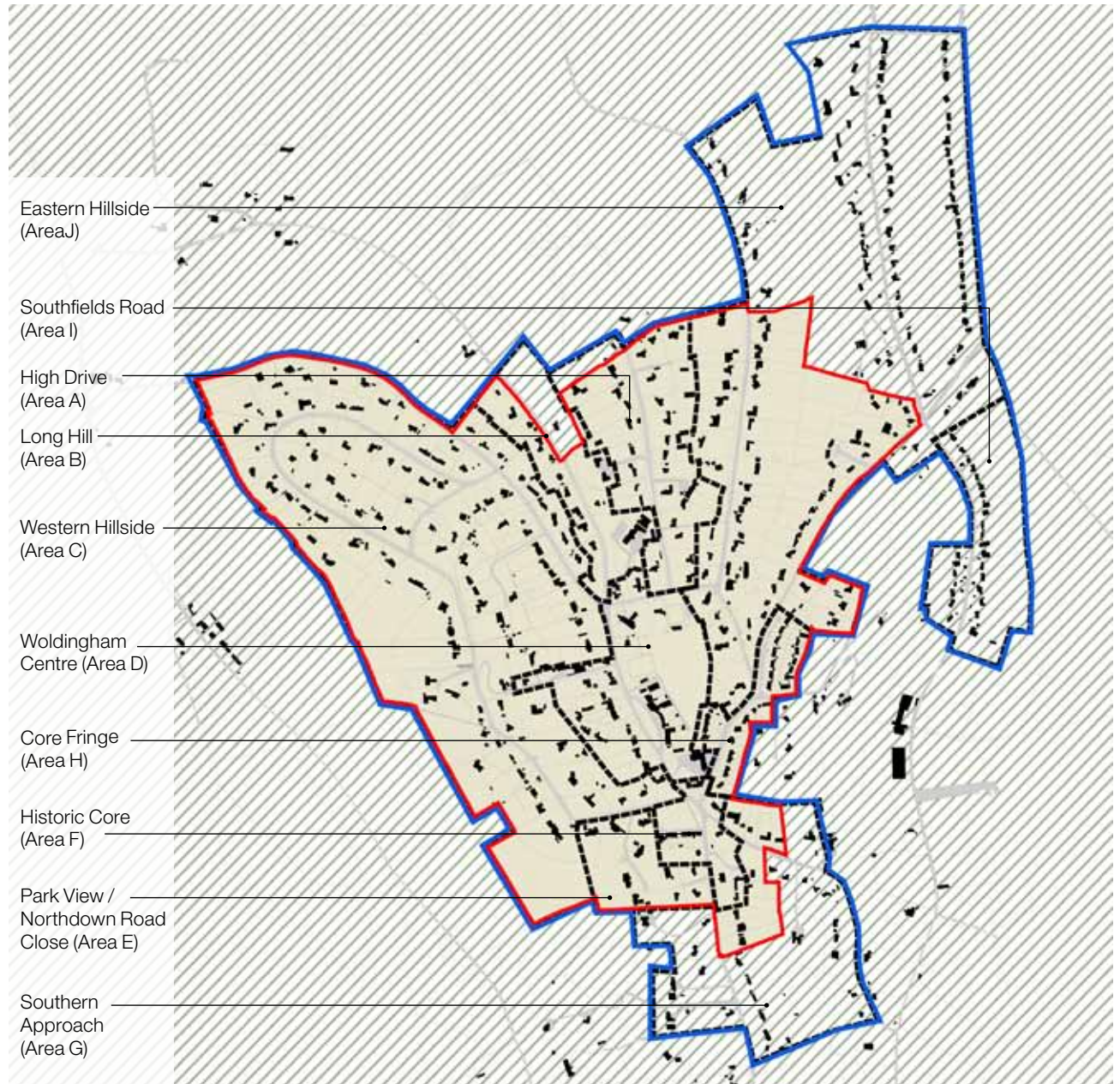
Eastern Hillside (AreaJ)

Southfields Road (Area I)

High Drive (Area A)

Long Hill (Area B)

Western Hillside (Area C)

Woldingham Centre (Area D)

Core Fringe (Area H)

Historic Core (Area F)

Park View / Northdown Road Close (Area E)

Southern Approach (Area G)

Figure 1.2: Plan showing the character areas.

The character areas are:

High Drive (Character Area A)

2.3   This area differentiates itself from the rest of the village by the very well maintained wide and broadly linear road. The road is distinctive with its red tarmac, grassed verges and high hedges. It is a road that feels more private than other roads in the village.

Long Hill (Character Area B)

2.4   This area is more rural in character with a natural overgrown feeling. There is a distinct sense of leaving the village and entering the countryside. Houses sit at the valley bottom allowing views along and across the valley.

Western Hillside (Character Area C)

2.5   This area most clearly reflects Gilford's original vision (refer to Woldingham Character Assessment for more detail). Houses are accessed from a road that winds along the contours and through the characteristic tree planting. Houses are set well within their plots with many of them hardly visible from the road. To the west striking glimpsed views of the countryside can be had through gaps between houses.

Woldingham Centre (Character Area D)

2.6   The most prominent building group in the centre is the Crescent. It comprises the only commercial properties in the village. Its distinct shape and white render make it a landmark within the village. The Glebe is an open space that is important for the village. It is discreetly located in the centre of a block surrounded by high hedges, over which one can see the upper storey and rooftops of adjacent properties.

Park View / Northdown Road Close (Character Area E)

2.7   This is a discreet pocket of two culs-de-sac that are located off Park View Road and Northdown Road. They are distinct due to their consistent architectural design, but in terms of landscape and plot and building sizes it is like the remainder of the village.

Historic Core (Character Area F)

2.8   This character area includes the oldest part of the village and partly overlaps with the designated Woldingham Conservation Area. A terrace of small cottages set on The Green mark the arrival into Woldingham from the south. Flint is a dominant material on the buildings and boundary walls in this area.

Southern Approach (Character Area G)

2.9   This area forms the transition from the open countryside into the village. Vegetation along the road partly hides the large detached houses that line the road.

Core Fringe (Character Area H)

2.10   This area is uncharacteristic for Woldingham as it consists mainly of post-war semi detached houses. These are more modest in size compared to the rest of the village. The houses are very visible as they are set close to the road edge and are less surrounded by vegetation and tree cover.

Southfields Road (Character Area I)

2.11   This is area is somewhat removed from the main village. It is located in the valley to the east and is much less covered by trees.

Eastern Hillside (Character Area J)

2.12   This area is similar to the Western Hillside, with large houses set on a hillside. The nature of the roads is different as these are straight and linear.

Matrix of character areas and relevant design principles

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

	Design Principles	Process	Layout					Views		Relating to topography	Green Setting		Street Scene			Sustainable Design	Design	
		P 1	L1	L2	L3	L4	L5	V 1	V 2	RT 1	GS 1	GS 2	SS 1	SS 2	SS 3	SD 1	D 1	D 2
A	High Drive	√	√	√	√	√	√	√			√	√	√	√	√	√	√	√
B	Long Hill	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
C	Western Hillside	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
D	Woldingham Centre	√	√	√	√	√	√	√			√		√	√	√	√	√	√
E	Park View / Northdown Road Close	√	√	√	√	√	√	√	√		√	√	√	√	√	√	√	√
F	Historic Centre	√	√	√	√	√	√	√			√		√	√	√	√	√	√
G	Southern Approach	√	√	√	√	√	√	√			√	√	√	√	√	√	√	√
H	Core Fringe	√	√	√	√	√	√	√		√	√			√	√	√	√	√
I	Southfields Road	√	√	√	√	√	√	√			√	√	√	√	√	√	√	√
J	Eastern Hillside	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√

Table 1.1: Matrix summarising the relevant design principles per character area
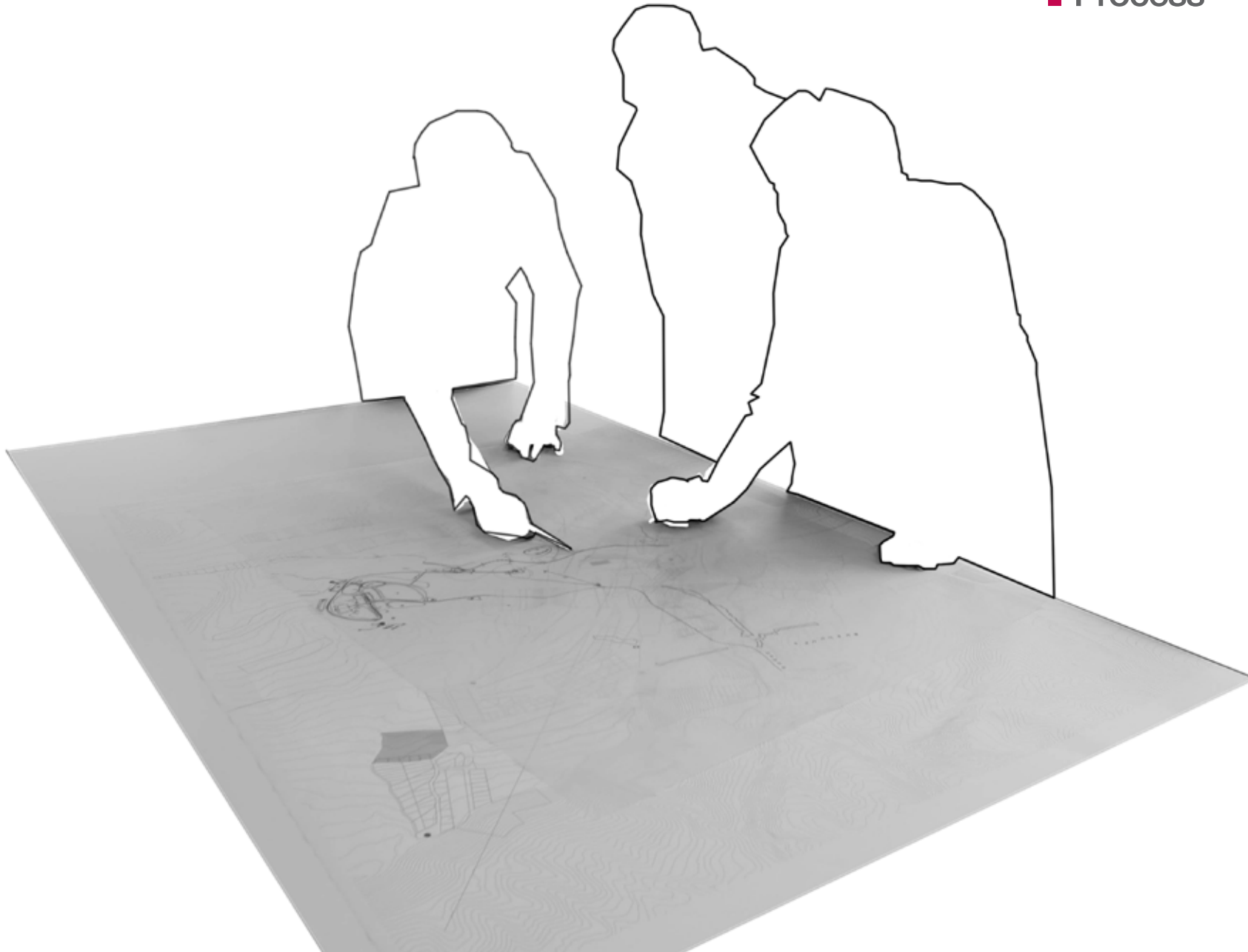
3. Process

3.1   Good design and the ability to assess design, depends not only on the proposal itself, but on the way it is communicated.

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 Woldingham, the following information should be submitted with each detailed application within the Special Residential Character Area:

■ An assessment of the potential impact of the development on the landscape character and on views of the site from both within the village 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 Woldingham Area of Special Residential Character. 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 Summary table of this section on page 15.

4.1   The figure ground plan of Woldingham (figure 4.1) illustrates that, with the exception of a few areas, buildings are very spaciously arranged and sit well within their plots.
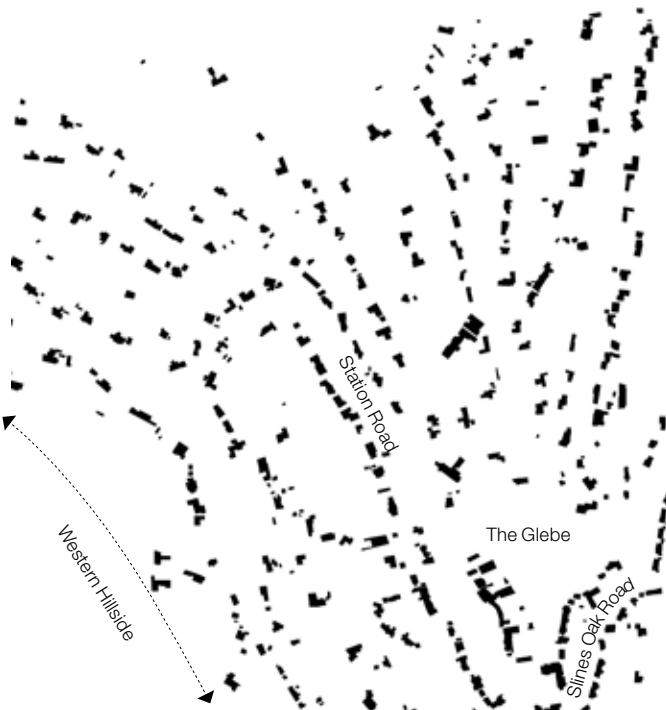

Figure 4.1: Figure ground plan of Woldingham.

Design Principle L 1: Buildings should be informally placed without defining road edges. The exceptions are Core Fringe (Area H) and the non-residential uses in the centre.

4.2   Buildings should not be placed at the edge of pavements or behind small front gardens (with exception of the Core Fringe area). The 'traditional' back to back arrangement that applies in most other places does not apply in Woldingham and buildings can be set at an angle to one another.

4.3   Typically, there are no consistent building lines within Woldingham, with the exception of Southfields Road, the lower end Slines Oak Road and the Crescent.
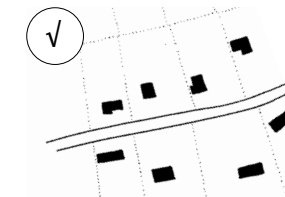

Figure 4.2: Informal building layout by regular plot pattern.

Design Principle L 2: Development must relate to the predominant plot and building rhythm;* in areas with a consistent plot rhythm or where the original historic plot sizes remain, plots should not be subdivided either in width or depth and plots that are a result of existing subdivisions should not be further subdivided, either in width or depth to create new plots.

4.4   Developments should not be formed around culs-de-sac as these are not a typical characteristic of Woldingham. Buildings should be located in their own plot and have a separate access drives.

4.5   In areas with a consistent plot rhythm or where the original and historic plot sizes remain, sub divisions or merging of plots would harm the consistency of the existing character. In other areas with less consistency sub divisions have to be carefully and sensitively considered so that development does not harm the character of the area.
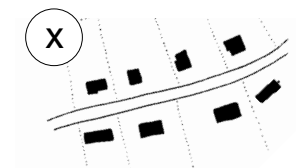

Figure 4.3: Formal building layout consistent building line and regular plot pattern, with the exception of Southfields Road and lower end of Slines Oak Road.

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

Design Principle L 3: Development must not fill the entire width of a plot and should leave sufficient room on all sides of the building for planting and to allow views through.

Buildings should not visually merge with one another and a sense of separation between buildings should be retained. There must be planting between buildings to create the layered effect of development and planting that is typical of Woldingham.

4.6 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 existing and new trees and shrubs have the opportunity to mature and grow to their full size. See also Section 7 on further information regarding the integration of landscape.

Figure 4.4: Photos of houses that have a generous distance between boundary and building, allowing space for planting.

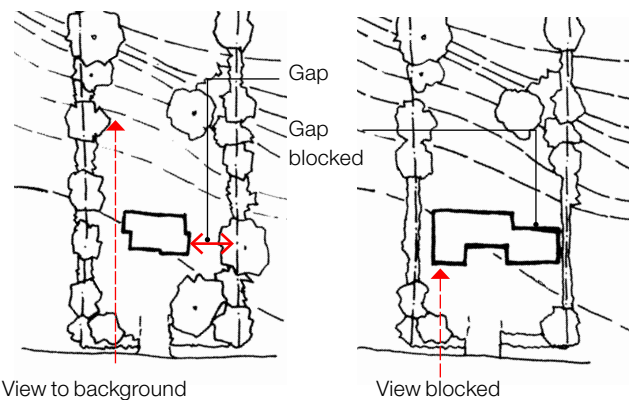Figure 4.5: Negative example: the house is too close to the boundary.

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Figure 4.7: Positive example: Houses are separated from one another and there is enough space between them for an appropriate planting screen and sense of spaciousness.

Gap

Gap blocked

View to background

View blocked

Figure 4.6: sketch illustrating the loss of boundary planting and loss of views.

X

Figure 4.8: Negative example: Houses merge with one another and the hedge alone does not provide an appropriate landscape screen or adequate gap.

4.7   The typical plot/footprint ratio in Woldingham Village is 17/1 with some character areas being more spacious than others. Proposed development should be of similar ratio to its character area unless there are strong reasons otherwise.

4.8   Typically in Woldingham houses are placed in large plots that provide for a substantial amount of garden area around the house. This loose and spacious character must be retained and buildings must not be crowded or hemmed in by boundaries.

4.9   The adjacent plot / footprint ratio serves as guidance and is not a definitive standard. Any development disregarding of the plot/footprint ratio must be in keeping with the character generally and comply with the other design principles. Footprints are calculated including garages and any permanent outbuildings.

		Average plot/footprint ratio
A	High Drive	18 / 1
B	Long Hill	13 / 1
C	Western Hillside	17 / 1
D	Woldingham Centre	n/a
E	Park View / Northdown Road Close	12 / 1
F	Historic Core	5 / 1
G	Southern Approach Northdown Road Upper Court road	34 / 1 19 / 1
H	Core Fringe	5 / 1
I	Southfields Road	18 / 1
J	Eastern Hillside	15 / 1

Table 4.1: Table setting out average plot/footprint ratios per character area.

— Plot boundary

▇ Footprint including garages and other ancillary buildings

Design Principle L 4: Buildings must provide high levels of visual privacy in relation to the character of Woldingham and not unduly impact on the amenity and views of neighbouring properties.

4.10   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.

4.11   It is important to consider landform and topography in relation to privacy and the resulting impact new development has on to 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.
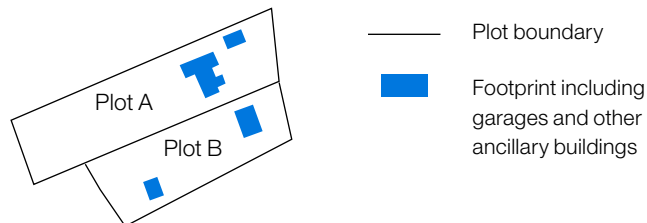
Design Principle L 5: Forms of development must be appropriate to their location, the size of the development site and the character of the area.

4.12   The majority of buildings within Woldingham are detached houses that are individually designed. Many are Victorian and Edwardian, although there are more recent infill and replacement buildings. The exception to this is the Core Fringe character area, where the predominant building type is semi detached houses.

Figure 4.9: Detached houses.

Detached houses

4.13   Detached houses should be individually designed and varied 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.

4.14   Any proposal for detached houses should be located on appropriately sized plots. Detached house 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 and size of houses proposed.
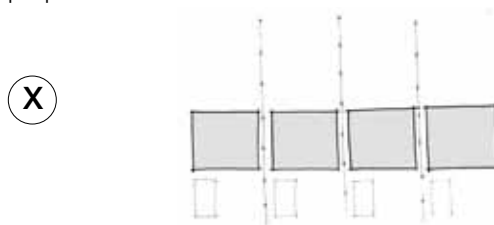

Figure 4.10: Inappropriate detached development, there is insufficient space for meaningful gaps and no room for planting.

Figure 4.11: Detached housing can sit comfortably in its site with space for planting and sufficient gaps between buildings.

Semi-Detached houses

4.15   There are few examples of semi-detached houses in Woldingham Village. The majority of those that exist have a typical inter and post war character. Semi-detached houses should be designed as one symmetrical building or group. They should also follow and relate to the rhythm of other buildings in the road.
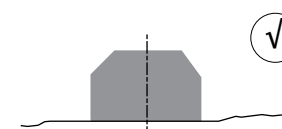

Figure 4.12: Semi-detached houses.

Figure 4.13: Semi-detached houses designed as a symmetrical building.

Figure 4.14: Semi-detached houses designed as a 'terrace of two'.

Terraced houses

4.16   There are very few rows of terraces houses in Woldingham. Typically these are the older buildings in the village and excluding The Crescent, consist of a row of small modest cottages. Terrace houses in Woldingham are atypical and should remain the exception. Should there be a strong case for terrace houses these should be restricted to a maximum of four small terrace houses in a row (similar in proportion to the existing terraces). Further, all houses should not have the same layout, but be handed to create a varied facade.

Main house with ancillary development

4.17   In some instances it might be appropriate to propose a small building that is clearly subservient to a larger house following in the tradition of gatehouses, lodges and stable blocks. Where this design approach is adopted the design and architectural language should reflect the main house. The subservient building must be substantially smaller and located in an appropriate relationship to the main building.

Smaller building at front in gatehouse location
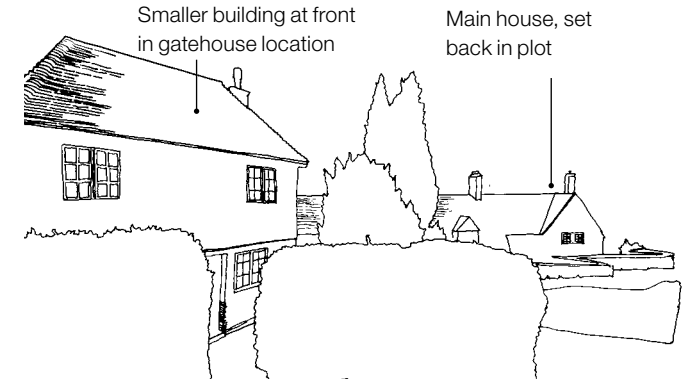
Main house, set back in plot

Figure 4.19: Sketch illustrating a positive relationship between a main house and smaller outbuilding in the form of a gatehouse building. Both are of the same architectural language, material and style.

Figure 4.15: Row of cottages, each terrace house is slightly different and houses are handed , so that the facade is not repetitive.
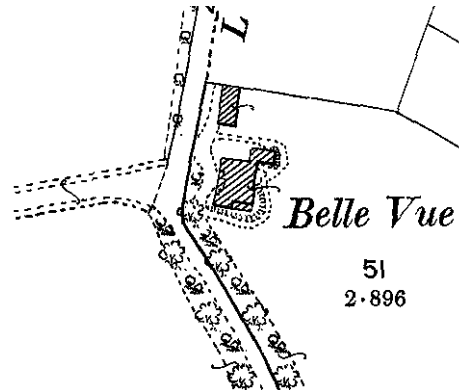

Figure 4.16-4.18: The historic map from 1896 shows Belle Vue (now known as Woldingham House) and a series of smaller ancillary buildings. These, together with some infill development are today used as separate residential units. However, the hierarchic relationship between the main house and these smaller buildings remains.

		Building line	Plot and development rhythm	Typologies
A	High Drive	Not consistent	Consistent plot width, no formal development rhythm	Detached houses
B	Long Hill	Not consistent	Irregular plot and development layout	Detached houses
C	Western Hillside	Not consistent	Consistent plot width, informal development layout	Detached houses and subservient development
D	Woldingham Centre	Consistent (crescent only), otherwise not consistent	No consistent plot and development rhythm	Detached houses, short terraces
E	Park View / Northdown Road Close	Not consistent	Consistent plot size, informal development layout	Detached houses
F	Historic Core	Not consistent (with exception of terrace of cottages)	No consistent plot or development rhythm	Detached houses and subservient development
G	Southern Approach	Eastern side fairly consistent	In parts consistency in plot width	Detached houses and subservient development
H	Core Fringe	Consistent	Consistent plot and development rhythm	Semi detached houses, short terraces
I	Southfields Road	Fairly consistent	Consistent plot width and rhythm	Detached houses
J	Eastern Hillside	Consistent on Lower Slines Oak Road and Butlers Dene Road, otherwise not consistent	In parts consistent plot width and rhythm	Detached houses and subservient development

Table 4.2: Matrix setting out specific design guidance per character area.

5. Views

5.1   The location of Woldingham on a steep sided ridge of a local high point makes it very prominent. Views in as well as out are important to the character of the village as a whole.

5.2   Views of Woldingham are characterised by individual houses scattered within a wooded hill side. The houses loosely relate to the topography and are generally enclosed within and partly screened by vegetation.

5.3   Woldingham Special Residential Character Area is surrounded by Green Belt. To the west lies the Surrey Hills Area of Outstanding Natural Beauty (AONB) and to the north, east and south an Area of Great Landscape Value (AGLV). Woldingham, and its topography and tree cover, is a prominent feature influencing the character of these areas and therefore the impact on the setting of these areas of national and locally recognised landscape value is important and must be carefully considered.

5.4   There are also other local views, mentioned below, that deserve protecting and are must be carefully considered. For more detail on important views refer to the detailed Character Assessment Document.

Figure 5.1: View of Woldingham from surroundings.

Design Principle V 1: Development must be composed in relation to views from the landscape designated areas and other views towards Woldingham, so that the surrounding landscape character is not harmed but is conserved and/or enhanced.
To protect the existing character, existing tree cover and vegetation must be retained to protect the wooded character and treed skyline. In special circumstances, where the Council agrees to the removal of existing trees, an appropriate substitute tree planting scheme must be implemented.

Trees and vegetation

5.5   Trees and vegetation are an important element of views towards Woldingham. To ensure this characteristic is retained following detailed principles should be adhered to:

- Existing tree, hedge and mature shrub planting on rear and side plot boundaries should be retained;

- Existing trees should be retained where they contribute to the tree skyline, wooded hillsides, or valley landscape, to the value of groups or are individually assessed as trees of value; and

- Trees at rear boundaries or in garden areas should not be removed with the purpose of creating better views for residents. These trees are an integral part of views towards Woldingham.
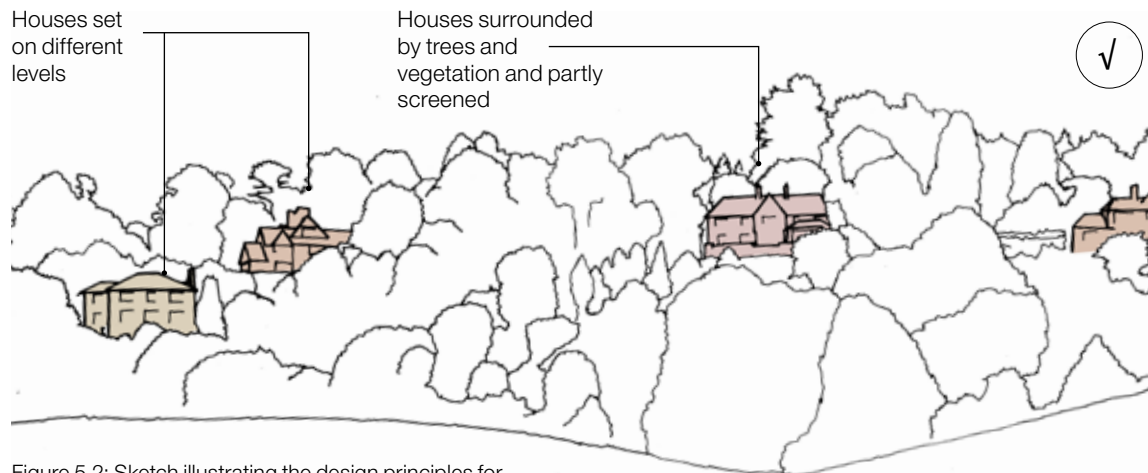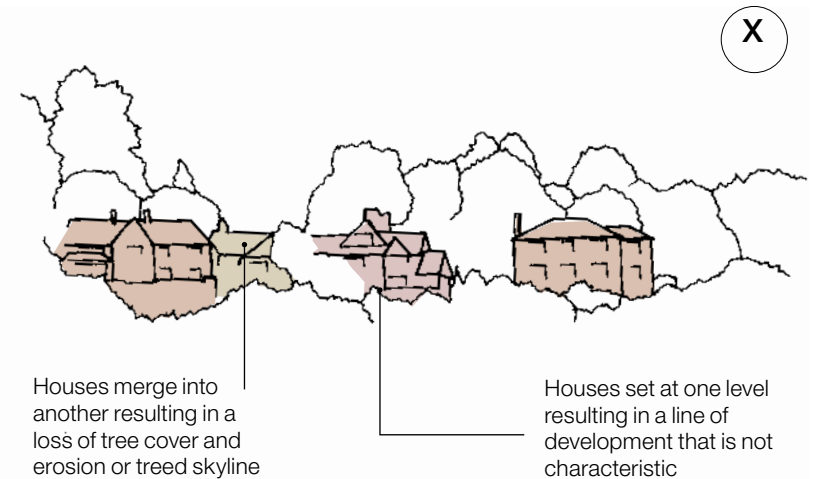
Houses set on different levels

Houses surrounded by trees and vegetation and partly screened

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Figure 5.2: Sketch illustrating the design principles for hillside development

Houses merge into another resulting in a loss of tree cover and erosion or treed skyline

Houses set at one level resulting in a line of development that is not characteristic

X

Built form

5.6   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 too regularly placed on the hillside. To avoid this proposals should:

■ Be informally arranged so that they are perceived as individually sited houses "dotted around" within a dense landscape setting. They should not be placed in a line either vertical or parallel to the contours;

■ Have a varied roofline, be broken up, in terms of the built form and not be overly bulky and monolithic;

■ Be designed so that buildings do not coalesce in views and have generous gaps between them that are planted and are sufficiently wide to allow for hedge and tree planting to mature;

■ Be laid out on site in such a way that they retain or create new views from the road out across the valley;

■ Be designed so that buildings do not penetrate the tree canopy. Building heights should be clearly lower than the tree 'skyline'; and

■ Ensure that boundary treatments are kept low where there are existing views out across the valley, so that these are not being blocked off.

5.7   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. Shiny roof materials such as metal cladding should be avoided.

Figure 5.3: Photograph showing the negative accumulated effects of development on hillsides that are set at one level and dominate the landscape between them.
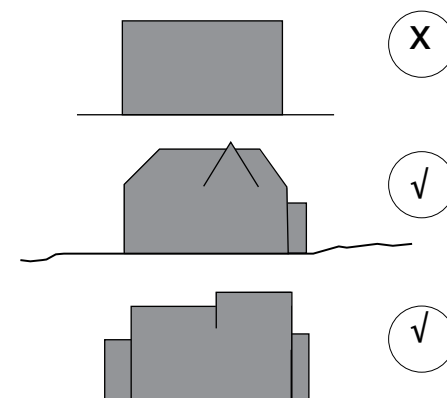

X

√

√

Figure 5.4: 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.

Design Principle V 2: Development should also maintain views from the roads within the village to the countryside. New views may be created where possible and where it would not conflict with Design Principle V 1.

5.8   In Woldingham there are no public open spaces that offer open views across the countryside and skyline. From the roads only glimpsed views exist between houses and beyond hedges. However, these are not specific to their location. Views are an important characteristic of the village and allow residents and visitors to appreciate the elevated location of it.

5.9   Buildings should be carefully placed so that views from the public realm to the countryside are maintained and new ones created where possible.

5.10   Hedges and boundary treatments should not be overly high so that they block views from the public realm.
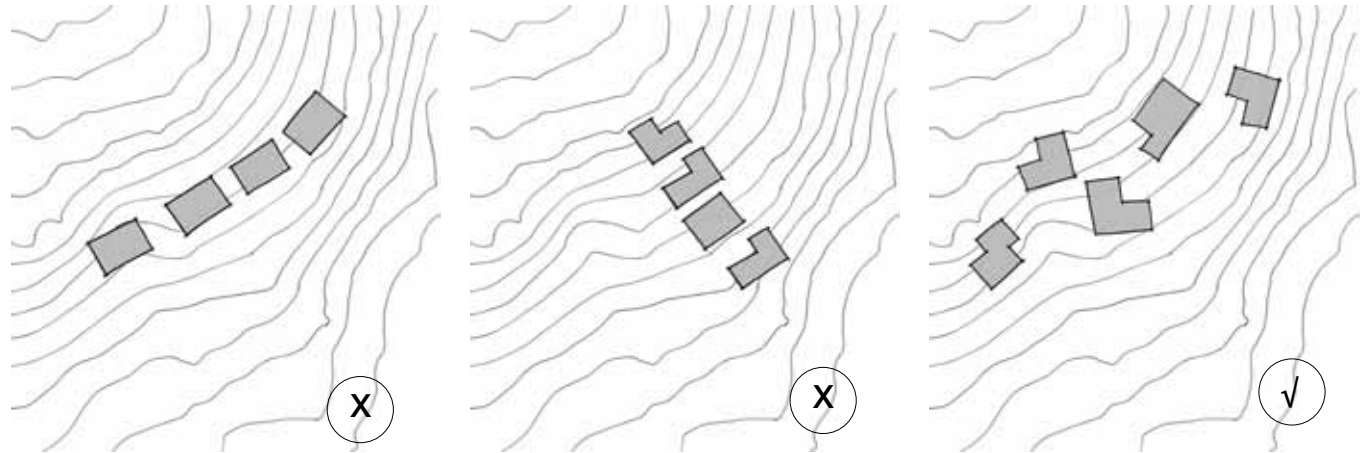

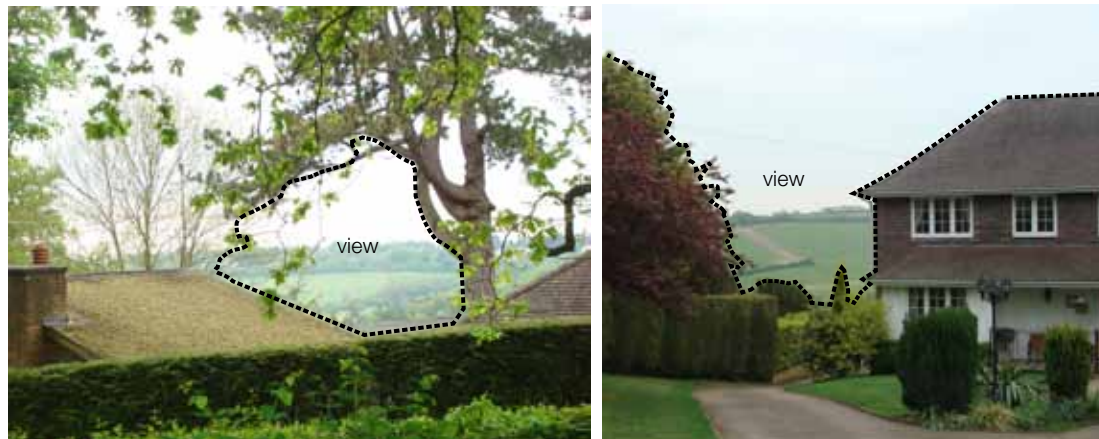Figure 5.5: Sketches illustrating the location of buildings on contours.

Figure 5.6: Examples of glimpsed views between buildings of the surrounding countryside and skyline is an important characteristic.

1: View from Woldingham Road to the northern slopes of the Western Hillside (Area C) and general tree skyline.

2: View from Lunghurst Road to wooded hillside of character areas High Drive (Area A) and Eastern Hillside (Area J) and general tree skyline.

3: View from Slines Oak Road, to Eastern Hillside (Area J).

4: View from Vanguard Way, a promoted footpath, to Eastern Hillside (Area J).

5: View from Croydon Road over eastern side of Woldingham Village, including Eastern Hillside (Area J), Southfields Road (Area I), Core Fringe (Area H) and general tree skyline.

6: View from footpath over eastern side of Woldingham Village, including Eastern Hillside (Area J), Southfields Road (Area I), Core Fringe (Area H) and general tree skyline.

7: View from Croydon Road over eastern side of Woldingham Village, including Eastern Hillside (Area J), Southfields Road (Area I), Core Fringe (Area H) and general tree skyline.

8: View from Vanguard Way, a promoted footpath,over eastern side of Woldingham Village, including Eastern Hillside (Area J), Southfields Road (Area I), Core Fringe (Area H) and general tree skyline.

9: View from Vanguard Way, a promoted footpath, over Eastern Hillside (Area J) and part of Southern Approach (Area G) and general tree skyline.

10: View from Church Road to Western Hillside (Area C) and general tree skyline.

11: View from footpath (farm track) to Western Hillside (Area C) and general tree skyline.

12: View from footpath to Western Hillside (Area C) and general tree skyline.

13: View from footpath to Western Hillside (Area C) and general tree skyline.

14: View from Church Road to Western Hillside (Area C) and general tree skyline.
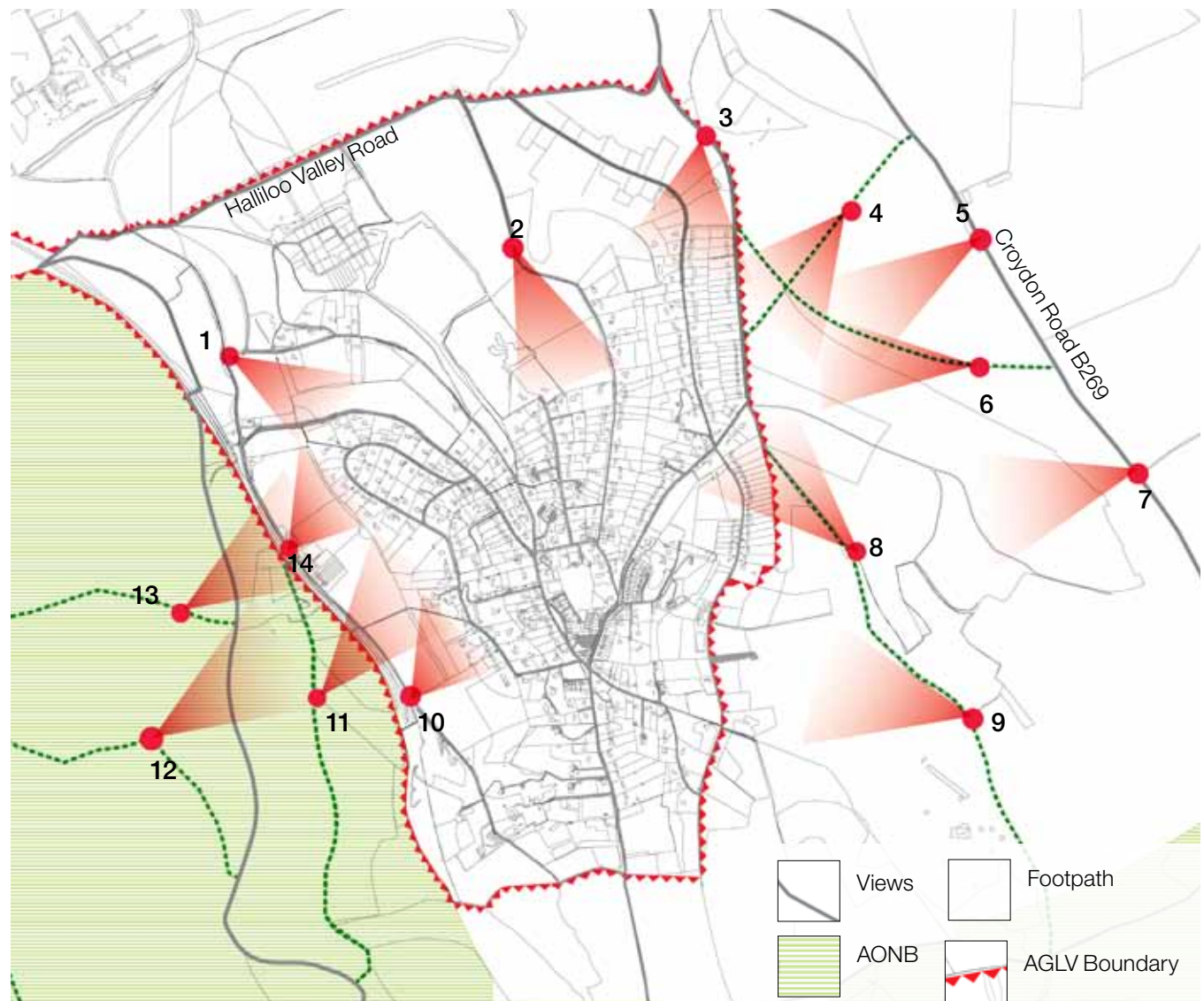

Figure 5.7: Plan showing a representative sample of key views of the Special Residential Character Area from the surrounding area. These are wide and mainly open distant views and are to be conserved and enhanced.

Key views that have been identified and that proposals must consider are:

	Views	To open countryside from the character area	To tree covered hillside within the village from the character area	To village landmarks from the character area	From the wider landscape to the character area	From other character areas in Woldingham to the character area
A	High Drive				Skyline trees	From Croft Road (Area D) to walled entrance
B	Long Hill	√	√	To St.Paul's Church	Skyline trees and wooded hillside	From Croft Road (Area D); from Station Road (Area C)
C	Western Hillside	Glimpsed views through gaps between houses		To St.Paul's Church	Skyline trees and wooded hillside	From The Green (Area F); from Station Road (Area D);
D	Woldingham Centre			To St.Paul's Church	Skyline trees and wooded hillside	From Station Road (Area C); from Long Hill (Area B)
E	Park View / Northdown Road Close	√			Skyline trees	From Northdown Road (Area G); from Park View / Northdown Road (Area C)
F	Historic Centre			To The Green and historic features	Skyline trees	From Slines Oak Road (Area H; from Park View / Northdown Road (Area C); from Northdown Road (Area E)-
G	Southern Approach		√		Skyline trees and wooded hillside	
H	Core Fringe	Open views to countryside		To The Green	Wooded hillside	From The Green (Area F); from Lunghurst road (Area J)
I	Southfields Road	Glimpsed views through gaps between buildings	Glimpsed views through gaps between building		Tree covered valley	
J	Eastern Hillside	Glimpsed views through gaps between buildings	Glimpsed views through gaps between buildings		Skyline trees and wooded hillside	From Core Fringe (Area H); from High Drive (Area A)

Table 5.1: Matrix summarising the relevant key views per character area.

6. Relating to Topography *

6.1   The local topography is key to the character of Woldingham. The village straddles a long steep sided ridgeline. Within this overall form, short narrow valleys, with steep sides extend into the ridgeline at Long Hill and eastern Hillside. The resulting landform is dramatic and influences the development form.

6.2   This topography enables a number of important views out of the village 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 have a positive relationship to the road and the surrounding development, and reflect the local landform.

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

6.4   Within Woldingham, there are a number of typologies of how buildings relate to the topography and the road. These vary by character area and are:

■ Buildings at road level where the rear gardens drop away behind terraces;

■ To a lesser extent, buildings located higher than the road level with a gentle slope up or as an exception tall retaining walls e.g: Long Hill; and

■ Buildings located lower than the road level where they make up the change in level or are located to it.

6.5   As a rule of thumb: each house should be located at a different level and there shall be no 'platforms' on any hillside containing more than one dwelling.

6.6   Level changes between buildings should appear natural and form an integral part of the landscape design. Retaining walls, either on plot or between buildings along plot boundaries are not appropriate as they scar the landscape and do not contribute to the overall landscape setting.

Figure 6.1: Examples of houses that are set below road level.

Figure 6.2: Example of a house that above road level.

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

6.7   The effect on trees and other vegetation as a result of land movement should be considered. Land excavation should not be undertaken 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.

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

Figure 6.3: Grassed and planted verges make up level changes. Trees are especially sensitive to land remodelling.

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

√ a) Minimal land movement required and buildings sit within landscape.

√ b) Buildings that are set below road level, should generally have deep front gardens to ensure a soft level change.

√ c) Make sure that terrace is not supported by high retaining wall.

X d) Retaining wall and steep embankments can scar the landscape and create awkward relationships to roads and possibly adjacent housing.
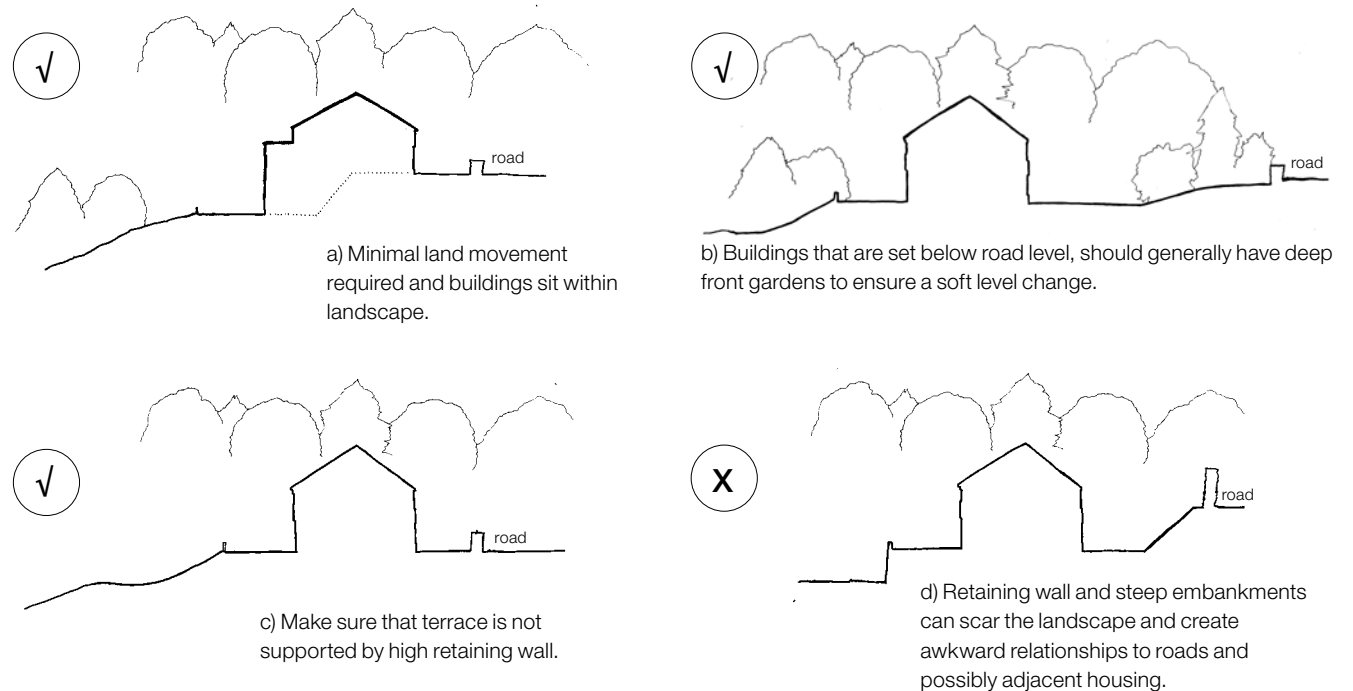
Table 6.4: Sketches illustrating how buildings may be located on hillsides: a) Split level house can minimise the impact on the existing landform; b) House set below road level; c) House set on road level with land falling away below a terrace; d) Example of abrupt and insensitive level changes; e) House set above road level with shallow embankments; f) Example of abrupt and insensitive level changes.

√

e) Buildings that are above road level, should generally have deep front gardens to ensure a soft level change.
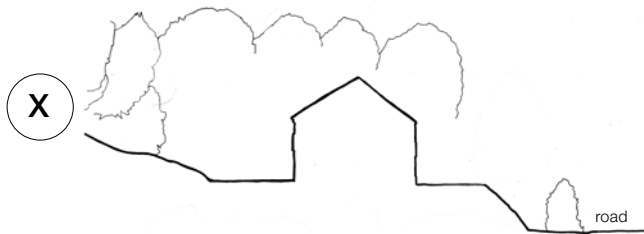
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f) Retaining wall and steep embankments can scar the landscape and create awkward relationships to roads and possibly adjacent housing.
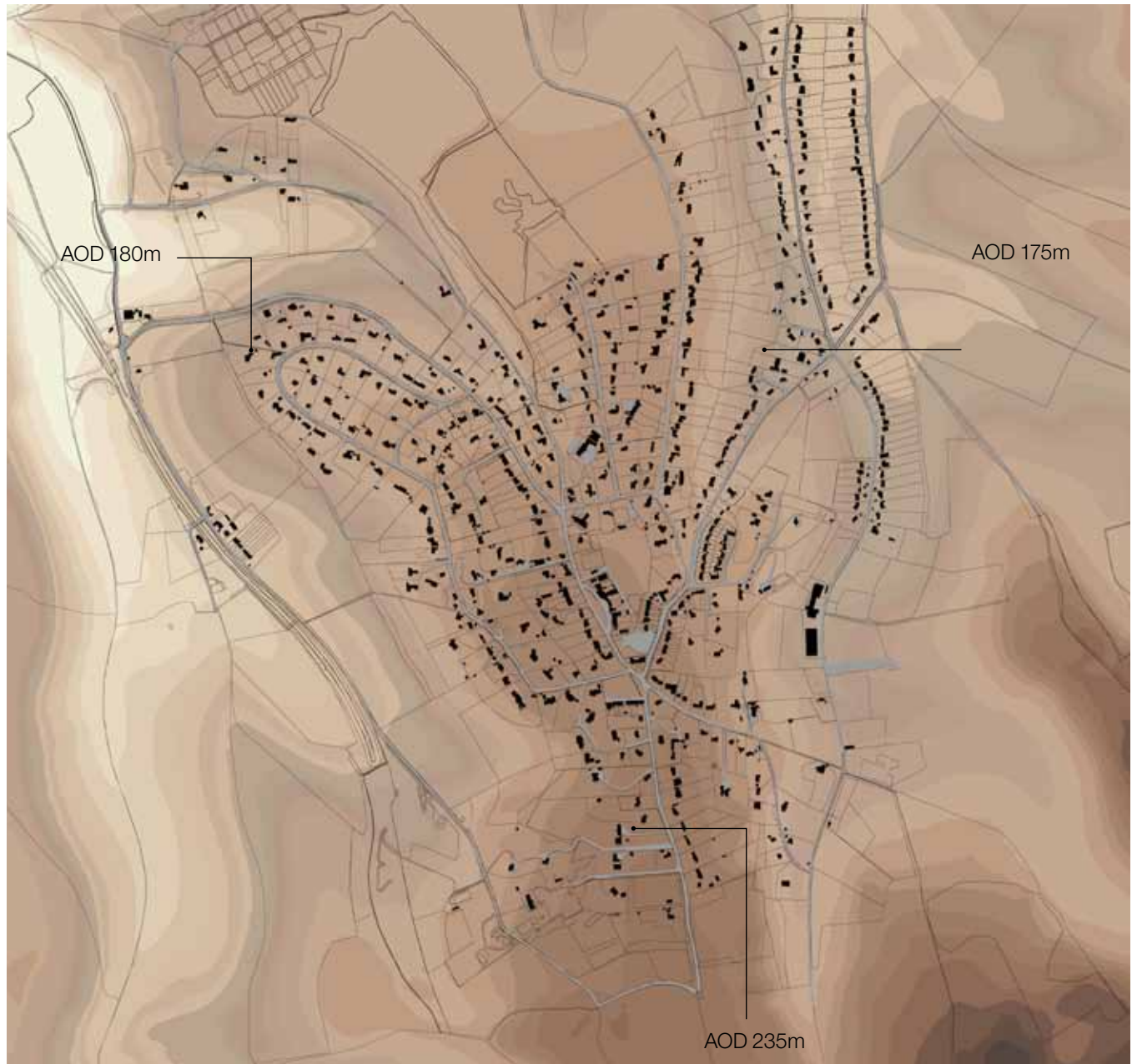

AOD 180m

AOD 175m

AOD 235m

Figure 6.5: Topography diagram.

		Topography	Specific guidance
A	High Drive	Relatively flat	Buildings should be located at road level
B	Long Hill	Slopes down north as well as westwards	Development should be set above or below the road but not in valley bottom.
C	Western Hillside	Located in ridge with land falling away to north and west – western slopes are very prominent	Development should be located on upper slopes. Parking and garaging should be integrated and designed to avoid unsympathetic cut and fill to the landform
D	Woldingham Centre	Flat	Buildings should be located at road level
E	Park View / Northdown Road Close	Flat, slight slope down to south	Buildings should be located at road level
F	Historic Centre	Flat	Buildings should be located at road level
G	Southern Approach	Relatively flat, Upper Court Road steeply slopes to east	Parking and garaging should be integrated and designed to avoid unsympathetic cut and fill to the landform
H	Core Fringe	Slopes down to north and west	Parking and garaging should be integrated and designed to avoid unsympathetic cut and fill to the landform
I	Southfields Road	Slight slope to east	Retain distinctive front garden slopes up to/or down to properties
J	Eastern Hillside	Steep eastern slopes and prominent edge in views from east	Parking and garaging should be integrated and designed to avoid unsympathetic cut and fill to the landform

Table 6.1: Matrix setting out specific design guidance
per character area.

7.0 Green Setting Summary table of this section on page 29 and 31.

7.1 The dominant vegetation cover of mature trees and woodlands is a key characteristic of the Woldingham area. The tree cover dates back to Gilford's vision of a lush garden village. The existing planting is concentrated along plot boundaries and extends throughout the plots, with many mature trees located in gardens.

7.2 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 should retain and enhance the spacious, sylvan character of the area. Any loss of tree cover will not be permitted except with the agreement of the Council. [Examples might be dead, dying or diseased trees, existing inappropriate planting or where it can be shown that removal would result in a significant improvement in landscape] . Proposals should positively contribute to the dominance of vegetation and the tree skyline of Woldingham. Development should maintain the predominance of tree cover over buildings.

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 Woldingham Special Residential Character Area and its wooded character. All tree works should only be carried out with prior approval by the Council.

Trees that are removed or damaged 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 2: Buildings and hardstandings should be subservient to the landscape. Buildings should be set back behind a large landscaped front garden. Boundary planting should include extensive vegetation, such as hedgerows, trees and lawn. The exceptions to this are character areas: Core Fringe, Central Woldingham and the Historic Core.

Figure 7.1: Photos illustrating the lush character, left: Croft Road and right: Hedges and narrow verges along Butlers Dene Road.
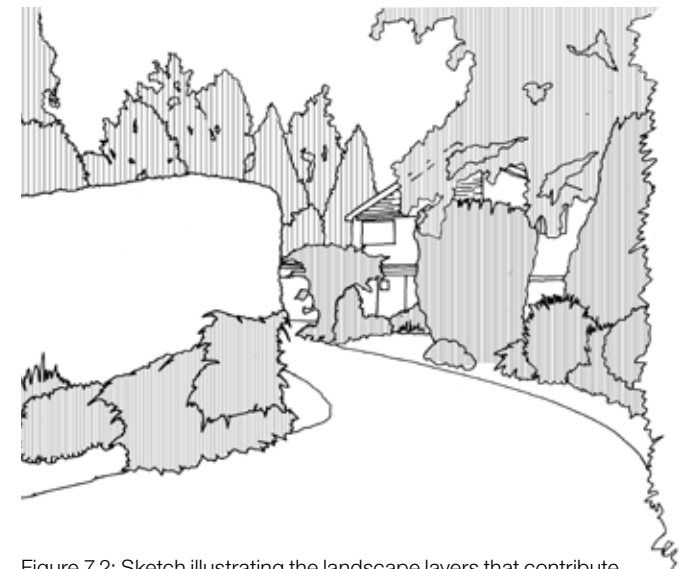
Figure 7.2: Sketch illustrating the landscape layers that contribute to the green setting: hedges, planted front gardens, tree skyline.

Development Layout

7.3   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.

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.

Gardens

7.4   Large and long gardens are a key characteristic of Woldingham (except for within the Core Fringe (Area H)). They contribute significantly to the Green Infrastructure of the village. In order to retain the open leafy character of these areas and the dominance of gardens over built or hard surfaced areas, backland development should be avoided.

Figure 7.3: Front as well as rear gardens contribute to the character.

		Gardens / open space - specific guidance
A	High Drive	Avoid further loss of back gardens to prevent encroachment on adjoining character areas and loss of open space
B	Long Hill	Avoid visual intrusion and sub-urbanisation through plot division for development
C	Western Hillside	Avoid loss of back gardens to prevent encroachment into characteristic swathe of extensive garden open space behind the properties
D	Woldingham Centre	Maintain openness of community facilities in the area and generous gardens to dwellings in keeping with this pattern
E	Park View / Northdown Road Close	Maintain the pattern of houses set in large irregular gardens
F	Historic Core	Maintain the historic pattern of garden sizes to reinforce the value of the Conservation Area
G	Southern Approach	Avoid loss of back gardens to prevent encroachment into characteristic swathe of extensive garden open space behind the properties
H	Core Fringe	Maintain existing pattern of garden layout and avoid merging of plots
I	Southfields Road	Avoid loss of back gardens to development to prevent visual encroachment into open countryside and loss of characteristic swathe of extensive garden open space behind the properties
J	Eastern Hillside	Avoid loss of back gardens to prevent encroachment into characteristic swathe of extensive garden open space behind the properties; maintain pattern of generous garden sizes

Table 7.1: Matrix setting out specific design guidance on gardens and open space.

Trees and Vegetation

7.5   Replacement planting should be of similar species and should be planted in appropriately 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 have been removed or damaged during construction with smaller/ornamental species, as these will not grow to the appropriate height to contribute to the existing tree cover. Refer to the species schedule on page 31 for more information .

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

7.7   All plant species should be either locally native or in keeping with species found in the character area. Ornamental planting should not dominate the landscape. Because of the possible impact of climate change and diseases on certain species it is recommended that a mix of species is planted.

7.8   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.

7.9   New trees that are planted should be far enough from buildings and foundations to allow them to grow to full maturity. Buffers for trees will depend on their root protection area (RPA) as defined by the arboricultural assessments under British Standards (BS).

7.10   BS 5837:2005 gives recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees, including shrubs, hedges and hedgerows, with structures. It follows, in sequence, the stages of planning and implementing the provisions which are essential to allow development to be integrated with trees. This Standard recognizes that there can be problems of development close to existing trees which are to be retained, and of planting trees close to existing structures.

Landscape treatment

7.11   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.
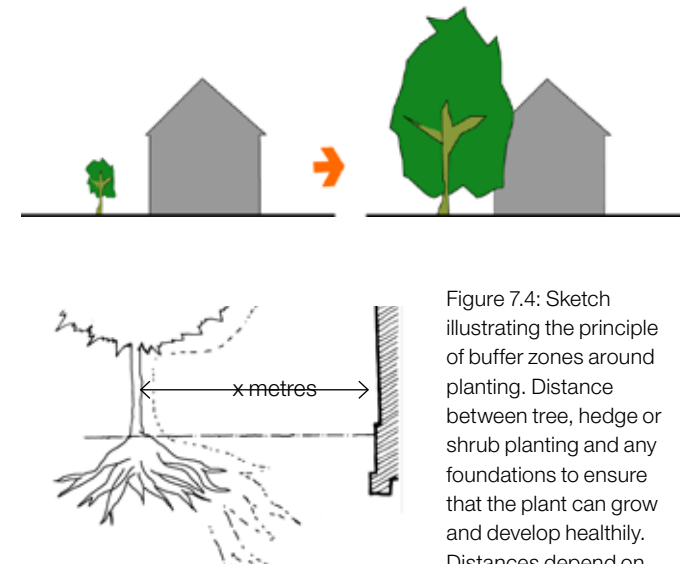

x metres

Figure 7.4: 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 7.5: Accent planting of Scots Pine along Park View Road.

		Tree Species	Specific guidance
A	High Drive	Ash to predominate, together with Red Horse Chestnut (Aesculus x carnea 'Brioti'), Lime, Beech and native Cherry; Avoid planting of small ornamental species;	Maintain framework of vegetation around each plot;
B	Long Hill	Beech and ash to predominate, supplemented with Corsican Pine;	Conserve and enhance woodland and tree cover in the area; particular consideration to be given to the belt of woodland separating Long hill from High Drive and the line of trees separating Long Hill from the Western Hillside; Retain soft tree covered setting to school;
C	Western Hillside	Oak, Horse Chestnut, Beech, Ash and Yew to predominate; Copper Beech and Corsican Pine to be used selectively to provide local features in the general tree cover;	Encourage further tree planting in front gardens; Trees to be located in front gardens rather than within front hedgeline; Maintain framework of vegetation around each plot; Maintain generous gaps with planting in keeping with the local pattern, between any new development;
D	Woldingham Centre	Red Horse Chestnut (Aesculus x carnea 'Brioti'), Oak, Lime and Corsican Pine to predominate, with local variations to reflect existing species composition in individual roads, Oak with Croft Road; Lines of trees be of single species; Replace tall conifers with Corsican Pine when the opportunity arises;	Retain the individual and lines of trees which make a significant contribution to a sense of place in the centre; Conserve and enhance the green enclosure to The Glebe and the village hall/school (whilst keeping open the view out to the open countryside to the east); Key open spaces to be kept free of built structures and hard landscaping;
E	Park View / Northdown Road Close	Lime and Yew to predominate;	Continue bold ornamental planting character to front gardens; Maintain framework of vegetation around each plot; Conserve and enhance tree belt which frames the Historic Core
F	Historic Core	Copper Beech to continue to predominate in the area; Species to be selected for their longevity (short lived species such as Birch to be avoided);	Maintain open grassed character of The Green and avoid introducing built structures or hard landscape areas or features; Conserve and enhance the framework of maturing trees around The Green; New trees to be planted with adequate space to grow to full potential as specimen trees;
G	Southern Approach	Red Horse Chestnut (Aesculus x carnea 'Brioti'), Yew and Beech to predominate;	Maintain generous gaps with planting in keeping with the local pattern, between development; Retain continuous generous back gardens space between Northdown Road and Upper Court Road; Encourage additional tree planting in front gardens
H	Core Fringe	Hedges to be predominantly privet; The scale and character of development in this area lends itself to smaller tree species than would be appropriate elsewhere in Woldingham. Avoid a plethora of tree species and varieties;	Retain and plant low neat boundary hedges at right angles to the roadside; Retain and enhance surviving sweet chestnut; Encourage further tree planting in front gardens; Retain and enhance the surviving hedgerow along Slines Oak Road; Improvement open setting of houses on The Croft where possible
I	Southfields Road	Beech, Hawthorn, Yew and Ash to predominate; New tree planting to avoid ornamental species in rear boundaries; Large conifers may be permitted but must be subservient to local deciduous species;	Retain continuous tree belt along eastern boundary of area; Retain pattern of long narrow gardens; Retain trees along edge of woodland to the west
J	Eastern Hillside	Oak, Scots Pine, Yew and Ash to predominate; Use Beech varieties as specimen trees;	Maintain generous gaps with planting in keeping with the local pattern, between development; Maintain framework of vegetation around each plot; Conserve and enhance the woodland belt running down the centre of the area;

Table 7.2: Matrix setting out specific design guidance per character area.   *Guidance on front roadside boundary vegetation is included in the Street Scene Matrix below.*

8. Street Scene Summary table of this section on page 34.

8.1 Street scenes are a combination of following features:

- boundary treatments;
- car parking; and
- road treatment.

8.2 The Street scenes within the Woldingham area vary, but a common and positive characteristic is the dominance of vegetation. In any of the roads boundary planting, tree and shrub planting within plots and wooded backdrops are an essential element of the character, often more so than the buildings themselves.
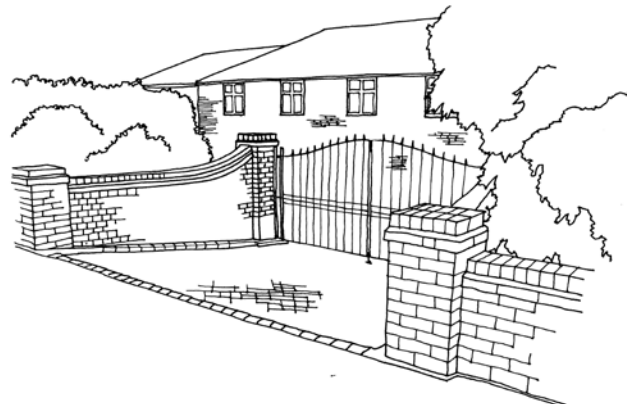
Boundary Treatments

Design Principle SS 1: Development frontages should generally be bounded by hedges and buildings should be set back behind planted front gardens. Further, in views from the road planting and trees on all sides, including a tree canopy in the background, should frame the development. The exception is the Core Fringe character area where a more urban approach is accepted.

8.3 Development should also aim to retain existing trees along road edges and propose new trees that add to the sylvan character. See section 7.0 for replacement tree species.

8.4 There are a number of different hedge types within the area. These are:

- High, well maintained hedges (Semi-enclosed character)
- Lower, medium hedges (open character)
- Hedges, shrub planting and trees (enclosed character)

8.5 Boundary treatments should be rural rather than urban and high walls and ornamental metal gates should be avoided. Close boarded fences are unacceptable where they are visible from the public realm.

X Figure 8.1: Negative example of boundary treatments: Walls and ornamental entrance gates and the forecourt of the building is paved, giving the property a very hard appearance that does not leave space for vegetation.

Figure 8.2: Examples of high, well maintained hedges on High Drive.

Figure 8.3: Examples of lower, medium height hedges.

Figure 8.4: Examples of hedges, shrub planting and trees.

		Characteristic	Specific guidance on boundary treatments
A	High Drive	High hedges, trees (enclosed character)	Maintain predominant hedge height (1.8-2.5m); Hedging to be simple, using one species, with evergreen predominating; Retain wide grass verges; Avoid use of close boarded fencing; Conserve existing high brick walls. New ~~high~~ <u>low</u> brick walls may be acceptable provided they ~~are~~ reflect the traditional design features; Although High Drive has a more formal character, new gates and entrance features should avoid urbanising the area or being overly prominent; Open railings should be avoided
B	Long Hill	Low hedges, shrub planting and trees (enclosed character)	Hedging to maintain the rural character of the area; Hedging to continue at various heights with laurel allowed to predominate (but not used exclusively), together with native species; Maintain informal edging such as timber; Maintain 2 to 3m wide grassed verges
C	Western Hillside	Low hedges, shrub planting and trees (enclosed character), High hedges, trees (enclosed character	Retain high hedges to frontages and soft screening of dwellings; Front hedges to be simple and of one species. Laurel, yew, and conifer hedging to predominate; Brick walls to be limited to entrance features, providing the design does not dominate the streetscene; Retain narrow verges and granite edging to roadside; Driveway gateways to be 3m wide; Avoid close boarded fencing; Retain existing flint walling and line of lime trees next to the Historic Core
D	Woldingham Centre	Low hedges (open character)	Conserve and enhance line of low hedging along Station Road. Yew to predominate; Avoid close boarded fencing; Conserve and enhance flint walling; Simple parkland railing with hedging may be used where appropriate; Avoid any over ornamental frontage treatment; Retain simple detailing such as timber bollards, low kerbs and unity in pavement treatment; Driveway gateways to be 3m wide;
E	Park View / Northdown Road Close	Low hedges and walls (open character)	Retain bold shrubbery along roadside; Retain and encourage unity of frontage treatment through brick edging and brick walls; Retain white post and chain detail along Park View Road to match that in Historic Core
F	Historic Core	Low hedges, shrub planting and trees (enclosed character)	Retain the informal hedgerows to older properties: The boundary treatment to the old entrance to Little Court must be handled sensitively to conserve and enhance the historic character of this area; Retain simple white post and chain detail along Park View Road; Encourage low brick and flint walling to local boundaries (seek guidance on appropriate traditional building methods);
G	Southern Approach	Low hedges (open character)	Driveway gateways to be 3m wide; Replant trees along the roadside within hedgerow; Front boundary treatment to remain low key using post and rail fencing and low brick walls; Any new driveway entrance walls to be low, reflect local materials and be unobtrusive;
H	Core Fringe	Low hedges (open character)	Front boundary treatment to use low brick walls and low hedging, in keeping with the area; Avoid ornamental hedging and mixing of hedge species; Any new driveway entrance walls to be low, reflect local materials and be unobtrusive; Driveway gateways to be 3m wide
I	Southfields Road	Low hedges (open character)	Avoid ornamental hedging and mixing of hedge species; Maintain predominant hedge height (1.2 - 1.8m); Hedges to butt up the roadside or behind narrow verge; Narrow soft verges to be retained where appropriate; Retain granite edging and informal rural road character; Any new driveway entrance walls to be low, reflect local materials and be unobtrusive; Driveway gateways to be 3m wide
J	Eastern Hillside	Low hedges (open character), High hedges, trees (enclosed character	Narrow soft verges to be retained where appropriate; Driveway gateways to be 3m wide Hedges to butt up the roadside or behind narrow verge; Maintain predominant hedge height (4 to 6 feet); Retain brick walls to Woldingham House. Avoid use of brick walls for front boundaries away from this part of the area; Any new driveway entrance walls to be low, reflect local materials and be unobtrusive;

Table 8.1: Matrix setting out specific design guidance per character area.

Car parking

8.6   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.

8.7   A striking characteristic of Woldingham is the apparent lack of cars. There is no on-street car parking outside the central area and cars are typically not visible in the street scene. Private car parking is discreetly accommodated on plot and screened by vegetation and hedges.

Design Principle SS 2: Parking should be designed to integrate discreetly into the development. 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.

8.8   Many areas in Woldingham 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. Car parking should be provided at the level of the building entrance with driveways leading either up or down to the property. It must be ensured that these access drives are of a practical gradient. An arrangement such as this will also benefit building for life requirements in terms of providing car parking level with the entrance and ground floor of the house.

8.9   On larger plots garages could be located at the front or side of the building to create a forecourt for the main building or at the rear. Garages must be of high design quality and clearly subservient to the main house.

8.10   Drives and car parking areas should be designed to look good with and without cars and contribute positively to the design of the whole development. They should not adversely affect the amenity of existing or new residents.

8.11   Driveways should preferably be surfaced with gravel, bound gravel or porous paving. Large areas of tarmac or paving should be avoided.

Road treatment

Design Principle SS 3: Development should not seek to formalise road treatments. Over engineered road layouts with road lighting, pavements and road markings are inappropriate. Roads that currently not have pavements either side should be retained as such and engineering led solutions e.g with kerbs should be avoided.

8.12   The treatment of roads is equally important. Most of the roads in Woldingham are informal in character, with no pavements, road lighting or road markings. This reflects the private semi-rural nature of these roads. The informality of the road treatment is an essential characteristic of the village.

Figure 8.5: Separate garages designed to relate to the main building and carefully located in relation to the house and landscape.

√ Figure 8.6: Hardstanding is minimised to drive way allowing room for planting.

X Figure 8.7: Poor examples of excessive areas of hardstanding.

9.0 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 21). 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. 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. Surface water from driveways should be controlled and prevented from running off onto the roads.

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.

9.8   Social Sustainability and Lifetime Homes: it is important to ensure that housing can meet the needs of the population of Woldingham 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   Woldingham is an area with high car use, this is unlikely to change significantly due to the low density nature of housing and low levels of public transport in the area. 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

10.1   Typically, the form of development in Woldingham is consistent with the majority of buildings being detached and individually designed houses. Woldingham has a tradition of well and individually designed houses. They vary in style and material. Woldingham has a tradition of Arts & Crafts buildings and most of these buildings are of high quality and with good quality of materials.

The Woldingham Village Design Statement provides further guidance on building design.

Design Principle D 1: Design of buildings should be of high quality, individually designed and the architecture should take inspiration from the existing development. Well designed buildings should continue the tradition of architect designed houses, including contemporary architecture.
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   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 built 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.

10.5   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.

Generally

10.6   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.

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; and

■ Generally building forms should be simple and well proportioned, and over complicated, fussy elements should be avoided.

10.7   Where there is no modelling of the facade, the quality of detailing will be of particular importance.

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 timber frame, white render, tile hanging 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 only in the Conservation Area) where traditional pitched roof forms are proposed. Shiny or reflective metal roofs should be avoided.

Design Principle D 2: To protect the character of the village and to protect existing wildlife low levels of lighting and the absence of road lighting should be retained. Developments should not increase the level of lighting and security lighting and lights on external areas, such as terraces and swimming pools should be focused and of a low level.

Figures 10.1-10.4: Typical roof forms and roof materials

Figures 10.5-10.8: Typical materials