



ELSTEAD

Site design codes

DRAFT REPORT

November 2019



Quality information

Project role	Name	Position	Action summary	Signature	Date
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Introduction

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1. INTRODUCTION

1.1. Introduction

Through the Ministry of Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been commissioned to provide design support to the Elstead and Weyburn Neighbourhood Planning Group in producing its Neighbourhood Plan.

This document should support Neighbourhood Plan policies that guide the assessment of future development proposals encouraging high quality design and appropriate densities.

1.2. Objective

The main objective of this document is to develop concept masterplans and indicative design codes for three sites, namely Sunray Farm, The Croft, and Four Trees. Work on these sites were requested by the Neighbourhood Planning Group. It also presents design principles for future general development in Elstead so that the existing character can be retained.

1.3. Process

Following an inception meeting and a site visit with members of the Neighbourhood Plan Steering Group, AECOM carried out a high level assessment of the village. The following steps were agreed with the group to produce this report:

- Initial meeting and site visit;
- Urban design analysis;
- Masterplanning options for sites elaborating on the justification and design rationale;

- Preparation of capacity schedule per site showing number of units and land use distribution;
- Providing a parameter concept plan showing the land use of the area;
- Identification of high level design principles to inform future development throughout the parish;
- Draft report with design guidelines, subsequently revised in response to feedback provided by Elstead Parish Council;
- Preparation of indicative design codes for each site; and
- Submission of final report.

1.4. The Area of study

Elstead is a civil parish in the county of Surrey, and it lies between Farnham and Godalming on the B3001 road. At the time of the 2011 census the population of the parish was 2557.

As shown on the next page, the development concentrates on Millford Road and Thursley Road which meet at a central green.

The neighbourhood group is looking to influence design on three sites including defining the level of density suitable on the site and the character of the development.

The neighbourhood plan intends to allocate three sites for the numbers that are shown on the table below.

Site Ref	Site Description	Number of dwellings
Site 1	Sunray Farm	40
Site 2	The Croft	10
Site 3	Four Trees	11
Total		61

This report tests these housing numbers and recommends that a higher number is possible whilst still ensuring that development respects the village character.



Figure 1: Plan showing the location for three sites in Elstead.



A photograph of a residential street featuring a row of brick houses. In the foreground, there is a dark brown wooden fence supported by grey posts, with a well-manicured green hedge running along the sidewalk. The houses are two-story brick buildings with dark grey tiled roofs and white window frames. Some houses have small porches or covered entrances. The sky is overcast and grey.

**SITE
MASTERPLANS
AND DESIGN
CODES**

02

2. SITE MASTERPLANS AND DESIGN CODES

2.1. Site 1: Sunray Farm

2.1.1. Site Analysis

The analysis has been informed by the technical desktop baseline, analysis and the site visit. Figure 2 provides the context for the framework by mapping opportunities and constraints.

Opportunities

- Proximity to town centre
- Good public transport accessibility
- Proximity to community facilities and schools
- Green brownfield site and
- Proximity to public footpath.

Constraints

- Lack of proper traffic access point/ route
- Site sloping from South-West to North-East
- Main traffic access route lies within flood risk zone (surface water) and
- Clusters of trees at the edge of the site.

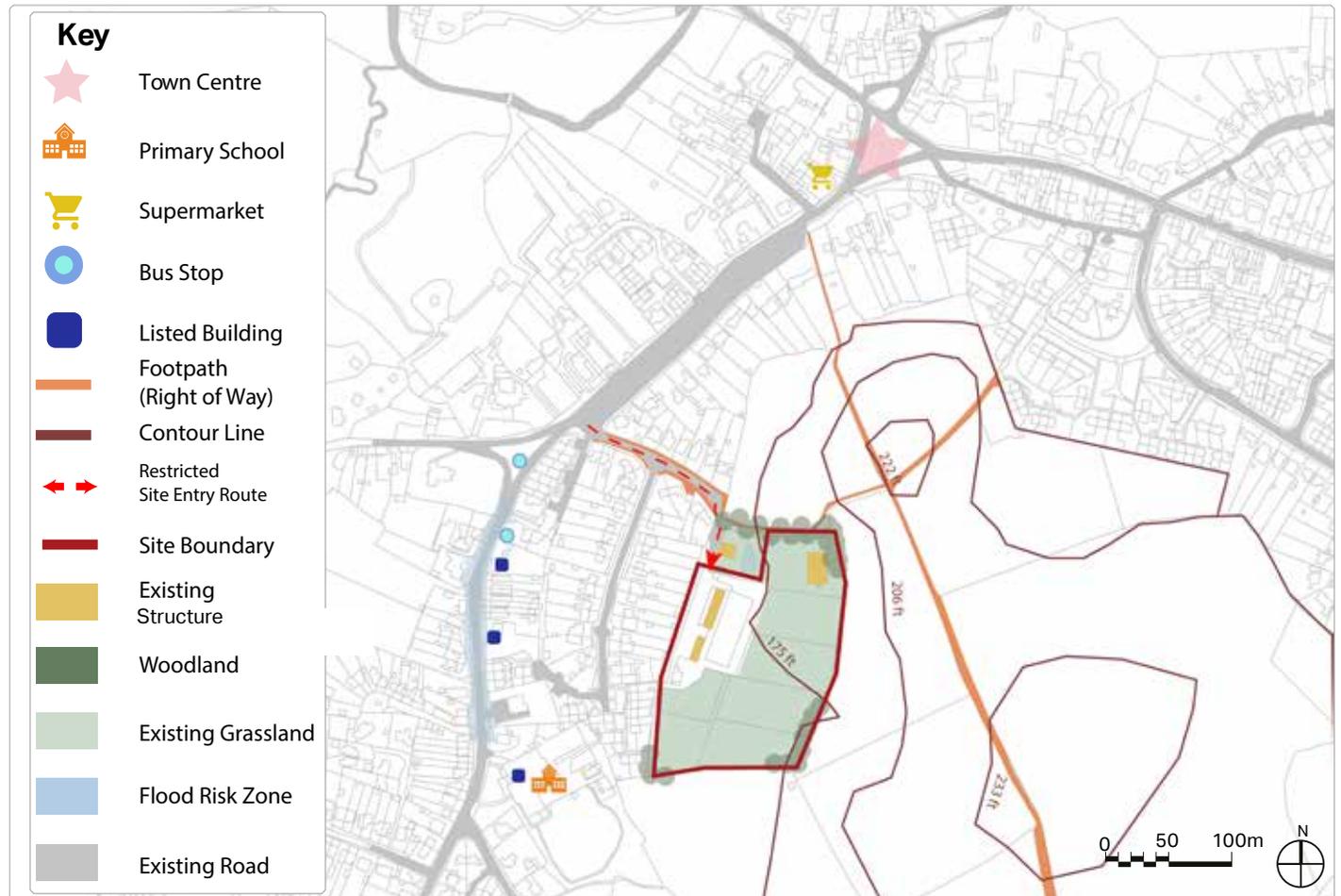


Figure 2: Site 1- Site analysis.

2.1.2. Masterplan

N° of Rooms	1B	2B	3/4B	Total
Count	8	8	34	52



Figure 3: Site 1- Indicative site layout plan.

2.1.3. Parameter Concept Plan

The parameter concept plan as shown in figure 4 illustrates the arrangement and area of the different land uses for site 1. The site consists of predominantly residential development, with the number of houses allocated by the Neighbourhood Plan. Public open space surrounding a children’s play area acts as a focal point. The site will also provide pedestrian/ cycle access to the surrounding development.

The retained and enhanced landscape buffer edge suggested around the perimeter of the development would reduce the visual impact of the development.

The main vehicular access is from the north west of the site providing access to the commercial development.

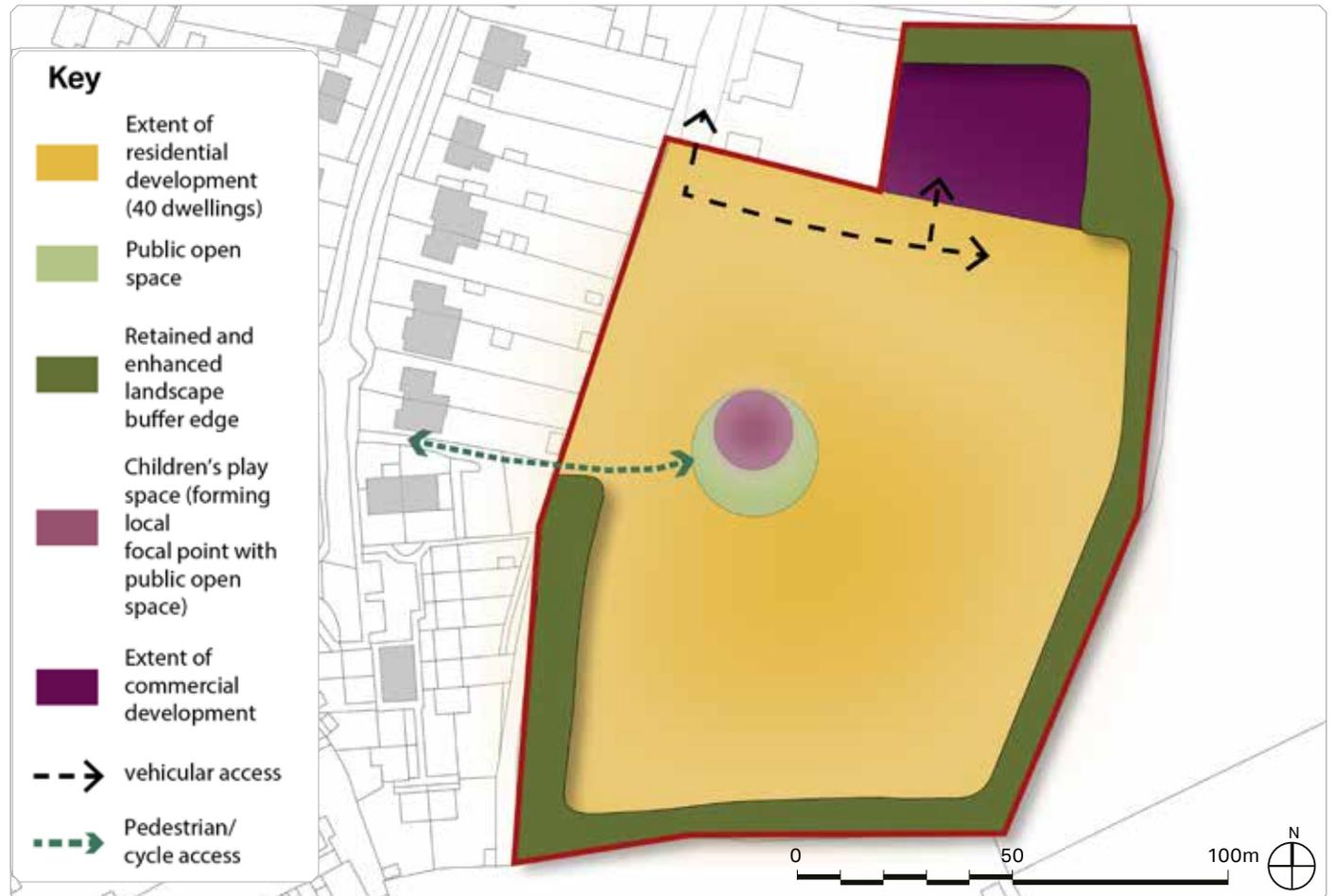
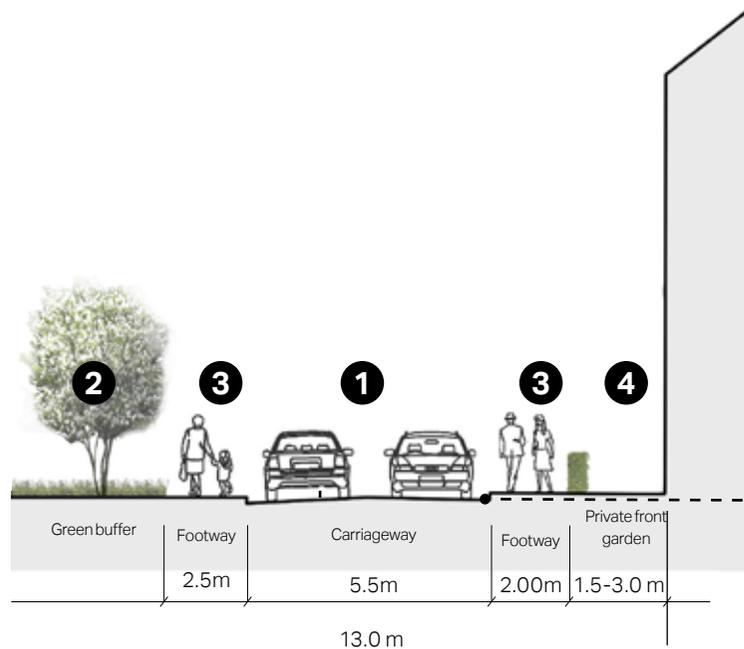
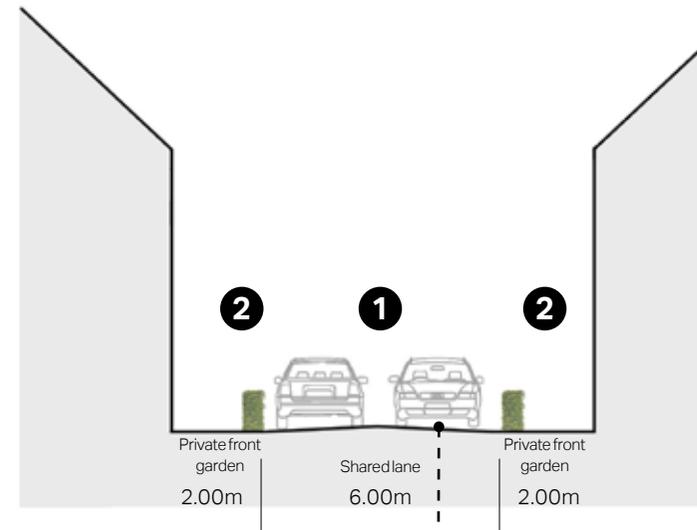


Figure 4: Site 1- Parameter Concept plan.

2.1.4. Design Code



1. Carriageway.
2. Green buffer to reduce the visual impact on new development.
3. Footway.
4. Residential frontage with boundary hedges and front gardens.



1. Shared lane (local vehicle access, cyclists, and pedestrians).
2. Residential frontage with front hedges and gardens

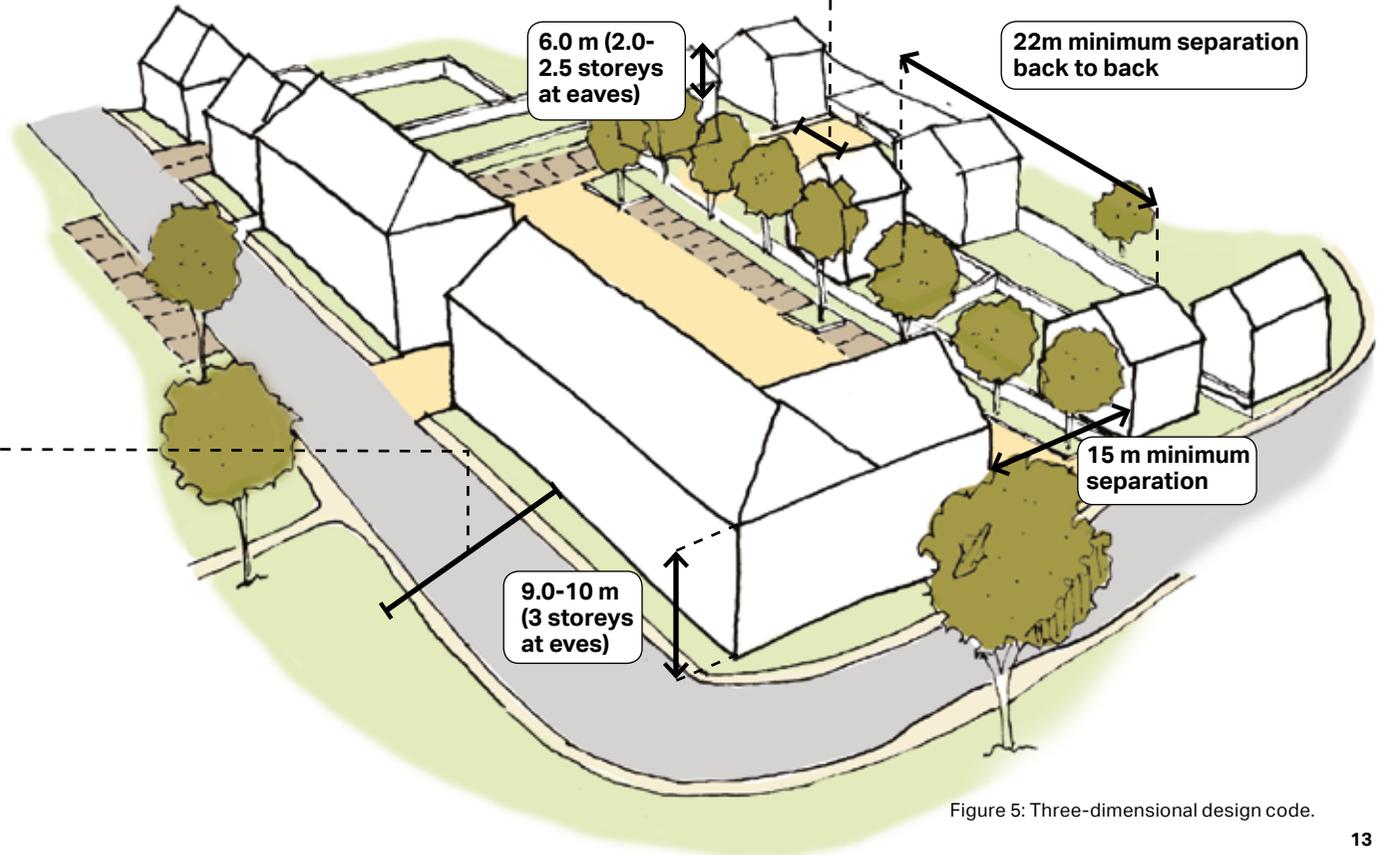


Figure 5: Three-dimensional design code.

2.2. Site 2: The Croft

2.2.1. Site Analysis

Opportunities

- Proximity to the town centre
- Proximity to community facilities and
- Discrete development cluster.

Constraints

- Cluster of woodland dominating the site
- Main road access route lies within flood risk zone (surface water)
- Narrow access route to site and
- Low public transport connectivity.



Figure 6: Site 2- Site analysis.

2.2.2. Masterplan

N° of Rooms	1B	2B	3/4B	Total
Count	0	4	12	16



Figure 7: Site 2 - Indicative site layout plan.

2.2.3. Parameter Concept plan

The main vehicular access is from the north west of the site leading to the residential development. An enhanced landscape buffer edge is designed along the perimeter to reduce the visual impact of the development.

The location of the children’s play area is proposed within the public open space to the north.



Figure 8: Site 2- Site analysis.

2.2.4. Design Code

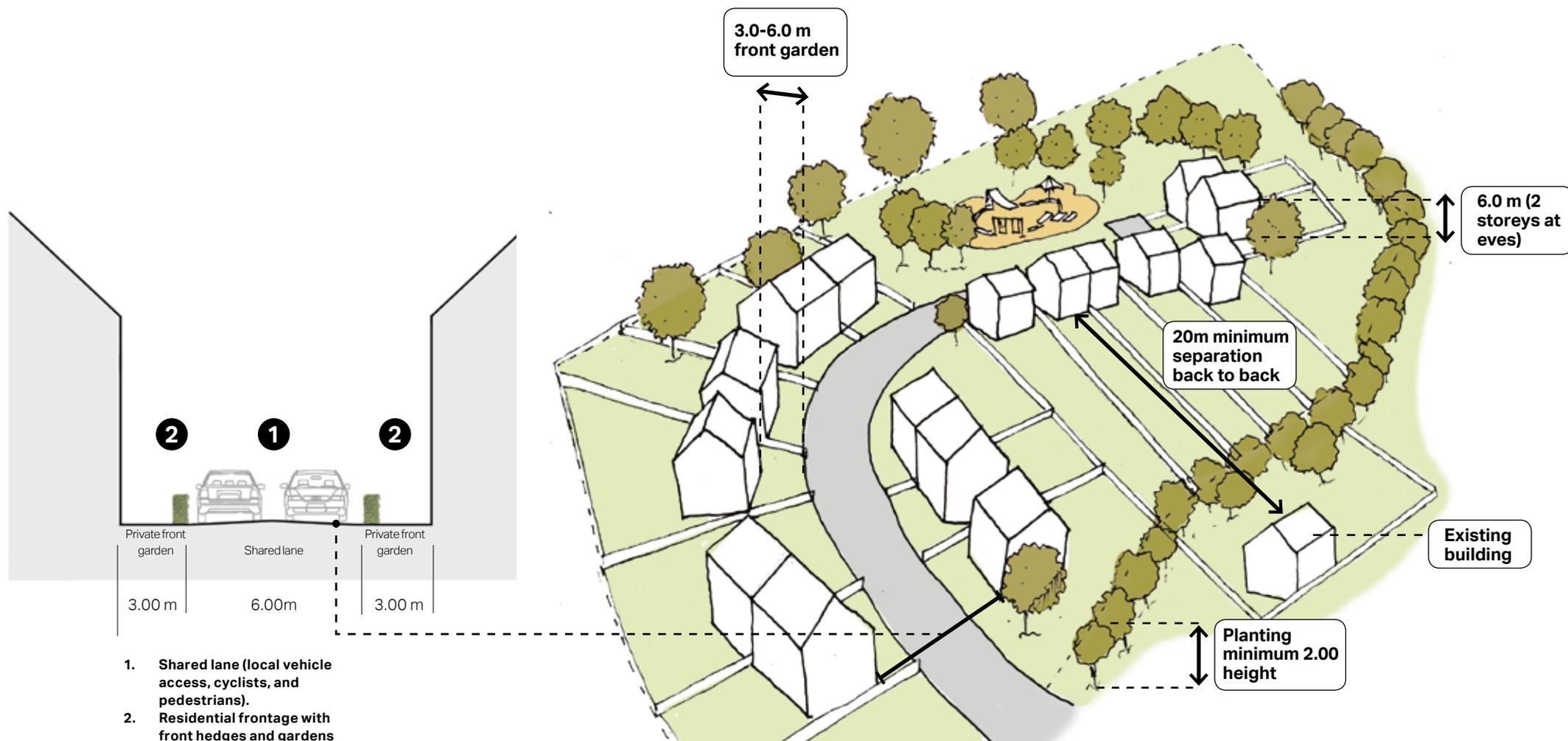


Figure 9: Three-dimensional design code.

2.3. Site 3: Four Trees

2.3.1. Site Analysis

Opportunities

- Proximity to the town centre
- Discrete development cluster and
- Size of the site can offer a rural feel.

Constraints

- Main traffic access route lies within flood risk zone (surface water)
- Site partly lies in the flood risk zone
- Lack of proper access route
- Existing structures on site
- Low public transport connectivity
- Far from town centre
- Site lies on the edge of the parish boundary and
- Part of the site overlaps with the Woodland Priority Habitat Network and Priority Habitat Inventory Deciduous Woodland.

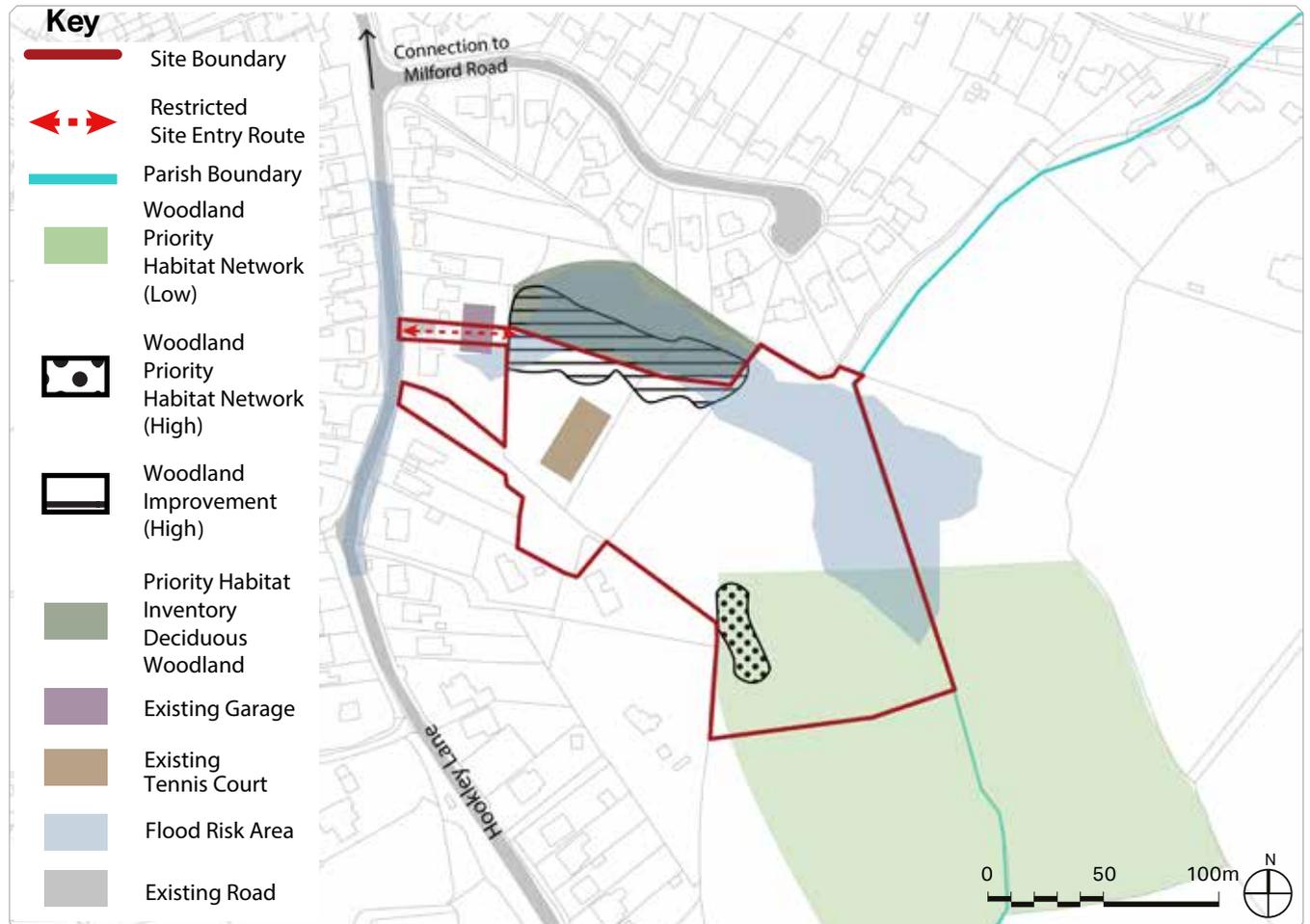


Figure 10: Site 3- Site analysis.

2.3.2. Masterplan

N° of Rooms	1B	2B	3/4B	Total
Count	0	3	8	11



Figure 11: Site 3 - Indicative site layout plan.

2.3.3. Parameter Concept Plan

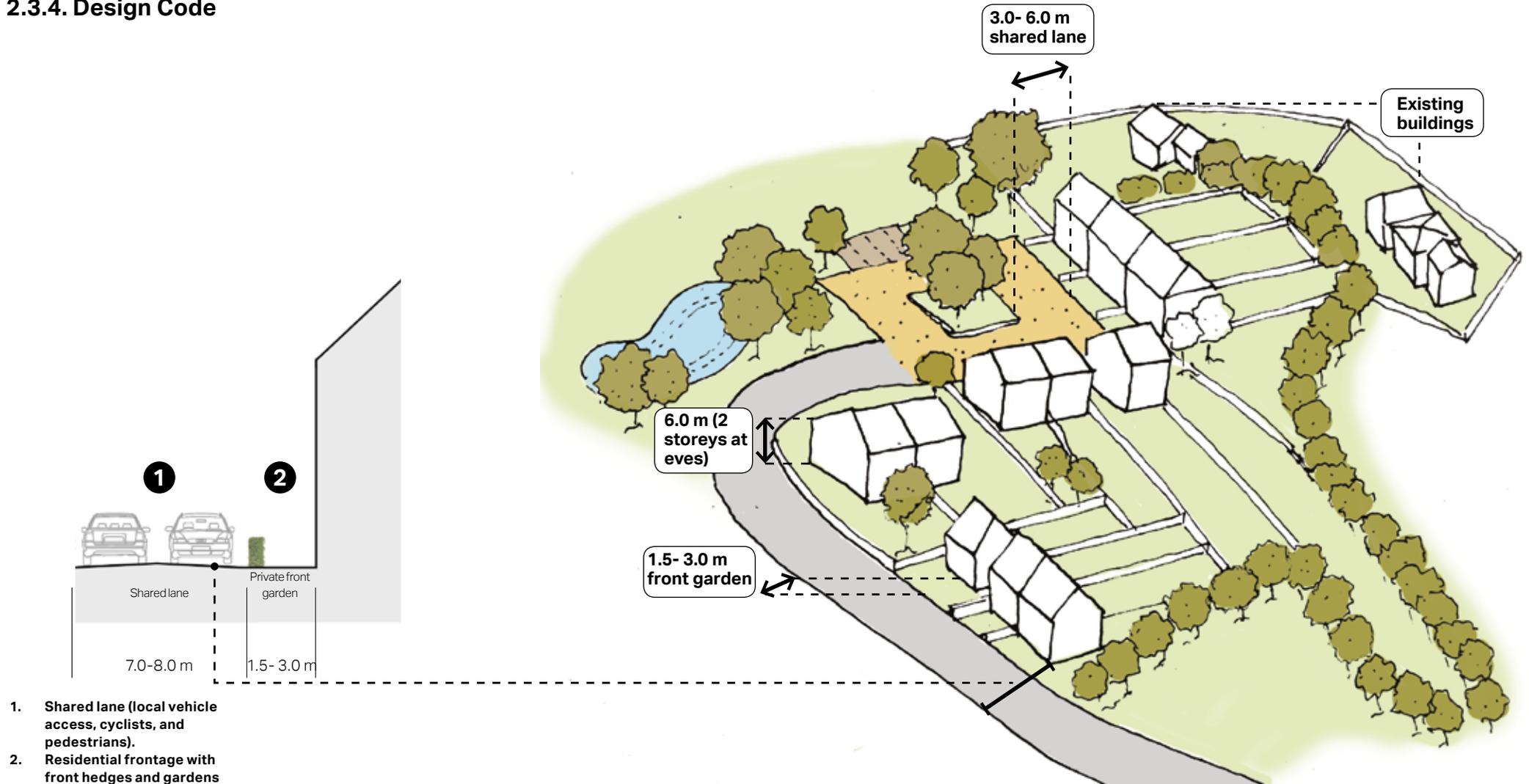
The residential area is concentrated to the north of the site allowing for the retention of existing hedgerows. The SANGS to the south of the development accommodates the existing Woodland Priority Habitat Network whilst also offering extensive public open space. An enhanced landscape buffer edge surrounding the public open space will reduce the visual impact of the development.

The vehicular access is suggested from the north west of the site.



Figure 12: Site 3- Parameter Concept plan.

2.3.4. Design Code



1. Shared lane (local vehicle access, cyclists, and pedestrians).
2. Residential frontage with front hedges and gardens

Figure 13: Three-dimensional design code.



A dirt path leads through a lush green field. On the left, a wooden fence with three strands of barbed wire runs parallel to the path. The field is filled with various green plants and grasses. In the background, there is a dense line of trees. On the right side of the path, there is a large, leafy plant, possibly a grapevine, which is partially obscured by the text.

**DESIGN
PRINCIPLES**

03

3. DESIGN PRINCIPLES

3.1. Design Principles

The aim of this section is to set out the guidance that will influence future design and development in Elstead. Where possible, images from Elstead are used to exemplify the guidelines. Where these images not available, best practice examples from elsewhere have been used.

BUILDING ROOFLINE



Figure 14: Roofline alignment.

- The roofline should be generally consistent with the existing buildings roofline in terms of height and variation;
- Long continuous rooflines should be considered bad practice and variation introduced instead to create an interesting streetscape by means of, for example, dormers, different heights, hip roofs and the like;
- The roof material should be coherent with existing finishes in the village such as tiles: plain, interlocking or slated. Form wise, there is a variety of gables, half gables and hips. Pitches vary with building size orientation and architectural intent. Flat roof could be considered depending on location and adjacency with other buildings.

The Elstead Village Design Statement adopted in 1995 by Waverley Borough Council has also informed these guidelines jointly with a recent site visit analysis carried out by AECOM urban designers.

BUILDING HEIGHT



Figure 15: 2/3 storey housing.

- The buildings in the village are, in general, 1 to 2.5 storeys, a notable exception to this being Elstead Mill on the Farnham Road. Building mass, thus, should be sensitive of this context;
- In general 1 to 2.5 storeys at eaves should be allowed. 3 storey buildings could be allowed depending on views, location and when the local character and sense of place is enhanced. These buildings should use architectural language to break their mass;
- All building elevations should be designed with equal care and design details to create a well integrated overall composition.

HOUSING TYPOLOGY



Figure 16: Example of semi-detached properties.

- The existing typology is that of family homes in terraces, semi and detached homes. New buildings should be built in a way to be in harmony with neighbouring housing typologies;
- It is recognised that flats or retirement homes require a different typology of building with larger mass and presence. These buildings will need to address their context to avoid jarring proposals.

BIN AND CYCLE STORAGE

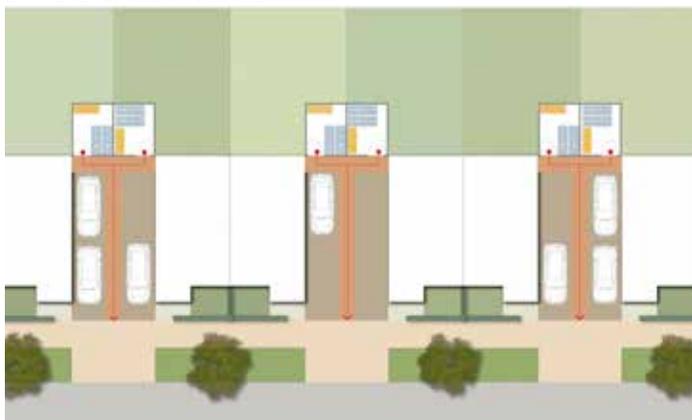


Figure 17: Indicative layout of a bicycle and bin storage areas.

- New properties should define a specific space/enclosure for bikes. As a general rule it should be at least one bike space per bedroom;
- Bike storage enclosures could be designed used as part of the property boundary and/or combined with waste storage.

BOUNDARY TREATMENT



Figure 18: Low wall and planting used as a boundary treatment.

- Front of property boundaries should be defined by a mix of low walls/vegetation/ironmongery. Traditional materials recommended are ironstone and sandstone as well as hedging;
- New development should aim to retain and/or improve existing walls and hedges.

CAR PARKING



Figure 19: Example of on-plot residential car parking softened by landscape.

- Car parking design should be combined with landscaping to minimise visual impact and to blend with the existing streetscape;
- When needed, residential car parking can be a mix of on-plot side, front, garage, and courtyard parking, and complemented by on-street parking.

LANDSCAPE AND GREENERY



Figure 20: Natural landscaping along road.

- All new development and alterations to existing areas, should contribute to the green feel of the village. Gardens, car parking areas and open areas in general, should be landscaped in order to preserve this effect. Properties should tend to have a proportioned front and rear with a planting scheme enhancing the green feel of the village.

PLAY AREAS



Figure 21: Children's play area overlooked by surrounding buildings.

- Buildings should overlook play areas and public spaces and where possible and appropriate make them central to the neighbourhood;
- Play areas could also include elements relating to nature and landscape. The equipment and fittings considered should be of high quality, durability and conforming to the relevant standard.

STREET AND SHARED SURFACES



Figure 22: Road with pavement on one side with greenery.

- Streets should be overlooked by properties and provide adequate dimensioning according to their hierarchy;
- Secondary and tertiary roads should benefit from horizontal and visual traffic calming. On tertiary roads, shared surfaces could be introduced to enhance character by using softer looking materials and planting.

ARCHITECTURAL DETAIL



Figure 23: Window detail embedded in roof.

- Buildings should be designed in harmony and proportional to each other.
- Details and materials on new buildings should take cues from the surrounding context.

VIEWS AND LANDMARKS



Figure 26: View terminating with a tree and open space.

- New developments should preserve existing valued views. Where this is not possible, they should mitigate the impact on the views by introducing screening plantation.
- Landmarks should be introduced as means to visually guide inhabitants through places whilst reinforcing the sense of place.

MATERIALS AND BUILDING DESIGN



Figure 24: Example of stone used in Elstead.

- Typical materials to be used for walls in Elstead consist of painted weatherboard, stone and red brick quoins. Roofs are mostly built by slate, plain tile, tile verge plain tile hanging, hips contrasting brick quoins, and interlocking tiles. Reference could be made to Victorian and Georgian sash windows and/or proportions, painted plaster diamond leaded window, bargeboards and timber casement.

LEGIBILITY AND WAY FINDING



Figure 27: Memorable planting and artwork to help people find their way.

- Preserve distinctive built or natural elements that help people navigate the neighbourhood. At a local level these elements could be a distinctive house, public art or even an old and sizeable tree;
- In new development clear lines of sight and distinctive buildings or details should be introduced, particularly at access points and important junctions.

ECO-DESIGN



Figure 25: An example of green wall.

- Green roofs and green walls are generally acceptable, particularly in the context of blank façades and boundary walls, but should consider the context;
- Ensure the design, materials and proportions complement the surrounding landscape.

CORNERS AND ENCLOSURE



Figure 28: Narrow street with greenery at edges.

- Buildings should be designed to turn corners and terminate views.;
- Built form should aim to create enclosure on public spaces and streets.

3.2. Design Evolution

The following page shows the evolution of the masterplan and capacity testing for all three sites.

SITE 1



Figure 29: The first masterplan for Sunray Farm with 42 dwellings.



Figure 30: The second masterplan for Sunray Farm with 52 dwellings.

SITE 2



Figure 31: The first masterplan for The Croft with 10 dwellings.



Figure 32: The second masterplan for The Croft with 16 dwellings.

SITE 3



Figure 33: The first masterplan for Four Trees with 9 dwellings.



Figure 34: The second masterplan for Four Trees with 11 dwellings.

Site Ref	Site description	No of dwellings in the first masterplan	No of dwellings in the second masterplan
Site 1	Sunray Farm	42	52
Site 2	The Croft	10	16
Site 3	Four Trees	9	11
Total		61	79

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