



AECOM

WALLINGTON

Design Guidelines and Codes

Final Report

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Quality information

Prepared by	Checked by
Jimmy Lu Senior Urban Designer	Ben Castell Director
Stela Kontogianni Graduate Urban Designer	

Revision History

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0	24-12-20	Research, site visit, drawings	Stela Kontogianni	Graduate Urban Designer

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Introduction

01



1. Introduction

This section provides context and general information to introduce the project and the area of study.

1.1 Background

Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been commissioned to provide design support to Rushden and Wallington Parish Council for the parish of Wallington.

The Neighbourhood Plan Working Group is making good progress in the production of the Wallington Neighbourhood Plan which is currently being written. The Rushden and Wallington Parish Council has requested to access professional advice on design codes

to influence the design of new development and conversions in the Neighbourhood Plan area. The objective is to ensure that they remain sympathetic to the Parish's existing built environment and historic character while leaving room for architectural innovation and retaining open space.

This document provides advice to address the Parish Council's concerns on the aforementioned design elements. It also supports Neighbourhood Plan policies that guide the design of any future development proposals in order to create distinctive places that are well-integrated with the existing settlement and to promote high-quality built forms.

It must be noted that the area of study covers most of the Parish with the exception of the areas near Shaw Green and Redhill to the south and south-east. A map of the study area is shown in Figure 1.

1.2 Objectives

The main objective of this report is to develop design codes for the Neighbourhood Plan that will inform the design of future planning applications and residential developments in the Neighbourhood Plan Area. In particular, it elaborates on key design elements that were agreed with the Neighbourhood Plan Working Group at the outset of the project, namely:

- Local historic character.
- Infill development and conversions.
- Preservation of open space.

1.3 Process

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

- Initial online meeting and virtual site visit.
- Site visit.
- Preparation of design principles and guidelines to be used to inform the design of the Neighbourhood Plan Area and future developments.
- Draft report with design guidelines.
- Final report.

- 1** Initial meeting between AECOM and the Rushden and Wallington Neighbourhood Planning Group. As this was during the national Covid 19 lockdown, a joint virtual site visit was carried out via Microsoft Teams and Google Streetview.
- 2** Urban design and local character analysis.
- 3** Preparation of design principles and guidelines to be used to inform the design of the Neighbourhood Plan Area and future developments.
- 4** Draft report with design guidelines.
- 5** Submission of a final report.

1.4 Area of study

Wallington is a village and civil parish in North Hertfordshire that shares a joint Parish Council with neighbouring Rushden. This study relates to its Neighbourhood Plan Area which is slightly smaller than the parish boundary in that omits the Shaw Green and Redhill parts of the parish at its southern and south eastern areas. Figure 1 shows the parish boundaries and the study area.

The Parish is located 5 and 7km east of Baldock and Letchworth Garden City respectively, 11km north of Stevenage, 9km south-west of Royston, and 22km north-west of Bishop's Stortford. It borders the parishes of Sandon to the East, Rushden to the south, and Clothall to the west. The A505 forms its northern border with the parishes of Bygrave and Ashwell.

The centre of the village is located at the junction between Kit's Lane and The Street.

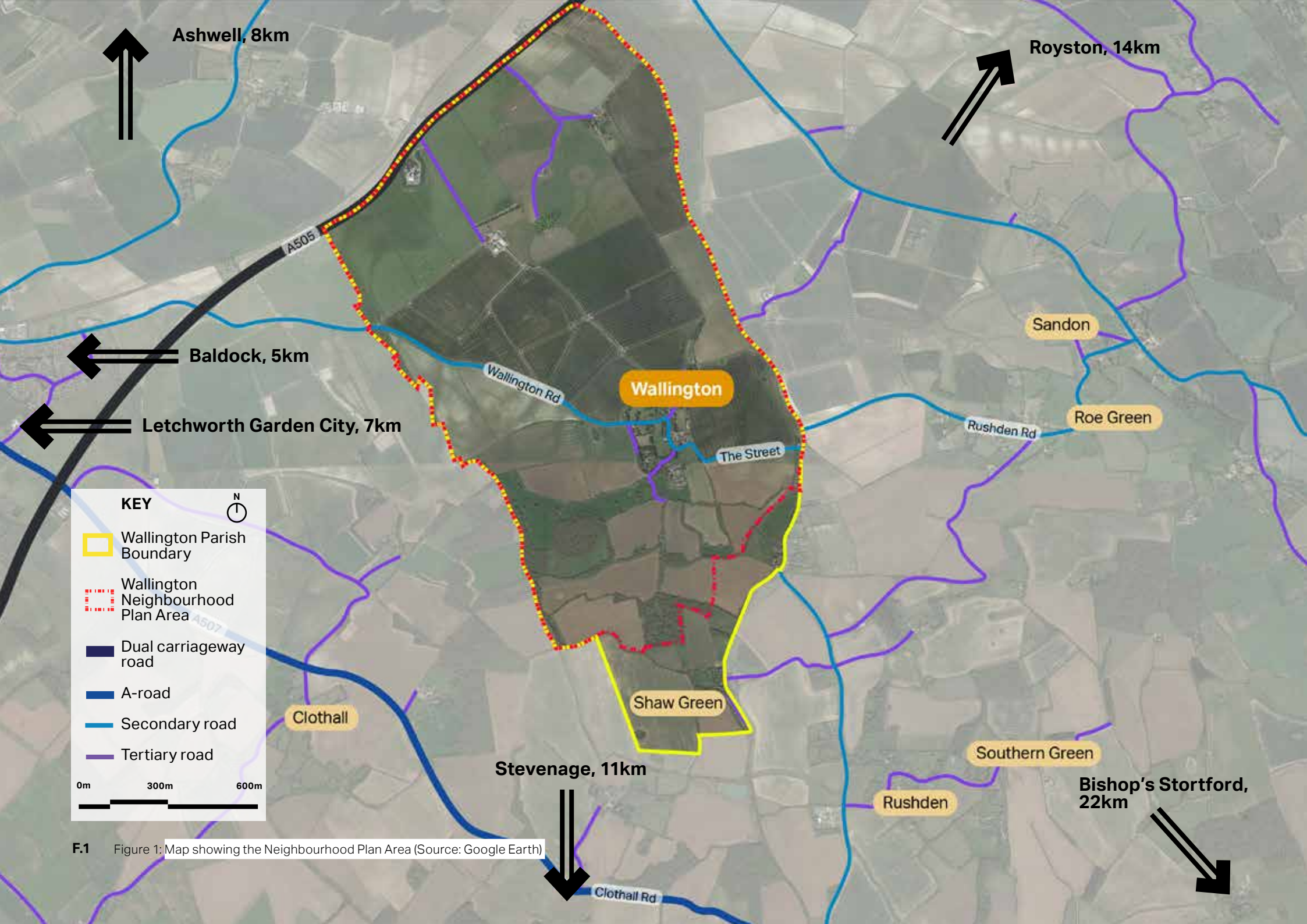
Wallington has retained many buildings that were built in the local Hertfordshire vernacular styles and are protected by a Conservation Area. The Parish has 22 listed buildings and structures, including the Grade II*-Listed St Mary's Church. Two of these are in Redhill and outside the scope of this study.

It is noted for its association with author and former resident George Orwell whose novel Animal Farm contains many allusions to local features in Wallington.

The Parish is heavily dominated by open space. Areas of green and open space include the church yard of St Mary's, the corner of Kits Lane, the Spinney, the Wick, Duck Pond, Well Pond, Carter's/Parson's Pond, and Wallington Common.

The Parish has no remaining retail, schools, or public transport. The nearest train stations are located in Baldock and Ashwell & Morden, 5 km west or north of the village. The closest primary school is in Sandon.

At the 2011 census the Parish population was 150.



F.1 Figure 1: Map showing the Neighbourhood Plan Area (Source: Google Earth)



Local Character Analysis

02

2. Local Character Analysis

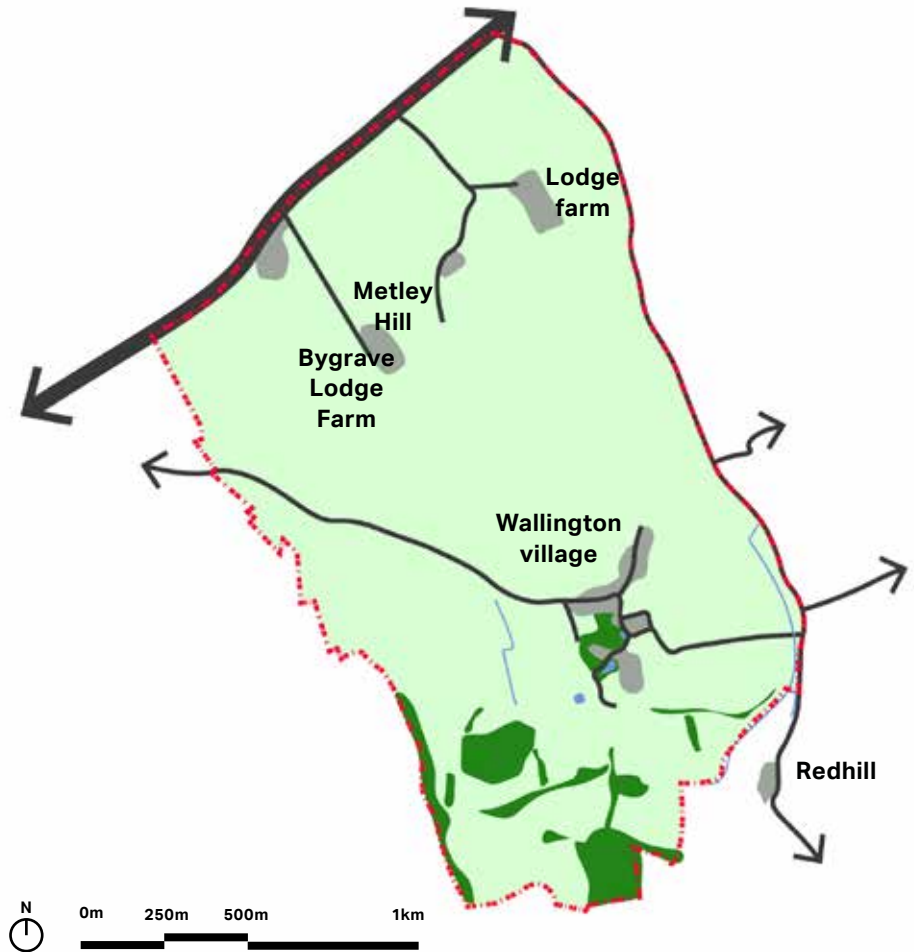
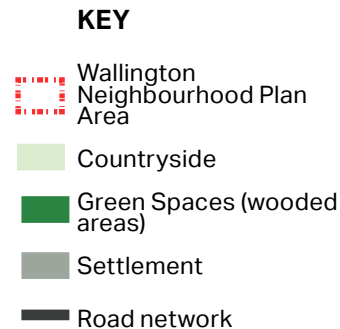
This section analyses the local context of the village, the key constraints and opportunities, as well as the special characteristics.

2.1 Wallington's structure

Wallington Neighbourhood Plan Area is centred on an area that has remained predominantly rural despite the proximity of large settlements such as Letchworth Garden City and Stevenage.

The village of Wallington is the largest settlement in the Neighbourhood Plan Area, located at the crossroads between The Street and Kit's Lane and forms the main settlement.

In addition, there are clusters of agricultural buildings to the north: Bygrave Lodge Farm, Metley Hill and Lodge Farm. Small settlements to the south, Shaw Green and part of Redhill, are not included within the Neighbourhood Plan area.



F.2 Figure 2: Diagram showing the structure of Wallington Neighbourhood Plan Area

2.2 Heritage assets

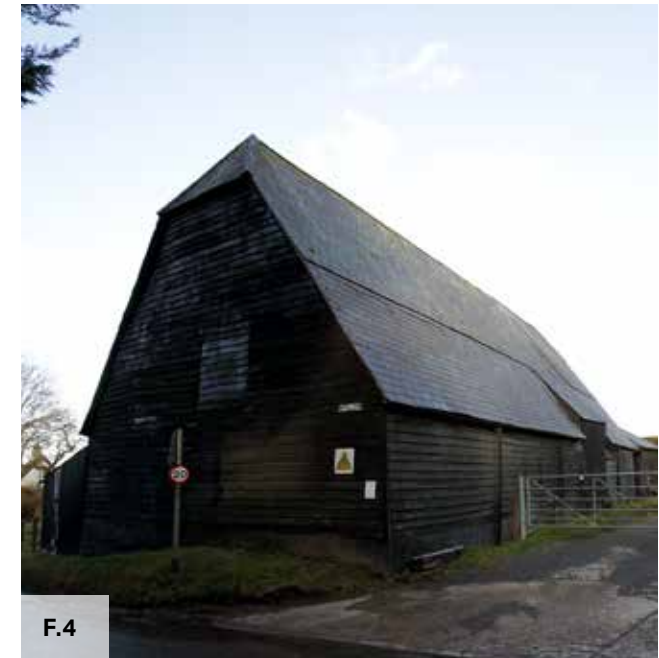
Wallington contains many noteworthy examples of the vernacular architecture of Hertfordshire that use local traditional materials such as clay roof tiles and timber weatherboarding. More details can be found later in the 'Materials and building details' section in Chapter 3.

As a recognition of its architectural heritage, the village has been protected by a Conservation Area since 1969. The Parish has 22 listed buildings and structures, 20 of which are located in the Wallington Neighbourhood Plan Area, whilst the other two are found to the south in Redhill. More information on the built heritage can be found in the 2019 [Wallington Conservation Area Character Statement](#).

Noteworthy buildings include St Mary's Church (Grade II*), the Village Hall (not listed), and George Orwell's former residence on Kit's Lane (Grade II).



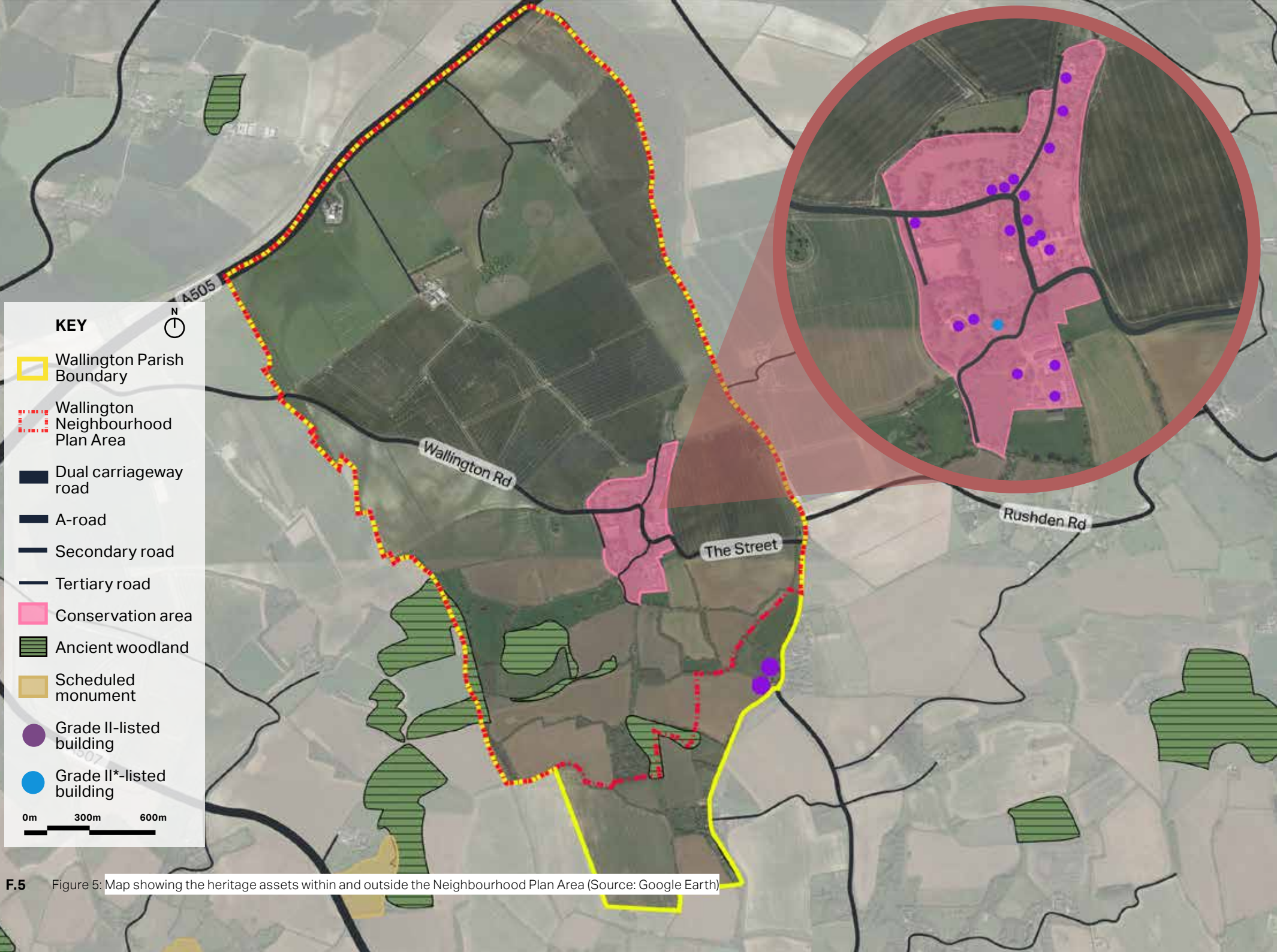
F.3



F.4

Figure 3: Listed building, former residence of George Orwell, located on Kit's Lane

Figure 4: Listed barn located on The Street



F.5 Figure 5: Map showing the heritage assets within and outside the Neighbourhood Plan Area (Source: Google Earth)

2.3 Settlement pattern and built form

The settlement pattern closely follows the sinuous layout of the few country roads that cross the Parish.

The layout of the settlement is informal and spacious, with clusters of houses and agricultural buildings separated by green gaps formed by small meadows. As a result, most properties back onto and/or face open countryside.

Buildings are predominantly detached houses with a minority of semi-detached. There is considerable variation in parcel shapes, dimensions and layouts, but most houses have front gardens of various depth that create irregular recesses from the roads. Most residential buildings in the village directly front the roads, whilst the agricultural buildings are arranged in small clusters with a common access.

Outside the village of Wallington, the Neighbourhood Plan Area only has isolated farmsteads, a radio monitoring station, and anaerobic digestion facilities.

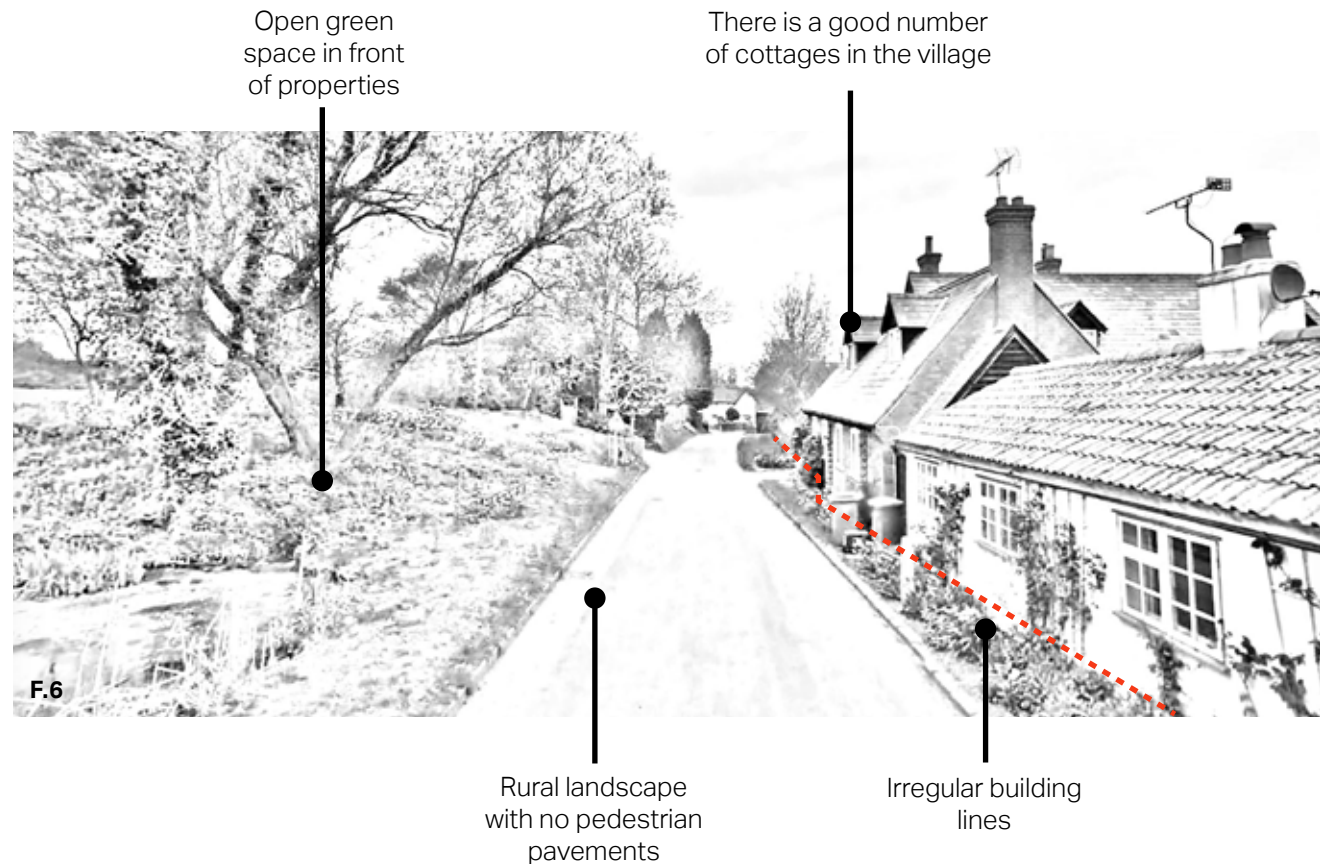


Figure 6: View to illustrate the prevailing settlement pattern in the village, The Street

2.4 Streets and public realm

The road network in Wallington is very sparse and is formed almost exclusively by narrow country roads that follow an organic and sinuous pattern.

The only major road is Royston Road (A505) forming the northern boundary of the Parish and located 2 km north of the village, as shown in Figure 5.

Kit's Lane and The Street are the only two roads in the village. Both are narrow and organic and neither are equipped with pavements apart from an area outside The Plough at the north western end of The Street.

The roads are framed by dense vegetation formed by landscaped hedges, ditches, and in many places mature trees. In the village, the public realm may also be delineated by low garden enclosures in the forms of timber fences, hedges, stone, or brick retaining walls.

The limited road network is complemented by a denser set of footpaths and bridleways,

including the historic routes of the Icknield Way and Hertfordshire Way, that connect the main village with the open countryside and neighbouring settlements.

Royston Road (A505), however, remains a major pedestrian barrier due to the lack of footways and dedicated pedestrian crossing facilities.

Narrow, organic street network with no pavements



F.7

Open spaces, dense vegetation, hedges and mature trees are framing the roads

Boundary treatments to separate public and private spaces

Figure 7: View to illustrate the prevailing street network, The Street

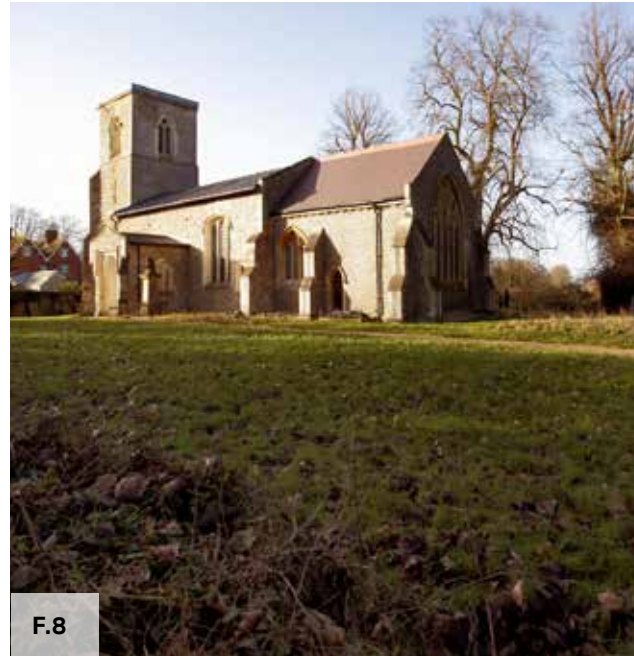
2.5 Open spaces

Due to its low population and its agricultural character, the Parish is dominated by open spaces in the forms of open fields and small areas of woodland, e.g. The Spinney on Kit's Lane and the small area of woodland at the junction of Kit's Lane and The Street.

The simple layout of the village also makes open space highly visible and accessible to residents.

Wallington has a number of areas of open space, either formal or informal, that are accessible and used for recreational purposes. These include: St Mary's Churchyard, Wallington Common, the small play area next to the Village Hall, as well as Well Pond and Carter's/ Parson's Pond. The Parish does not have dedicated greens or sport pitches; the nearest sport facilities are located in neighbouring Roe Green.

There are also designated areas of ancient woodland to the south including Wallington Common. Scheduled Monuments are found south, outside the neighbourhood plan area, but in close proximity.



F.8

Figure 8: St Mary's Churchyard, The Street, is an open space that can be used for community events



F.9

Figure 9: The play area next to the Village Hall is an open space used by families, The Street



F.10 Figure 10: Map showing the green infrastructure and footpaths within and outside the Neighbourhood Plan area (Source: Google Earth)

2.6 Building heights and roofline

Due to the dominance of detached houses and the spacious layout of Wallington, the roofline in the village is informal and irregular.

Buildings do not exceed two storeys in height, although some agricultural buildings are bulkier.

Buildings in the Neighbourhood Plan Area have a variety of roof orientations and shapes. Most roofs are covered in traditional clay or slate tiles, while more recent buildings may use non-traditional cladding. A few houses have well-preserved thatch roofs. A small number have dormer windows following loft extensions or at gable ends, and a small number also have cellars.

Due to the gently undulating topography, mature tree canopy, and low number of buildings, the village is almost invisible from approaching roads and footpaths. The only buildings clearly visible at any distance from outside the village are the church as well as Manor and Bury farmhouses.

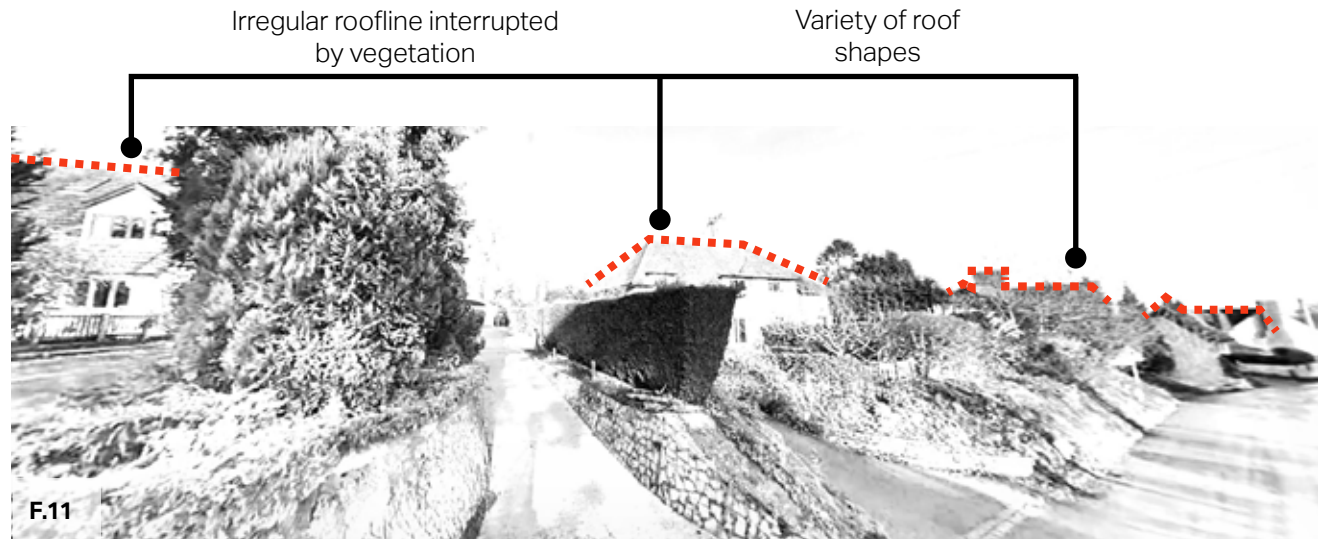


Figure 11: View to illustrate the roofline pattern in the village, Kit's Lane

Figure 12: View to illustrate the roofline pattern in the village, junction of Kit's Lane and The Street

2.7 Car parking

Most vehicle parking is off-street on private properties in the form of driveways, front garden parking, or garage buildings affixed to the side of houses.

Larger properties have more spacious room for cars in front gardens.

Parking areas in most properties is screened by landscaped hedges, which limits the impact of parking on the rural character.

There are no formally designated car parks, however there is a lay-by for up to 6 vehicles on the south side of Kit's Lane and an informal off-street car park on the private land north of the house known as The Plough.



Figure 13: Example of driveway on-plot parking in a property located along The Street

Figure 14: Example of front garden parking in a property located along Kit's Lane



**National Guidance that
must be followed**

03



3. National guidance that must be followed

3.1 National Design Guide

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It introduces 10 characteristics and 29 related principles that are common to well-designed places.

Building for a Healthy Life

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods.

The new name reflects the crucial role that the built environment has in promoting well-being.

The BHL toolkit sets out 12 questions to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

3.2 Manual for Streets

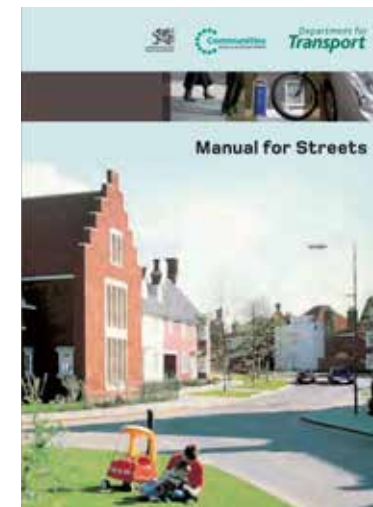
Major development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts and place the needs of pedestrians and cyclists first.

National Design Guide

Planning practice guidance for beautiful, enduring and successful places



 Ministry of Housing, Communities & Local Government





Design Guidance and Codes

04

4. Design Guidance and Codes

The aim of this chapter is to develop design guidelines and codes for future development that consider the local character and can enhance local distinctiveness by creating good quality developments and thriving communities.

4.1 General principles

A brief reference to general design principles will be mentioned before the main part of the design guidance with reference to Wallington Neighbourhood Plan Area.

The guidelines developed in the document focus on residential environments. However, new housing development should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, considering not only the

immediate neighbouring buildings but also the townscape and landscape of the wider locality.

The local pattern of streets and spaces, building traditions, materials and natural environment should all help to determine the character and identity of a development.

It is important with any proposal that full account is taken of the local context and that the new design embodies the 'sense of place' and also meets the aspirations of people already living in that area.

As a first step, there are a number of design principles that should be present in any proposal. In particular, new development should:

- Respect the existing settlement pattern in order to preserve the character.
- Integrate with existing paths, streets, circulation networks.

- Reinforce or enhance the established character of streets, greens and other spaces.
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use.
- Retain and incorporate important existing features into the development.
- Respect surrounding buildings in terms of scale, height, form and massing.
- Adopt contextually appropriate materials and details.
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other.
- Aim for innovative design and eco-friendly buildings while respecting the architectural heritage and tradition of the area.

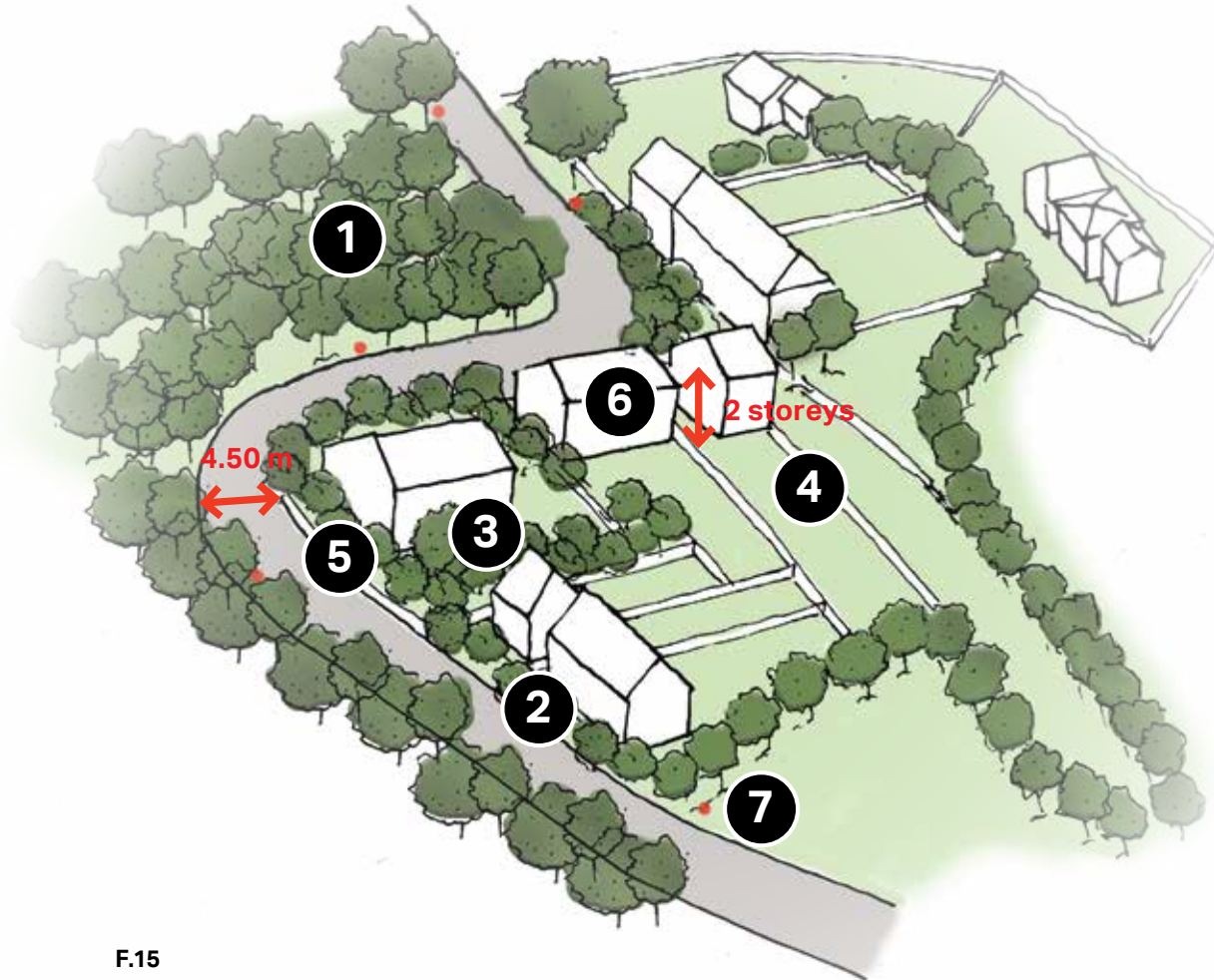
4.2 Site layout and open space principles

Patterns of growth and layout of buildings

- New developments must respect the rural character of the village and the existing patterns and layout of buildings.
- New development must respect the unusual nature of the village topography whereby buildings other than the church and farms are not clearly visible from outside the village. As a result, the village is largely screened from incoming views. To preserve this characteristic of the village, developments on infill and brownfield sites will be preferred over those located at the edge of the settlements.
- New developments must demonstrate a good understanding of the scale, height, building orientation, enclosure, and façade rhythm of the surrounding built environment.
- Boundary treatment should include hedgerows and trees to fit nicely into the surroundings and create a feeling of enclosure. Long, medium height brick walls should be avoided as they diminish the rural character.
- New properties should have a variety of setbacks from the edge of the road with rich vegetation, where possible, on front gardens.
- Any proposal that would adversely affect the physical appearance of the rural lane or give rise to an unacceptable increase in the amount of traffic, noise, or disturbance would be inappropriate.
- Appropriate signage should be incorporated along the road to indicate speed limits, which are 20 mph.

Patterns of growth and layout of buildings

1. Green infrastructure should be protected and enhanced where appropriate.
2. Front gardens, where possible, should be delineated with soft landscape elements and vegetation.
3. Green gaps between properties should be preserved, where possible, whilst tall masonry walls should be avoided.
4. Good sized back gardens with views to the countryside.
5. Variety in building lines should be preserved. Building setbacks should be irregular to enhance the rural character of the village.
6. Building heights should be around 2 storeys to be a good fit in the surroundings.
7. Appropriate signage indicating speed limits should be included. The material and style of those sign posts should be appropriate to the existing character of the village.



F.15

Figure 15: Illustrative plan for a rural edge development highlighting design elements, related to the pattern and layout of buildings

Green infrastructure

- New developments should respect the rich vegetation in the village and preserve it. They should also seek opportunities to enhance it to contribute to the local biodiversity.
- New developments should include proposals for footpaths which will be integrated with the existing network and aim to better connect the existing and proposed open spaces and countryside.
- The spacing of development should reflect the historic and rural character of the area (main village or outlying settlements) and allow for long-distance views of the countryside from the public realm, where these are characteristic. Existing trees and landscaping should be incorporated in the design of new developments.
- Landscape schemes should be designed and integrated with the open fields that currently border the village.

- Any trees, verges, or woodland lost to new development must be replaced. Native trees and shrubs should be used to enhance the rural character of the settlements.

- New developments should propose open spaces to allow for events and activities that enhance the social life of the community.

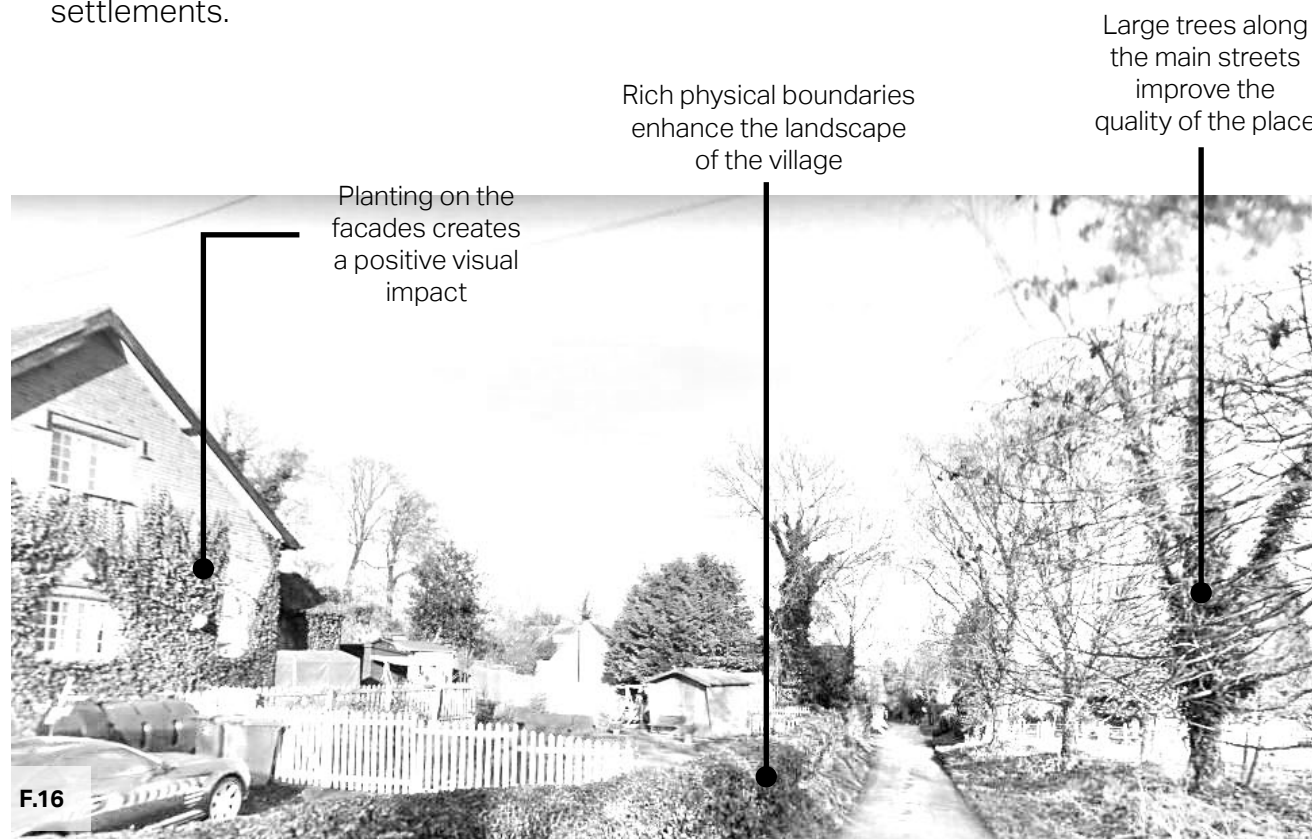


Figure 16: View to illustrate elements that compose the green infrastructure in the village, The Street

Trees

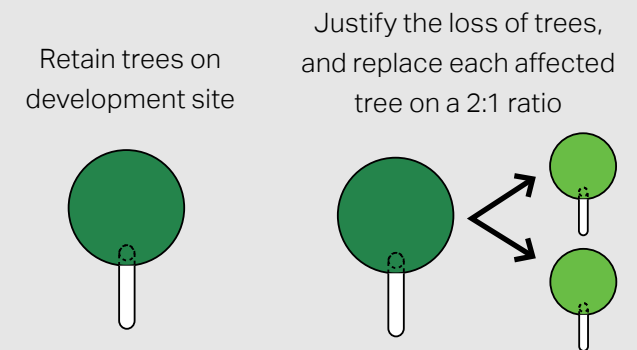
The abundance of trees is an important asset for a place. This is particularly important in Wallington due to its rural character.

Trees provide shading and cooling, absorb carbon dioxide, act as habitats and green chains for species, reduce air pollution and assist in water attenuation and humidity regulation. In addition, they add life to the landscape and enhance open spaces.

For these reasons, new developments should:

- Preserve existing mature trees, incorporate them in the new landscape design, and use them as landmarks where appropriate.
- Consider canopy size when locating trees; reducing the overall number of trees but increasing the size of trees is likely to have the greatest positive long-term impact.

- Existing tree root zones should be protected to ensure that existing trees can grow to their mature size. Root barriers must be installed where there is a risk of damaging foundations, walls, and underground utilities.
- New trees should be added to strengthen vistas, focal points, and movement corridors while retaining clear visibility of amenity spaces.
- New trees should be integrated into the design of new developments from the outset rather than left as an afterthought to avoid conflicts with above- and below-ground utilities.
- To ensure resilience and increase visual interest, a variety of tree species is preferred over a single one. Species must be chosen according to climate change resilience, adaptation to local soil conditions, environmental benefits, size at maturity, and ornamental qualities.



Views and landmarks

Well-designed streets, open spaces, and public realm, together with building forms, are crucial for places to create their own stories in people's minds.

Landmarks, vistas and focal points are the tools to achieve places that are easy to read and memorise, thus helping users to easily orientate themselves.

Creating short-distance views broken by buildings, trees, or landmarks helps to create memorable routes. Creating views and vistas allows easily usable links between places.

New houses should be oriented to maximise the opportunities for memorable views.

Development should be located away from ridge tops, upper valley slopes or prominent locations.

Planning decisions should always attempt to maintain or where possible enhance key views and vistas.

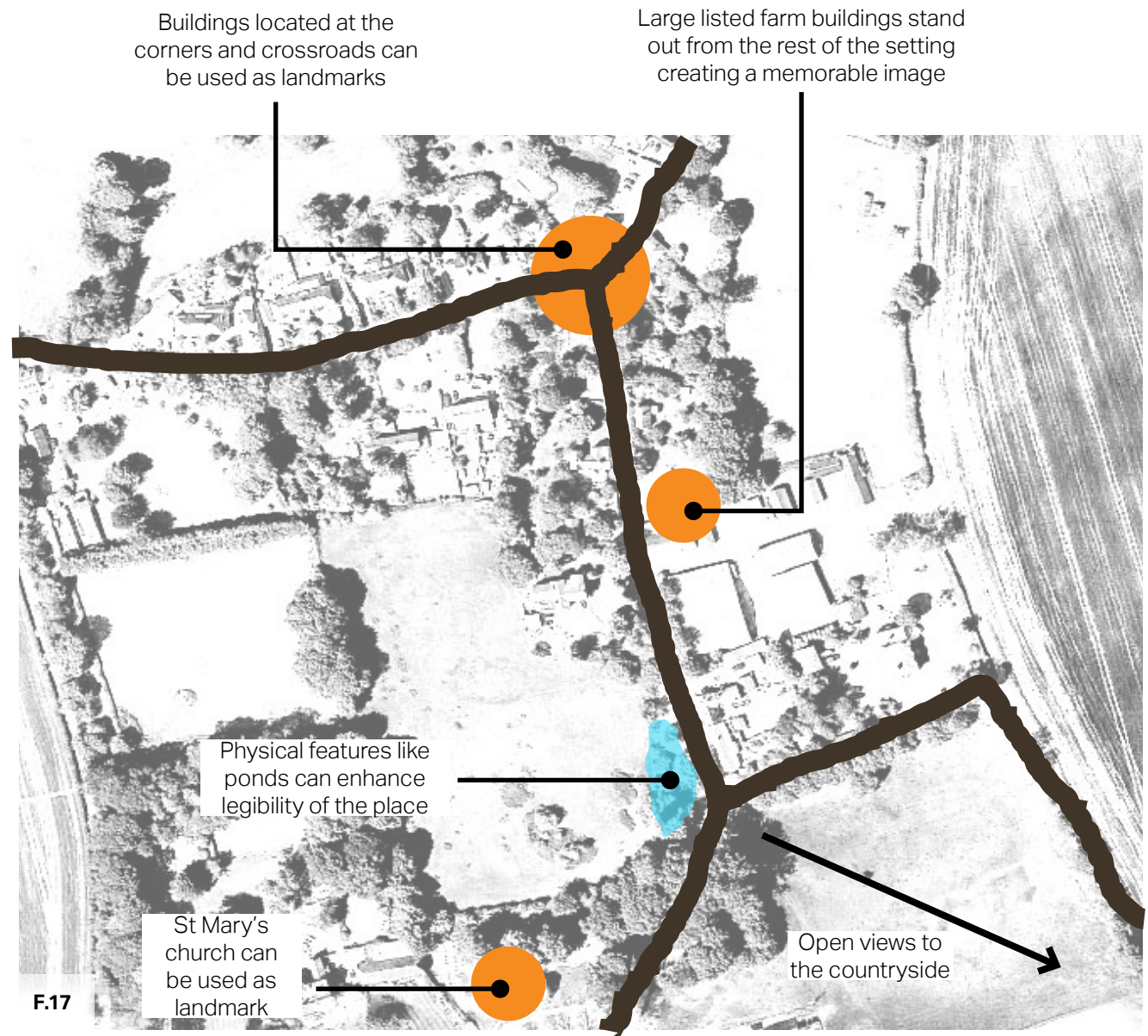


Figure 17: Sketch to illustrate the elements that can be used as landmarks and enhance legibility

Legibility and wayfinding

When places are well signposted, they are easier for the public to comprehend. People feel safer when they can easily memorise places and navigate around them. It is easier for people to orientate themselves when the routes are direct, particularly for people with dementia and related cognitive and sensory challenges.

- A familiar and recognisable environment makes it easier for people to find their way around. Obvious and unambiguous features should be designed in new development.
- Buildings which are located at corners, crossroads or along a main road could play a significant role in navigation.
- At a local level, landmark elements could be a distinctive house, public art, or even an old and sizeable tree.
- Signage is a common way of helping people to find their way to and around

a place. New signage design should be easy to read. Elements like languages, fonts, text sizes, colours and symbols should be clear and concise, and avoid confusion.

- Signage can also help highlighting existing and newly proposed footpaths and cycle lanes encouraging people to use them more.
- Signage elements and techniques should be appropriate to the character of the area and be a nice fit to the existing architectural style and details.



F.18

Figure 18: Signpost for a public footpath in the Neighbourhood Plan Area indicating the distance to and direction of the destinations.

Figure 19: Any element used for wayfinding purpose should respect the existing character of the village. Any proposal should be composed by local materials, aim to highlight key assets in the area (Nature sign design made from Forest Stewardship Council United Kingdom)



F.19



F.20

Figure 20: Signpost in the Neighbourhood Plan Area indicating the direction of public footpaths and recreational ways.

4.3 Built form

Building modifications and extensions

Extensions to dwellings can have a significant impact not only on the character and appearance of the building, but also on the street scene within which it sits.

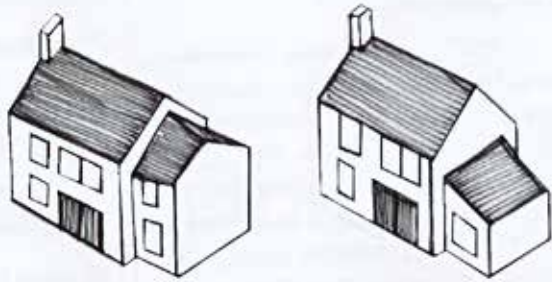
A well-designed extension can enhance the appearance of its street, whereas an unsympathetic extension can have a harmful impact, create problems for neighbouring residents and affect the overall character of the area.

The Planning Portal¹ contains more detailed information on building modifications and extensions, setting out what is usually permitted without planning permission (permitted development) as well as what requires planning permission.

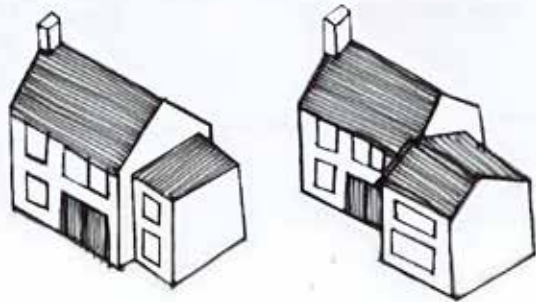
Some general principles of building modifications and extensions can be found below:

- Extensions must be appropriate to the scale, massing and design of the main building, and should complement both the streetscape and the rural setting.
- Alterations and extensions of historic buildings within a conservation area should preserve and where possible enhance the character of the Conservation Area.
- Extensions are more likely to be successful if they do not exceed the height of the original or adjacent buildings. Two-storey extensions, where appropriate, should be constructed with a pitch sympathetic to that of the existing roof.
- The design, materials and architectural detailing of extensions should be high-quality and respond to the host building and the local character of the Neighbourhood Plan area.
- The impact on the space around the building should avoid overlooking, overshadowing, or overbearing.

¹ Planning Portal. https://www.planningportal.co.uk/info/200234/home_improvement_projects



Good example for side extensions, respecting existing building scale, massing and building line.



Both extensions present a negative approach when considering how it fits to the existing building. Major issues regarding roofline and building line.

Design treatment in case of loft conversion:



Loft conversion incorporating skylights.



Loft conversion incorporating gabled dormers.



Loft conversion incorporating a long shed dormer which is out of scale with the original building.



Original roofline of an existing building.



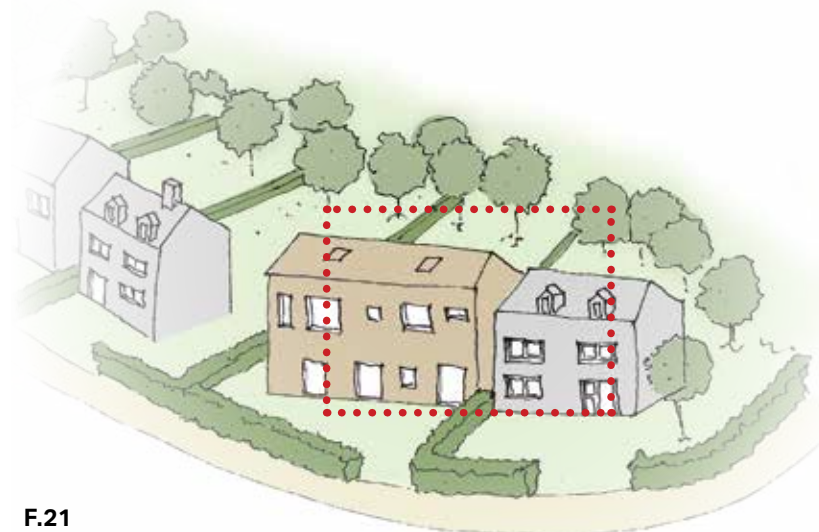
Loft conversion incorporating gabled dormers.



Loft conversion incorporating gabled dormers which are out of scale and do not consider existing window rhythm nor frequency.

Building scale and massing on infill development

- Infill development should complement the street scene and rural setting into which it will be inserted. It does not need to mimic existing styles but its scale, massing and layout need to be in keeping. These also need to be considered in relation to topography, views, vistas and landmarks.
- New building lines should be reasonably consistent along a street with existing buildings. Some places in Wallington have linear or regular meandering arrangements of buildings whilst others have random and irregular patterns.
- The density of a scheme should reflect its context in terms of whether it is at the centre or edge of a town or village, or in a smaller settlement in the rural area. The optimum density will respond to surrounding densities whilst making efficient use of land, meaning that new development will usually be more likely to be higher in density than neighbouring areas.



F.21

Figure 21: Infill development at appropriate scale

Building heights/roofline

Due to the dominance of detached houses and the spacious layout of Wallington, the roofline in the village is informal and irregular.

There are certain elements that serve as guidelines in achieving a good variety of roofs:

- The scale and pitch of the roof should always be in proportion with the dimensions of the building itself.
- Monotonous building elevations should be avoided, therefore subtle changes in roofline should be ensured during the design process. Roof shapes and pitches must however employ a restrained palette on a given building; overly complex roofs must be avoided.
- Locally traditional roof detailing elements such as roofing materials, edge treatments, and dormer styles should be considered and implemented where possible in new developments.

- Dormers can be used as a design element to add variety and interest to roofs. They must be proportional to the mass of the building roof, be vertically aligned to the windows, and be of consistent style across an elevation.
- Future developments should follow the existing styles in rooflines and avoid long stretches of similar roof heights and monotonous rooflines.

Enclosure

Focal points and public spaces in new developments should be designed in good proportions and delineated with clarity. Clearly defined spaces help achieve cohesive and attractive village forms. They also create an appropriate sense of enclosure - the relationship between a given space (lane, street, square) and the vertical boundary elements at its edges (buildings, walls, trees).

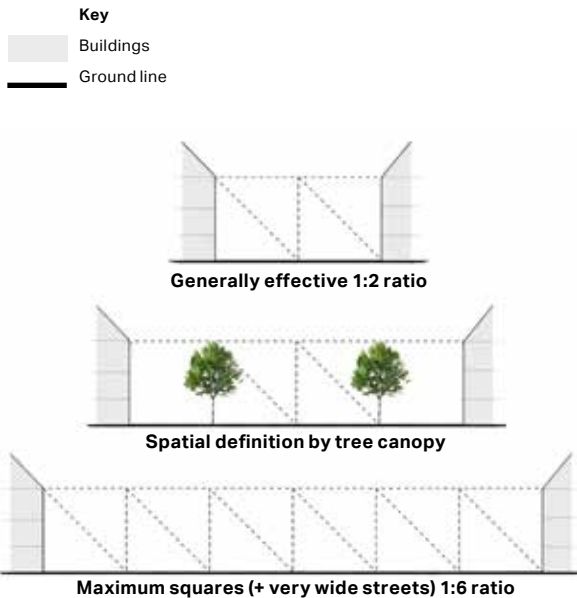
The enclosure level of new developments must reflect an intelligent understanding of their surrounding historic environment.

The centre of Wallington has a higher level of enclosure, further away where the agricultural buildings are located the enclosure level is much lower; those types of buildings are more open to the countryside than the ones in the centre of the village where there is a higher prevalence of front gardens and more distinctive building setbacks.

The following principles serve as general guidelines that should be considered for achieving satisfactory sense of enclosure:

- The existing varying levels of enclosure should be respected and new developments should recommend design that is sensitive to its surroundings.
- When designing building setbacks, there must be an appropriate ratio between the width of the street and the height of the buildings (see diagram opposite).
- Buildings should be designed to turn corners and create attractive start and end points of a new street or frontage.

- Generally, building façades should front onto streets. Variation to the building line can be introduced to create an informal character.
- Trees, hedges, and other landscaping features can help create a more enclosed streetscape in addition to providing shading and protection from heat, wind, rain, and animal incursions e.g. deer.



F.22

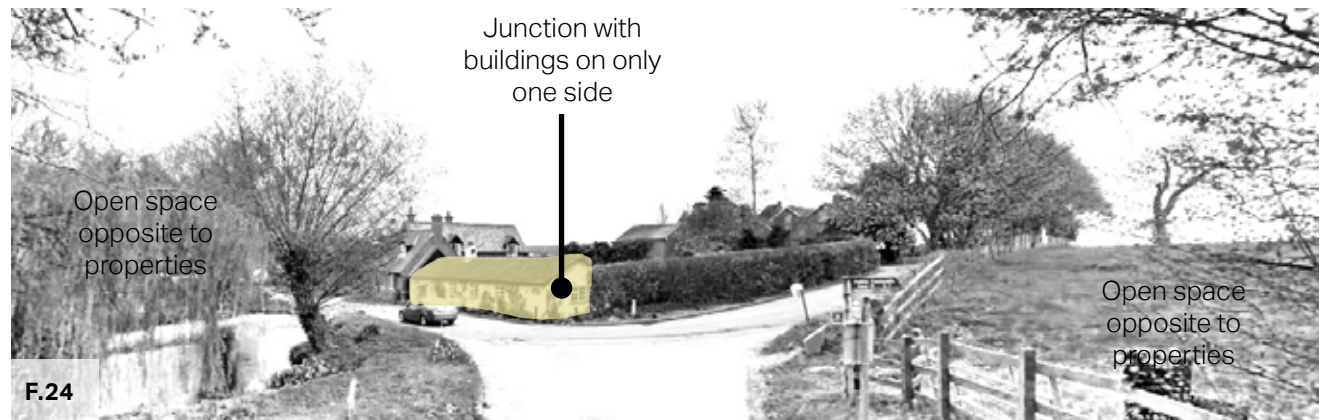


Figure 22: 'Enclosure' is the relationship between the height of the buildings and the distance across the street or space between facing ones. A ratio of 1:2 (top) or 1:3 is generally appropriate for residential streets, with 1:6 (bottom) a general maximum for squares and very wide streets. Enclosure can also be defined by trees instead of buildings (centre)

Figure 23: View to illustrate a higher level of enclosure in the centre of the village

Figure 24: View to illustrate a lower level of enclosure found south of the centre of the village

Gateway and access features

- Future design proposals should consider placing gateway and built elements to clearly mark the access or arrival to any new developed site. This is particularly important for village extensions at the edge of existing settlements due to their location at the interface between the built-up area and the countryside.
- The sense of departure and arrival can often be achieved by a noticeable change in scale, enclosure, or road configuration. It can also be highlighted by the direct presence of, or view towards an easily distinguishable landmark.
- The gateway buildings or features should reflect local character. This could mean larger houses in local materials with emphasis on the design of chimneys and fenestration, or well-laid and cared for landscape. Besides building elements acting as gateways, high-quality landscaping features could be considered appropriate to fulfill the same role.



Figure 25: Sketch to illustrate the two centres to the village and the elements that signalise them (Source: Google Earth).

Fenestration

Windows in Wallington are varied in type and arrangement. There are examples of the 'cottage' type common and casement windows.

Some important guidelines that new development should consider in design are:

- Fenestration on public/private spaces increase the natural surveillance and enhances the attractiveness of the place. Long stretches of blank (windowless) walls should be avoided, including on side elevations.
 - The number and size of the windows should be proportionate to each elevation. Because sunlight has an important effect on the circadian rhythm, windows must be of sufficient size and number for abundant natural light.
 - Site layout and building massing should ensure access to sunshine and avoid overshadowing neighbouring buildings
- and gardens. New developments should also maximise opportunities for long-distance views.
- A restrained palette of window styles and shapes must be used across a given façade to avoid visual clutter and dissonance. Within a cluster of buildings, however, diversity in fenestration can add visual interest and avoid monotonous repetitions.
 - Necessary window repair or replacement must be sympathetic to the host building and local vernacular, especially within or in proximity to Conservation Areas. Fenestration must reflect an understanding of locally distinctive features such as window rhythm, scale, proportions, materials, ornamentation, and articulation. This should however not result in low-quality pastiche replica.

Figure 26: Casement windows are the prevailing type of fenestration found in listed buildings in the centre of the village with a consistent window alignment on the facade

Figure 27: More modern developments that are sensitive to the historic context using an appropriate style and colour palette on the windows.



F.26



F.27

Building line and boundary treatment

Properties in Wallington are well equipped with rich physical boundary treatments that enhance the level of enclosure and the feeling of being closer to nature. For that reason, new developments should respect boundary treatments and:

- Front onto, and have access from, the street or public space. Dead frontages should be avoided.
- Ensure that streets and/or public spaces have good levels of natural surveillance from the buildings. This can be ensured by placing ground floor habitable rooms and upper floor windows facing the street.
- Have setbacks that can provide front gardens, or alternatively small areas that offer buffer zones between private and public spaces. Building setbacks should be varied by street level, local character, and type of structure.

- Propose solutions for waste storage integrating as part of the overall design of the property. Landscaping could also be used to minimise the visual impact of bins and recycling containers.

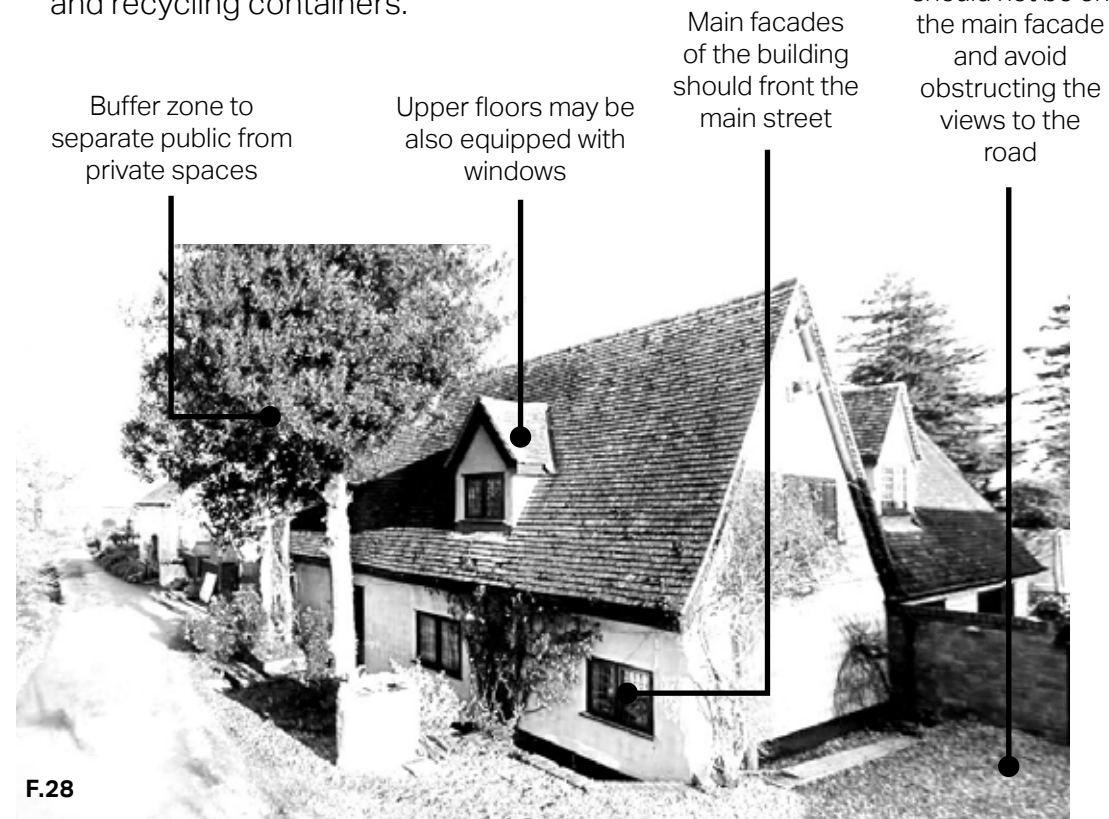


Figure 28: View to illustrate elements that compose the green infrastructure in the village, The Street

Materials and building details

The materials and architectural detailing used in the village contribute to the historic character of the area and the local vernacular.

It is therefore important that the materials used in proposed development are of a high quality and reinforce local distinctiveness. Any future development proposals should demonstrate that the palette of materials has been selected based on a solid knowledge of the local vernacular style and traditions.

In new developments and renovations, locally sourced bricks or bricks that match the buildings in the surrounding area would be the most appropriate.

Particular attention should be given to the bonding pattern, size, colour, and texture of bricks.

Generally, for inspiration and appropriate examples, the developers should look at the historic cores of the settlements and the surrounding area. Each development should be designed with the specific location in mind and its immediate surroundings.

This section includes examples of building materials that contribute to the local vernacular of the village and that could be used to inform future development.

Colour palettes

Any future development proposals should demonstrate that the palette of rendering colours (building materials or paint) has been selected based on an understanding of the surrounding built environment.

COLOUR PALETTES





HALF HIP ROOF



THATCH ROOF



SLATE ROOF



RED BRICK



BLACK WEATHERBOARDING



OFF-WHITE RENDER



COLOURED RENDER



GABLED DORMER



CASEMENT WINDOW



CLAY PLAIN TILES



LANDSCAPED BOUNDARY HEDGE



TIMBER FENCING

4.4 Access and movement

Provide meaningful connections

Good practice favours a generally connected street layout that makes it easier to travel by foot and cycle. Wallington has a good number of footpaths that connect it to the surrounding countryside. For that reason, new development should:

- Provide direct and attractive footpaths between neighbouring streets.
- Propose routes laid out in a permeable pattern, allowing for multiple connections and choice of routes, particularly on foot. Any cul-de-sacs should be relatively short and provide onward pedestrian links.
- If the design proposal calls for a new street or cycle/pedestrian link, it must connect destinations and origins.
- Avoid design features such as barriers to pedestrian movements, gated new

developments, or footpaths between high fences.

- Offer a variety of open spaces that can host a diverse range of activities and accommodate different users.
- Should enhance the character of the existing open spaces by either providing a positive interface (i.e. properties facing onto them to improve natural surveillance) or a soft landscaped edge.



F.29

Figure 29: Example of a bridleway footpath in the village area.

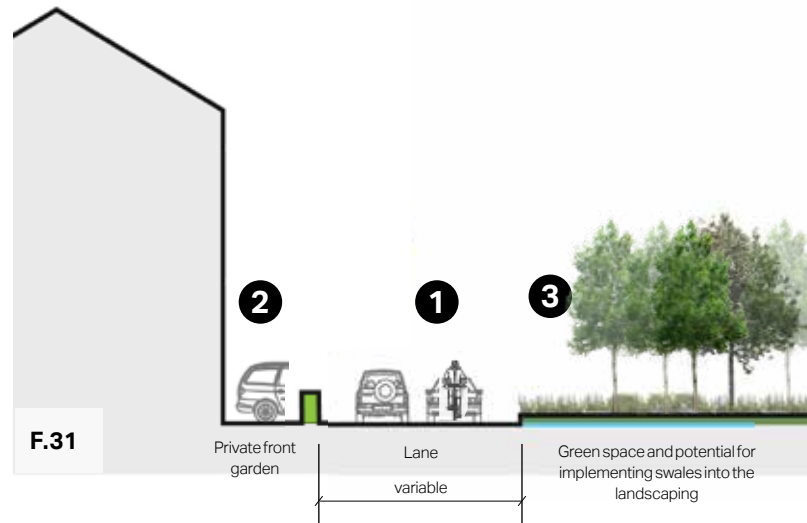


F.30

Figure 30: Example of signage in the village area.

Main entrances to the village

- Main entrances to the village should retain the rural character by preserving, if possible, any type of green asset.
- Edge lanes should be low-speed roads that front houses with gardens on one side and a green space on the other. Carriageways may typically consist of a single lane of traffic in either direction, and could be shared with cyclists.
- The lane width may vary to discourage speeding and introduce a more informal and intimate character, however should remain narrow to retain the rural character. Variations in paving materials and textures can be used instead of kerbs or road markings.
- Swales and rain gardens could be also added into the landscaping to address any flooding issue.
- New edge lanes should be continuations providing high level of connectivity and movement. Cul-de-sacs must be avoided where possible.



1. Shared lane (local access) - width can vary but should remain narrow to retain rural character and discourage speeding.
2. Residential frontage with boundary hedges and front gardens.
3. Green space and potential for implementing swales into the landscaping.

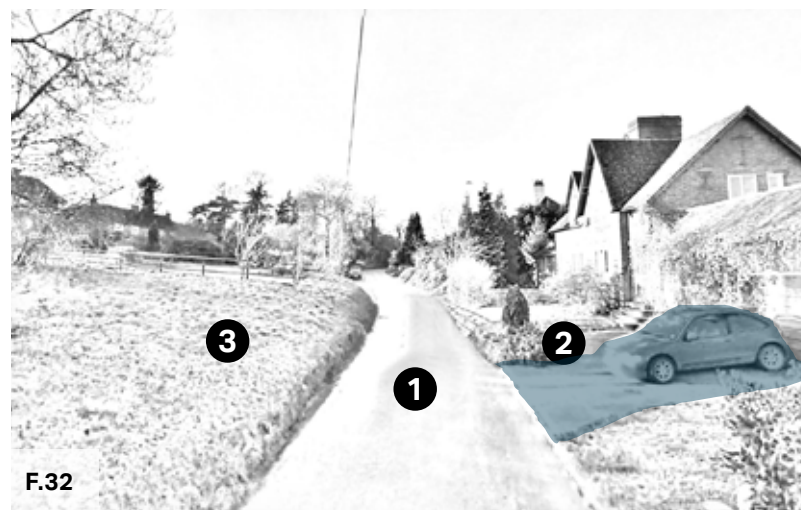


Figure 31: Section showing indicative dimensions for a shared edge lane

Figure 32: Example of this road section in the village, Kit's Lane

4.5 Parking

Vehicle parking

At the time of writing, the demand for private cars remains high and these have to be carefully integrated into neighbourhoods. There is no single best approach to domestic car parking.

A good mix of parking typologies should be deployed, depending on and influenced by location, topography and market demand. The main types to be considered are the ones below.

- For family homes, cars should be placed at the front or side of the property.
- Car parking design should be combined with landscaping to minimise the presence of vehicles.
- Parking areas and driveways should be designed to minimise impervious surfaces, for example through the use of permeable paving.

- When placing parking at the front, the area should be designed to minimise visual impact and to blend with the existing streetscape and materials. The aim is to keep a sense of enclosure and to break the potential of a continuous area of car parking in front of the dwellings by means of walls, hedging, planting, and use of differentiated quality paving materials.
- Cycle parking must be integrated into all new housing.
- The integration of electric vehicle charging points should be encouraged in both retrofits and new parking areas.

On-plot side or on front parking

- On-plot parking can be visually attractive when it is combined with high quality and well-designed soft landscaping. Front garden depth from pavement back must be sufficient for a large family car.
- Boundary treatment is the key element to help avoid a car-dominated character. This can be achieved by using elements such as hedges, trees, flower beds, low

walls, and high-quality paving materials between the private and public space.

- Hard standing and driveways must be constructed from porous materials to minimise surface water run-off.

On-plot garages

- Where provided, garages must be designed either as free-standing structures or as additive form to the main building. In both situations, it must complement and harmonise with the architectural style of the main building rather than forming a mismatched unit.
- Often, garages can be used as a design element to create a link between buildings, ensuring continuity of the building line. However, it should be considered that garages are not prominent elements and they must be designed accordingly.
- Considerations must be given to the integration of bicycle parking, electric vehicle charging points, and/or waste storage into garages.

Guidelines for car parking in the village

Some guidelines for car parking should be:

1. Side parking should set back from the main building line. Permeable pavement to be used whenever possible. Areas of impervious surfaces should be minimised.
2. Garage structures should be set back from the main building line. Their height and bulk should be subservient to those of the main building.
3. Boundary hedges should screen vehicles and parking spaces. Front parking areas should have parts of their surface reserved for soft landscaping. Permeable pavement should be used whenever possible.

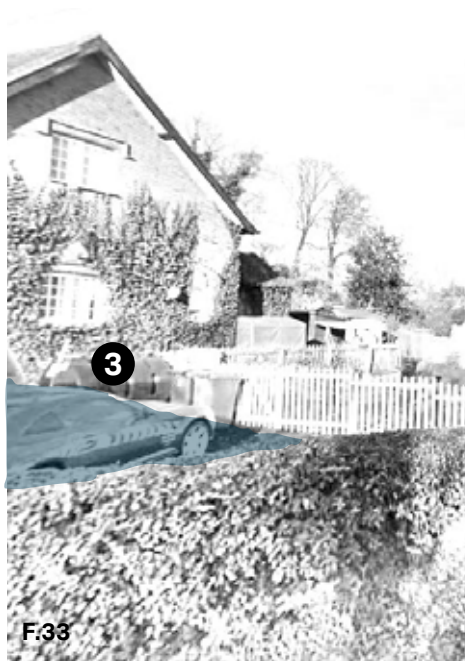


Figure 33: Example of front parking along The Street

Figure 34: Example of on plot garage along The Street

Bicycle parking

A straightforward way to encourage cycling is to provide secured covered cycle parking within all new residential developments and publicly available cycle parking in the public realm.

Houses without garages

- Cycle storage must be provided at a convenient location with an easy access.
- When provided within the footprint of the dwelling or as free-standing shed, cycle parking should be accessed by means of a door at least 900mm and the structure should be at least 2m deep.
- Parking should be secure, covered and it should be well integrated into the streetscape if it is allocated at the front of the house.
- The use of planting and smaller trees alongside cycle parking can be used to mitigate any visual impact on adjacent spaces or buildings.

Houses with garages

- The minimum garage size should be 7m x 3m to allow space for cycle storage.
- Where possible cycle parking should be accessed from the front of the building either in a specially constructed enclosure or easily accessible garage.
- The design of any enclosure should integrate well with the surroundings.
- The cycle must be removed easily without having to move the vehicle.

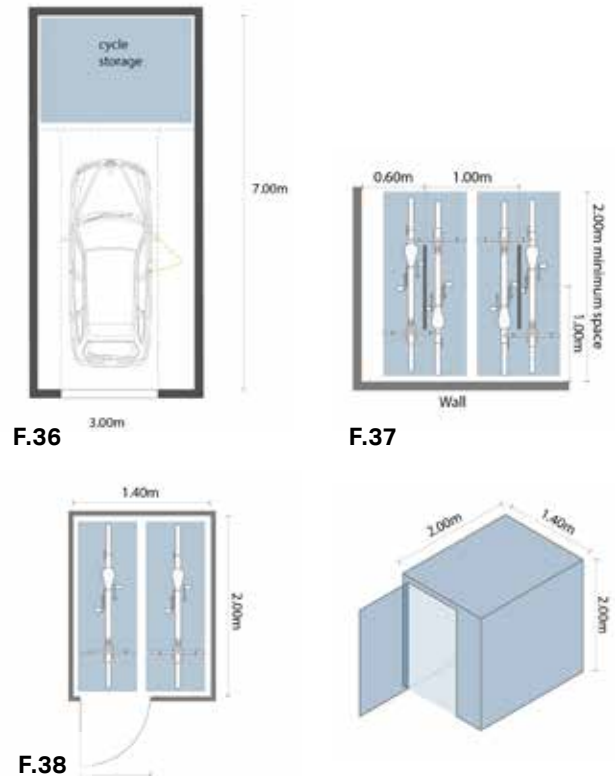
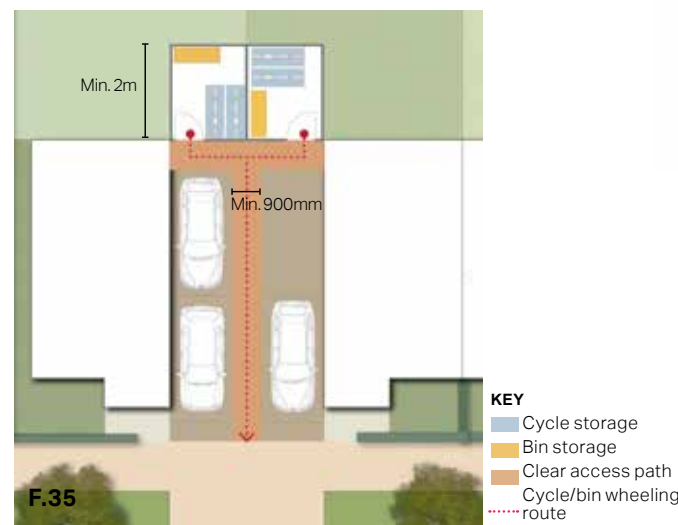


Figure 35: Indicative layout of a bicycle and bin storage areas at the back of semi-detached properties.

Figure 36: Indicative layout of a garage with a cycle storage area.

Figure 37: Sheffield cycle stands for visitors and cycle parking illustration.

Figure 38: Secure covered cycle store for two cycle storage illustration.

4.6 Eco design

Solar roof panels

Solar panels over a rooftop can have a positive environmental impact however, their design and installation should be done carefully considering potential implications within Conservations Areas. Preserving the character of the village should be a priority.

Some solutions of sensitive implementation of solar roof panels are suggested as follows:

On new builds:

- Design solar panel features from the start, forming part of the design concept. Some attractive options are solar shingles and photovoltaic slates.
- Use the solar panels as a material in their own right.

On retrofits:

- Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels.
- Careful consider the location of solar panels on buildings within the Wallington Conservation Area. It might be appropriate to introduce solar panels to areas of the building that are more concealed in order to preserve the character and appearance of the Conservation Area.
- Solar panels can be added to listed buildings, but they need to be carefully sited and consent will be required.



F.39



F.40

Figure 39: Integration of solar panels on the south-facing pane of the roof of a new house in Lingfield, Surrey

Figure 40: Use of shingle-like solar panels on a slate roof, with the design and colour of the solar panels matching those of the adjacent slate tiles in Lingfield, Surrey

Sustainable drainage solutions

There are ongoing drainage capacity and flooding issues in Wallington. The proposed approaches mentioned in the following pages would significantly ameliorate the existing condition although they would not fully resolve it given the main drainage issues.

This section outlines a range of sustainable drainage solutions (SuDS) to some of the ongoing drainage capacity and flooding problems in Wallington. Although these design interventions can help improve drainage in the Parish, other solutions might be needed to solve the main drainage issues.

The term SuDS stands for Sustainable Drainage Systems. It covers a range of approaches to managing surface water in a more sustainable way to reduce flood risk and improve water quality whilst improving amenity benefits.

SuDS work by reducing the amount and rate at which surface water reaches a waterway or combined sewer system. Usually, the most sustainable option is collecting this water for reuse, for example in a water butt or rainwater harvesting system, as this has the added benefit of reducing pressure on important water sources.

Where reuse is not possible there are two alternative approaches using SuDS:

- Infiltration, which allows water to percolate into the ground and eventually restore groundwater.
- Attenuation and controlled release, which holds back the water and slowly releases it into the sewer network. Although the overall volume entering the sewer system is the same, the peak flow is reduced. This reduces the risk of sewers overflowing. Attenuation and controlled release options are suitable when either infiltration is not possible (for example where the water table is high or soils are clay) or where infiltration could be polluting (such as on contaminated sites).

The most effective type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination. A number of overarching principles can however be applied:

- Manage surface water as close to where it originates as possible.
- Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down so that it does not overwhelm water courses or the sewer network.
- Improve water quality by filtering pollutants to help avoid environmental contamination.
- Form a 'SuDS train' of two or three different surface water management approaches.

- Integrate into development and improve amenity through early consideration in the development process and good design practices.
- SuDS are often as important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream.
- Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area.
- Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water.
- SuDS must be designed sensitively to augment the landscape and provide biodiversity and amenity benefits.



F.41

Figure 41: Examples of SuDS designed as a public amenity and fully integrated into the design of the public realm in Stockholm, Sweden

Storage and slow release

Rainwater harvesting refers to the systems allowing the capture and storage of rainwater as well as those enabling the reuse in-site of grey water.

Simple storage solutions, such as water butts, can help provide significant attenuation. To be able to continue to provide benefits, there has to be some headroom within the storage solution.

If water is not reused, a slow release valve allows water from the storage to trickle out, recreating capacity for future rainfall events. New digital technologies that predict rainfall events can enable stored water to be released when the sewer has greatest capacity to accept it.

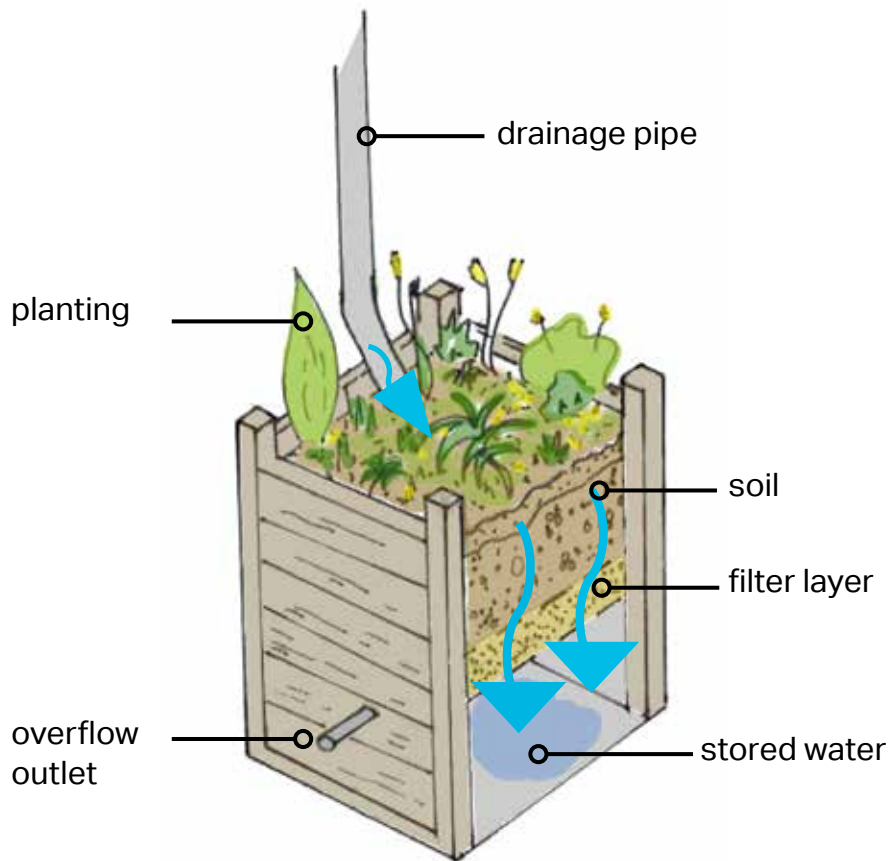
These systems involve pipes and storage devices that could be unsightly if added without an integral vision for design. Therefore, some design recommendation would be to:

- Conceal tanks by cladding them in complementary materials.
- Use attractive materials or finishing for pipes.
- Combine landscape/planters with water capture systems.
- Underground tanks.
- Utilise water bodies for storage.



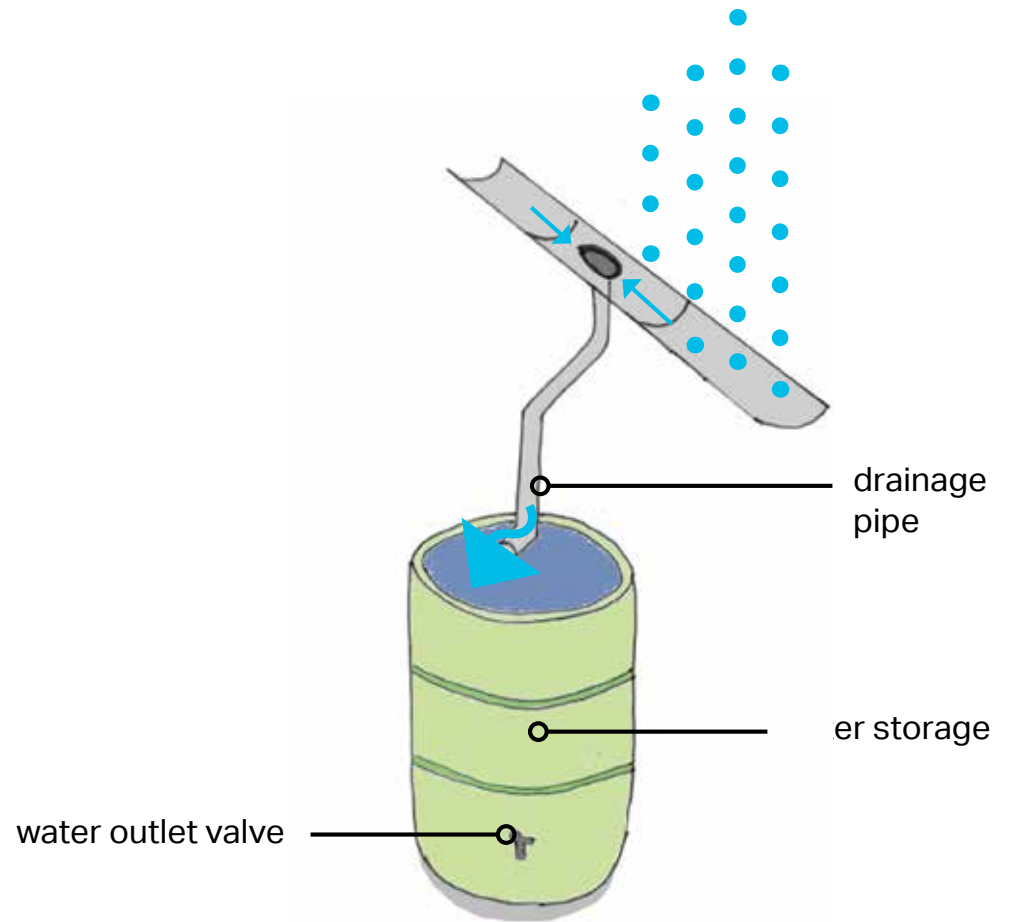
Figure 42: Examples of water butts used for rainwater harvesting in Reach, Cambridgeshire

F.42



F.43

Figure 43: Diagram illustrating the functioning of a stormwater planter



F.44

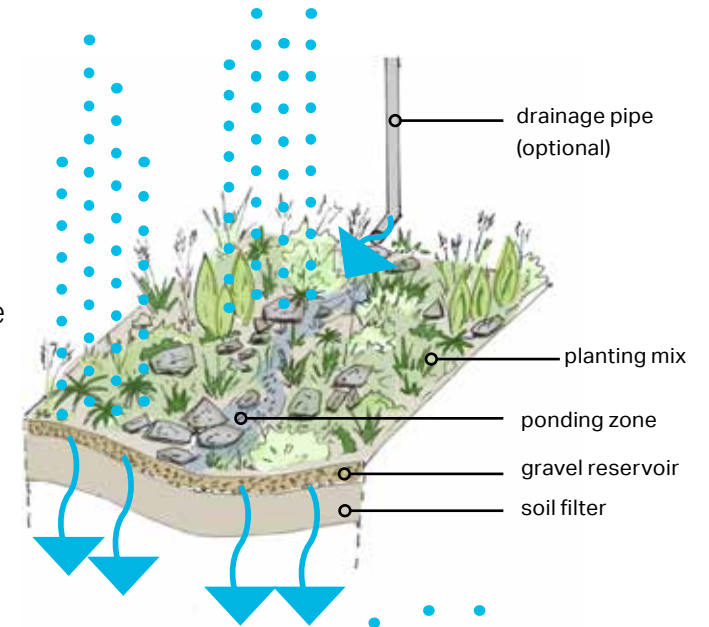
Figure 44: Diagram illustrating the functioning of a water butt

Bioretention systems

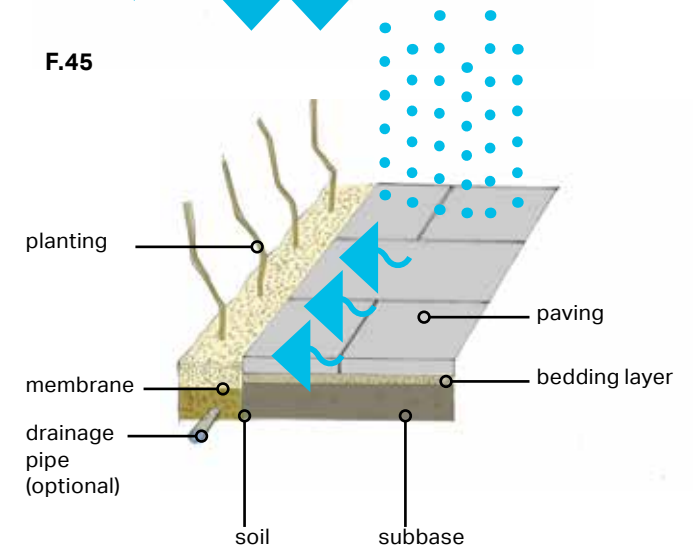
Bioretention systems, including soak away and rain gardens, can be used within each development, along verges, and in semi-natural green spaces. They must be designed to sit cohesively with the surrounding landscape, reflecting the natural character of the Parish. Vegetation must reflect that of the surrounding environment.

They can be used at varying scales, from small-scale rain gardens serving individual properties, to long green-blue corridors incorporating bioretention swales, tree pits and mini-wetlands, serving roads or extensive built-up areas.

These planted spaces are designed to enable water to infiltrate into the ground. Cutting of downpipes and enabling roof water to flow into rain gardens can significantly reduce the runoff into the sewer system. The UK Rain Garden Design Guidelines provides more detailed guidance on their feasibility and suggests planting to help improve water quality as well as attract biodiversity.¹



F.45



F.46

Figure 45: Diagram illustrating the functioning of a rain garden

Figure 46: Diagram illustrating the functioning of a soak away garden

Electric vehicle charging points

- New developments should incorporate charging points to respond to the growing popularity of electric vehicles (EV). Existing properties may also be retrofitted for the same purpose.
- When mounted charging points and associated are used in new constructions or retrofits, they should be designed to minimise visual clutter, in particular main façades and front elevations.



Figure 47: Off-street mounted car charging point

Low-carbon homes









Energy efficient or eco design combines all-round energy efficient construction, appliances, and lighting with commercially available renewable energy systems, such as solar water heating and solar electricity.

Starting from the design stage, there are strategies that can be incorporated towards passive solar heating, cooling and energy efficient landscaping which are determined by local climate and site conditions. The retrofit of existing buildings with eco design solutions should also be encouraged.










The aim of these interventions is to reduce overall home energy use as cost effectively as the circumstances permit. The final step towards a high-performance building would consist of other on-site measures towards renewable energy systems.

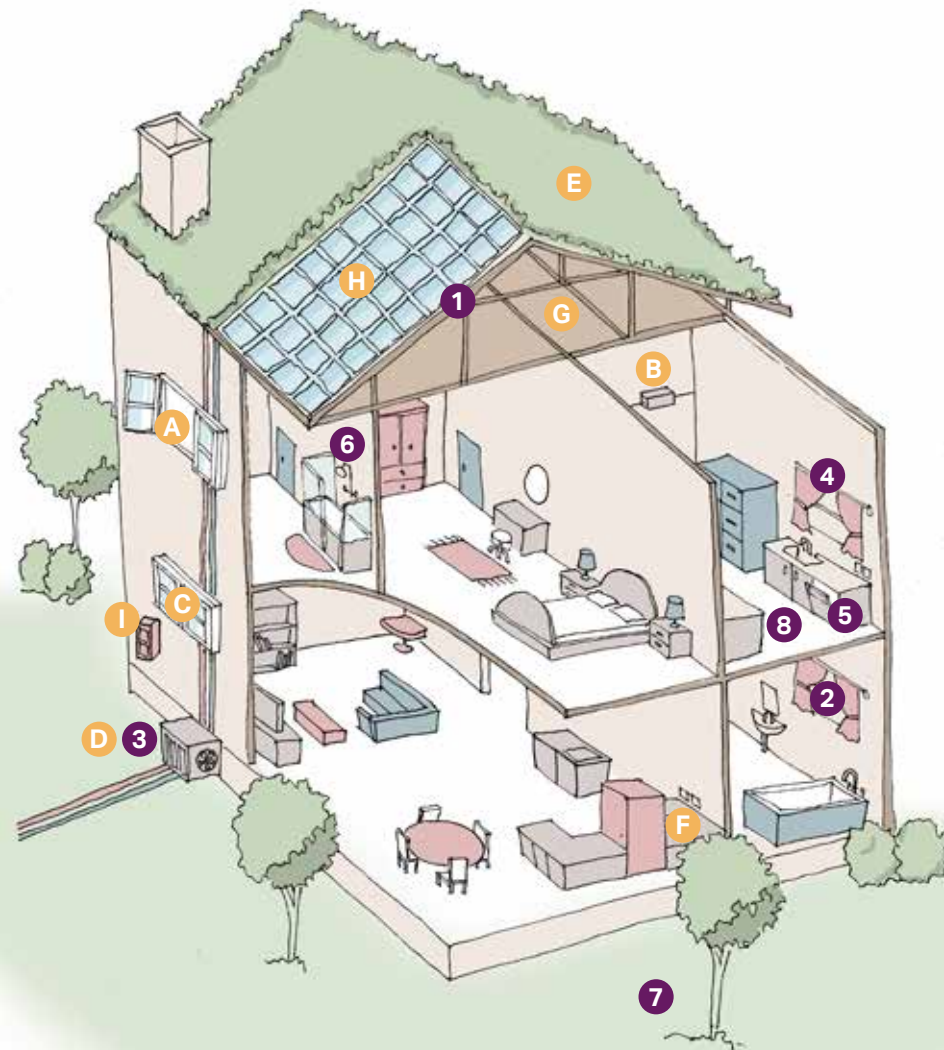
It must be noted that eco design principles do not prescribe a particular architectural style and can be adapted to fit a wide variety of built characters. A wide range of solutions is also available to retrofit existing buildings, including historic and listed properties, to improve their energy efficiency while respecting the architectural heritage.

Existing homes

- 1**  **Insulation**
in lofts and walls (cavity and solid)
- 2**  **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
- 3**  **Low- carbon heating** with heat pumps or connections to district heat network
- 4**  **Draught proofing** of floors, windows and doors
- 5**  **Highly energy- efficient appliances** (e.g. A++ and A+++ rating)
- 6**  **Highly waste- efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
- 7**  **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
- 8**  **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

New build homes

- A**  **High levels of airtightness**
- B**  **More fresh air** with mechanical ventilation and heat recovery, and passive cooling
- C**  **Triple glazed windows and external shading** especially on south and west faces
- D**  **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest
- E**  **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls
- F**  **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden
- G**  **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- H**  **Solar panel**
- I**  **Electric vehicle charging point** also known as EV charging point



F.48

Figure 48: Diagram showing low-carbon homes in both existing and new build conditions (adapted from Commission on Climate Change)

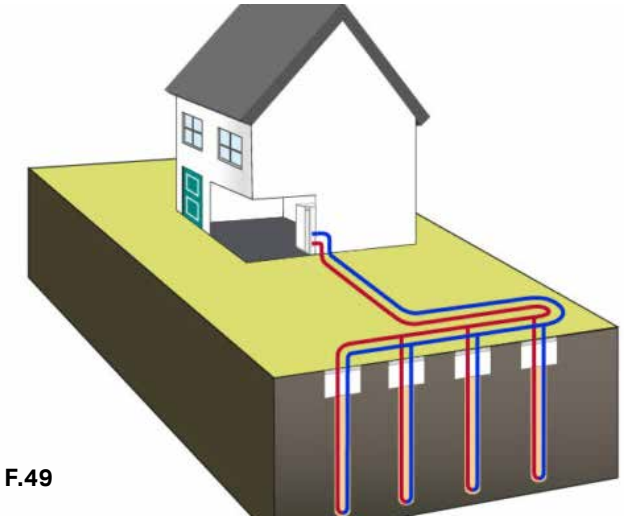
Heat Pumps

Heat pumps are systems that move heat from one place to another by using a compressor and circulating a structure of liquid or gas refrigerant. Through this, the heat is extracted from outside sources and then pumped indoors.

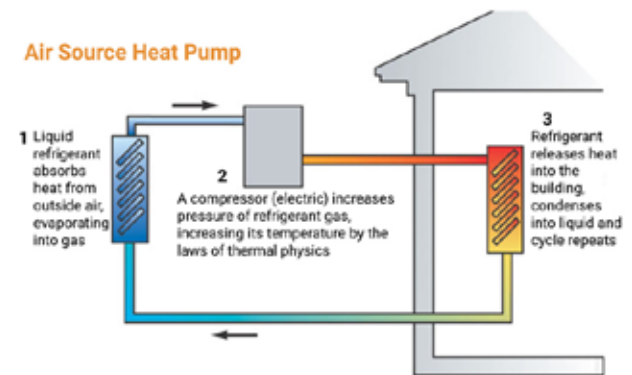
Pumping the heat tends to use a lot less electrical energy than the typical methods of turning electricity into heat. Plus, during summer months, the cycle can be reversed and the unit will act as an air conditioner instead, making it multi-functional.

Heat pumps are the most efficient alternative to fuel, oil and electrical systems, when it comes to the process of heating and cooling. They supply a larger capacity of heating and cooling than the amount of electrical energy that is used to run it.

In addition, there are also energy efficient and renewable energy solutions by using ground source heat pumps, where the heat from the ground is extracted to generate heating and hot water, reducing the energy bills and carbon footprint.



F.49



F.50

Figure 49: Illustration of a vertical ground source heat pump. Reference: <https://www.nu-heat.co.uk/renewables/heat-pumps/ground-source-heat-pumps/>

Figure 50: Illustration of an air source heat pump. Reference: <https://thermafy.com/2020/03/11/heat-pumps-heating-without-co2-production/>

Servicing

With modern requirements for waste separation and recycling, the number and size of household bins has increased. This poses a problem with the aesthetics of the property. Therefore, we recommend the following:

- When dealing with waste storage, servicing arrangements and site conditions should be taken into account; in some cases waste management should be from the front of the building and in others, from the rear. It is recommended that bins are located away from areas used as amenity space.
- Create a specific enclosure of sufficient size for all the necessary bins.
- Bins should be placed as close to the dwelling's boundary and the public highway, such as against wall, fence, hedge but not in a way as to obstruct the shared surface for pedestrian and vehicle movements.

- Place it within easy access from the street and, where possible, with the ability to open on the pavement side to ease retrieval.
- Refer to the materials palette to analyse what would be a complementary material.
- Add to the environmentally sustainable design by incorporating a green roof element to it.
- It could be combined with cycle storage.



Electric vehicle charging points

Each new residential unit with dedicated parking facilities should provide electric vehicle charging points or have parking areas that can be easily adapted to incorporate electric charging points at a later date. Efforts should be made to cater for electric cars, mobility scooters, and bicycles.

Bin storage design, minimising the visual impact of bins and recycling containers.

Figure 51: Bin storage design solution

4.7 General questions to ask and issues to consider when presented with a development proposal

Because the design guidelines of this chapter cannot cover all design eventualities, this section provides a number of questions based on established good practice against which the design proposal should be evaluated.

The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in the proposals. The proposals or design should:

1. Integrate with existing paths, streets, circulation networks and patterns of activity.
2. Reinforce or enhance the established village or smaller settlement character of streets, greens, and other spaces.
3. Respect the rural character of views and gaps.
4. Harmonise and enhance existing settlement in terms of physical form, architecture and land use.
5. Relate well to local topography and landscape features, including prominent ridge lines and long-distance views.
6. Reflect, respect, and reinforce local architecture and historic distinctiveness.
7. Retain and incorporate important existing features into the development.
8. Respect surrounding buildings in terms of scale, height, form and massing.
9. Adopt contextually appropriate materials and details.
10. Provide adequate open space for the development in terms of both quantity and quality.
11. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.
12. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other.
13. Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours.
14. Positively integrate energy efficient technologies e.g. car charging points, solar panels, heat pumps.

Following these ideas and principles, there are number of questions related to the design guidelines outlined later in the document.

Street grid and layout

- Does it favour accessibility and connectivity over cul-de-sac models? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists, and those with disabilities?
- What are the essential characteristics of the existing street pattern? Are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

Green spaces, views and character

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal affect the character of a rural location?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?

- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity spaces be created? If so, how will this be used by the new owners and how will it be managed?

Gateway and access features

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

Buildings layout and grouping

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

Building line and boundary treatment

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?

- Has the appropriateness of the boundary treatments been considered in the context of the site?

Building heights and roofline

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing, and scale?
- If a higher than average building is proposed, what would be the reason for making the development higher?

Household extensions

- Does the proposed design respect the character of the area and the immediate neighbourhood, or does it have an adverse impact on neighbouring properties in relation to privacy, overbearing, or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?

- Do the proposed materials match those of the existing dwelling?

- In case of side extension, does it retain important gaps within the street scene and avoid a 'terracing effect'?

- Are there any proposed dormer roof extensions set within the roof slope?

- Does the proposed extension respond to the existing pattern of window and door openings?

- Is the side extension set back from the front of the house?

Building materials and surface treatment

- What is the distinctive material in the area, if any?

- Does the proposed material harmonise with the local materials?

- Does the proposal use high-quality materials?

- Have the details of the windows, doors, eaves, and roof been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?

Car parking solutions

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?

Architectural details and contemporary design

- If the proposal is within a Conservation Area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties? This means that it follows the height, massing, and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?

Sustainable design

- Are the proposed building materials eco-friendly?
- Has the proposed scheme included eco-friendly alternative power sources?
- Are there proposals for wildlife corridors to enhance biodiversity?
- Are the existing planting and vegetation being preserved in the proposed scheme?
- Have alternative transportation methods (walking, cycle routes) been considered in the proposed scheme?



Delivery

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5. Delivery

The Design Guidelines and Codes will be a valuable tool in securing context-driven, high quality development within Wallington. They will be used in different ways by different actors in the planning and development process, as summarised in the table.

ACTORS	HOW THEY WILL USE THE DESIGN GUIDELINES AND CODES
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines and Codes as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines and Codes should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines and Codes are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

About AECOM

AECOM is built to deliver a better world. We design, build, finance and operate infrastructure assets for governments, businesses and organizations in more than 150 countries. As a fully integrated firm, we connect knowledge and experience across our global network of experts to help clients solve their most complex challenges. From high-performance buildings and infrastructure, to resilient communities and environments, to stable and secure nations, our work is transformative, differentiated and vital. A Fortune 500 firm, AECOM had revenue of approximately \$17.4 billion during fiscal year 2016. See how we deliver what others can only imagine at aecom.com and [@AECOM](https://twitter.com/AECOM).

Contact

Ben Castell

Technical Director

T +44 (0)20 7798 5137

E ben.castell@aecom.com

aecom.com