High Quality Places

Supplementary Planning Document

Adopted March 2015

Winchester City Council

Preamble

Consultation process

The High Quality Places Supplementary Planning Document, produced by the Planning Department of Winchester City Council, was subject to public consultation alongside the Council's draft Local Plan Part 2. The public consultation ran from 24 October 2014 until 5 December 2014.

Details of the consultation process are available via the following web link:

http://www.winchester.gov.uk/planning-policy/supplementary-planning-documents--spds-/high-quality-places-spd/

This included 10 public exhibitions in the larger towns and villages around the district. The document was also available to the public via the following means during the consultation period:

- Online on the City Council's website – http://www.winchester.gov.uk/planning-policy/supplementary-planning-documents--spds-/
- At Winchester City Council's City Offices, Colebrook Street, Winchester, SO23 9LJ Monday to Thursday 8.30am - 5.00pm and Friday 8.30am - 4.30pm.
- At South Downs National Park Authority, South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH Monday to Thursday 9.00am - 5.00pm and Friday 9.00am - 4.30pm
- At local libraries throughout the district.

Following the public consultation the Council considered in detail the representations made, and has made various amendments to the document in response to the comments made.

More specific details regarding the consultation process and how the Council has responded to the issues raised is set out in a separate Consultation Statement, which is available on the Council's website.

Adoption and applicable area

This Supplementary Planning Document has been produced in accordance with The Town and Country Planning (Local Planning) (England) Regulations 2012.

The document was formally adopted by Winchester City Council in March 2015.

The adoption of this document only relates to the part of the Winchester City Council area which falls outside of the South Downs National Park. Please see Appendix 3 for a map showing the demarcation of the district between the two planning authorities.

Where reference is made to the Winchester district within this document this should be interpreted as relating only to the parts of the district which fall outside of the South Downs National Park area.

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Introduction

Foreword

"Urban design is the collaborative and multi-disciplinary process of shaping the physical setting for life in cities, towns and villages; the art of making places; design in an urban context. Urban design involves the design of buildings, groups of buildings, spaces and landscapes, and the establishment of frameworks and processes that facilitate successful development." (Urban Design Group)

1.1 The goal of this guide is to set out the principles of good urban design, whilst also encapsulating the design philosophy which has long been at the heart of achieving successful urban design in the Winchester district.

1.2 The aim of this guide is not to stifle innovation and creativity by setting out overly prescriptive requirements. Rather, the objective is to provide a framework which allows designers to confidently develop creative, high quality, contextual solutions.

1.3 Good urban design is indivisible from sustainable development. Accordingly, the guide recognises the vital importance of more sustainable approaches to the design of buildings and the townscape in general.

1.4 The successful application of urban design principles is also vitally important from an economic standpoint, as it makes the district even more attractive to businesses, visitors, shoppers and residents.

1.5 Good urban design also allows for the successful incorporation of modern buildings into the urban environment, which supports economic development and demonstrates Winchester's commitment to progress and dynamism, but in a manner which is sympathetic to the high quality environment which pervades the district.

How to get the best out of this document

- Read Part 2, as understanding the context will improve your design. This section explains that before undertaking any detailed design work it is crucial to appraise and map out the context. Most proposals, other than minor developments, will need to include this analysis work in the design and access statement.
- Parts 3, 4, 5, 6, 7 and 8 provide comprehensive urban design guidance, covering a broad range of issues, which is aimed at ensuring new design solutions are high quality, contextual and holistic.

The new Hampshire County Council offices successfully fit into the street scene by using high quality materials and detailing and a strong sense of rhythm.

National Planning Policy Framework (NPPF)

1.6 One of the core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17).

1.7 Chapter 7 of the NPPF sets out in more detail the government's requirements in terms of design. The NPPF states that the government attaches great importance to the design of the built environment. Good design is also identified as a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

1.8 This High Quality Places SPD is a positive response to the NPPF and the government's commitment to good design and establishes a positive framework for ensuring good design.

1.9 The SPD also facilitates new development by providing clarity concerning the Council's design requirements, which allows developers to make more informed investment decisions, as well as supporting a more efficient application process, all of which supports the government's goal of boosting the supply of high quality homes and furthering economic development, as set out in the NPPF.

1.10 This SPD does not attempt to impose architectural styles or particular tastes, nor does it seek to stifle innovation, originality or initiative. Rather it seeks to provide a clear framework to support both traditional and contemporary design solutions which are high quality and respond positively to local distinctiveness (paragraph 60 of the NPPF).

1.11 Whilst the NPPF stresses that the visual appearance and architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, this design guide also seeks to ensure connections between people and places and the successful integration of new development into the natural, built and historic environment, in particular through the emphasis on contextual design solutions. (paragraph 61 of the NPPF).

1.12 The Council supports the NPPF requirement that great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area. This SPD seeks to provide a framework for successfully achieving such outcomes. (paragraph 63 of the NPPF)

1.13 The Council also supports the NPPF requirement for having local design review arrangements in place in order to facilitate high standards of design. Accordingly, this guide will help to inform the considerations of the Winchester and Eastleigh Design Review Panel in providing design advice to Winchester City Council. (paragraph 62 of the NPPF).

1.14 This SPD also seeks to support the delivery of sustainable development, by supporting the use of sustainable design solutions and technologies, in a manner which respects the local context. In addition, the SPD supports more sustainable patterns of development.

Planning Practice Guidance (PPG)

1.15 The PPG sections on design replace *By Design*. The key principles of the PPG are that the physical environment should support the following objectives:

- local character (including landscape setting)
- safe, connected and efficient streets
- crime prevention
- security measures
- access and inclusion
- efficient use of natural resources
- a network of greenspaces (including parks) and public places
- cohesive & vibrant neighbourhoods.

1.16 The PPG goes on to set out the basic principles for what constitutes a well designed place, namely it should be:

- functional
- support mixed uses and tenures
- include successful public spaces
- be adaptable and resilient
- have a distinctive character
- be attractive, and
- encourage ease of movement.

1.17 The PPG also states that where appropriate the following should be considered:

- layout – the way in which buildings and spaces relate to each other
- form – the shape of buildings
- scale – the size of buildings
- detailing – the important smaller elements of building and spaces
- materials – what a building is made from.

1.18 The PPG also sets out various factors to consider in relation to sustainable design, which are an important aspect of the sustainability dimension of urban design, namely:

- Reducing the need to travel and providing for sustainable transport
- Providing opportunities for renewable and low energy technologies
- Providing opportunities for decentralised energy and heating
- Promoting low carbon design approaches to reduce energy consumption in buildings, such as passive solar design.

1.19 Overall the PPG essentially restates the key principles of urban design which underpinned its precursor, *By Design*, as well as other urban design guides such as the *Urban Design Compendium and Building for Life*.

1.20 The High Quality Places SPD addresses the principles set out in the PPG in a locally distinctive manner. The goal of the guidance is to provide additional detail in a practical manner.

1.21 In addition, unlike *By Design*, the PPG does not provide examples of the design principles described. Therefore, this SPD, with its emphasis on photographic representations of good design provides an important addition to the national level design guidance.

Local level policies

1.22 The most relevant local level policies at present are CP13 and CP20 as set out in Winchester Local Plan Part 1 – Joint Core Strategy:

CP13 - High Quality Design

New development will be expected to meet the highest standards of design. In order to achieve this all proposals for new development (excluding small domestic applications and changes of use) should demonstrate that:

- an analysis of the constraints and opportunities of the site and its surroundings have informed the principles of design and how the detailed design responds positively to its neighbours and the local context:
- the proposal makes a positive contribution to the local environment and creates an individual place with a distinctive character;
- the public realm has been designed to ensure that it is attractive, safe, accessible and well connected to its surroundings, including walking and cycling routes to and within the development, to encourage their use;
- the accompanying landscape framework has been developed to enhance both the natural and built environment and maximise the potential to improve local biodiversity;
- measures to minimise carbon emissions and promote renewable energy and reduce impact on climate change form an integral part of the design solutions.

CP20 – Heritage and Landscape character

The Local Planning Authority will continue to conserve and enhance the historic environment through the preparation of Conservation Area Appraisals and Management Plans and/or other strategies, and will support new development which recognises, protects and enhances the District's distinctive landscape and heritage assets and their settings. These may be designated or undesignated and include natural and man made assets associated with existing landscape and townscape character, conservation areas, scheduled ancient monuments, historic parks and gardens, listed buildings, historic battlefields and archaeology.

Particular emphasis should be given to conserving:

- **recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance;**
- **local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.**

1.23 The High Quality Places SPD provides guidance in terms of how to apply these policies within Winchester district.

1.24 The policies in the 2006 Local Plan will be superseded in due course by Local Plan Part 2: Development Management and Allocations. Local Plan Part 2 will take account of and refer to the guide so as to incorporate its key requirements into statutory planning policy.

The Council's commitment

1.25 In 2009 Winchester City Council, along with 10 other local authorities within the Partnership for Urban South Hampshire area (PUSH), signed a charter which gave a commitment to strive for high urban design standards for all development.

1.26 Part of this commitment was to produce detailed design guidance which would assist developers, their agents and local authorities in the design, assessment and implementation process from pre-application stage through to completion.

1.27 In response to this and to further its commitment to promoting and achieving excellence in urban design, Winchester City Council has produced this High Quality Places SPD which should be used for development proposals throughout all parts of the Winchester City Council district which fall outside of the South Downs National Park.

1.28 The PUSH Quality Places Charter is attached as Appendix 1

Other relevant guidance

1.29 This document can also be augmented by other urban design guidance including the Urban Design Compendium, and Building for Life. There is also other useful guidance available in relation to more specific issues e.g. Manual for Streets, Hampshire County Council's Landscape and Development Checklist and Companion Guide to Streets.

1.30 Other local level guidance such as village and neighbourhood design statements, local area design statements (LADs) and conservation area character appraisals are material and should also be given proper consideration where relevant.

Relationship with specialist advice

1.31 This SPD is intended to achieve high quality, contextual, holistic design solutions. It is not intended to override specific advice from expert consultees in relation to technical disciplines such as highways, trees, historic environment or landscape.

A crisp contemporary design at Durngate, Winchester.

Part 2 - Understanding the context

Introduction to contextual survey and analysis

2.1 At the heart of the Council's approach to achieving high quality urban design is the need for proposals to be suitably informed by and respond positively to the context.

2.2 The goal is to ensure that a sense of place is created, which is memorable for its architecture, townscape and the high quality of the public realm.

2.3 Design solutions need to be informed by a contextual survey and analysis, comprising an assessment of the constraints and opportunities of the site and how its surroundings have informed the principles of design.

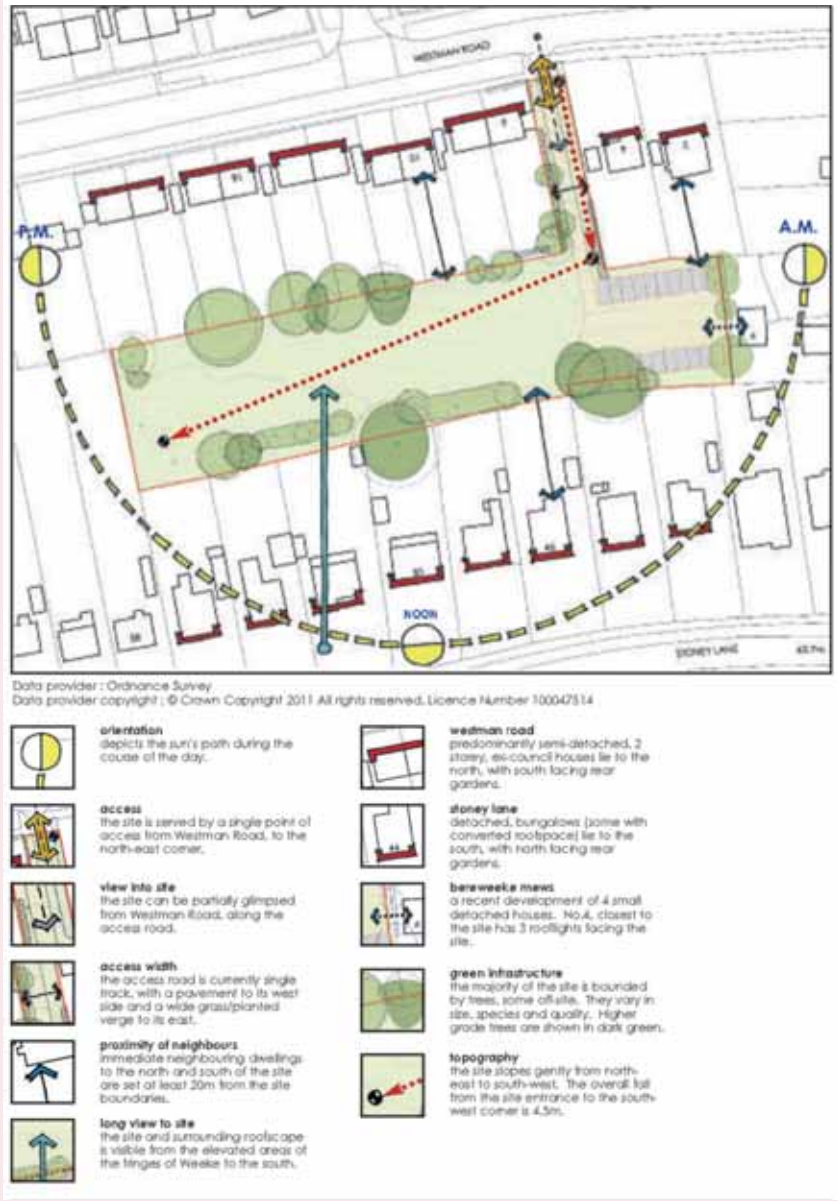
2.4 The goal is to ensure that the approach is process-orientated (a creative approach based on the context), as opposed to being product-driven (standard solutions imposed regardless of context).

2.5 The design and access statement should include the contextual survey and analysis, as well as an explanation of the principles of design, setting out how the proposal makes a positive contribution to the local environment and creates a contextually designed place with a distinctive character.

2.6 A proper understanding of the context should facilitate an original, creative solution, and simply copying surrounding buildings or relying on standard templates does not constitute good design.

2.7 There are nearly always various possible design solutions, based on either traditional or contemporary design principles. However, whatever design solution is proposed, this needs to be contextual in its approach and high quality.

This diagram illustrates the opportunities and constraints that currently exist on and around the site



Good example of a site analysis diagram drawing together various contextual factors.

How to conduct a contextual survey and analysis

2.8 The design process starts with a contextual survey and analysis. This is an important task and should be undertaken in a methodical and thorough manner.

2.9 Carrying out a contextual survey is a process where the designer spends time recording and mapping what the environment is like in the wider area around the site. Though obviously it is still important to have due regard to the analysis of the site itself.

2.10 The process involves looking mainly at physical things but can also include social and economical factors (depending on the scale and nature of the development proposal).

2.11 Understanding context includes understanding the historic process of the area's development, which has influenced its present character. This can be seen as an ongoing process of development resulting in layers of history that are experienced through their continuing influence on the present landscape, townscape and activity in our environment.

2.12 Numerous factors may have influenced the present character of an area, including its underlying geology, past economy, landownership and the development of new technologies. In areas with a strong historic character particular attention should be given to exploring the processes and factors that have influenced the form of development, including the settlement morphology, pattern of plots and forms of boundaries, present and past uses of space and the form, materials and detailing of historic buildings. Such assessment is an important stage in good urban design both within and outside designated historic areas.

2.13 It is best to present the findings via a series of plans, drawings and photographs, as these are easily understood and will need to be referred to frequently in the design process.

2.14 The results from this study will be used to inform the next stage, which is to establish the design principles and produce a design framework, which in turn then forms the basis for the detailed design.

2.15 Good contextual analysis and design will identify key positive factors in an area which gives the locality its identity and character. At the same time it will also identify any negative aspects, consider how to remedy those as much as possible and ensure they are not repeated in the new development.

2.16 The analysis will also need to establish the site constraints. These should not necessarily be seen as negative factors, as constraints often have the benefit of shaping the design process, and should stimulate creative design solutions.

2.17 The next segment looks in more detail at the issues to analyse when conducting the contextual survey and analysis

Contextual diagram taken from the Laundry site design brief. The diagram image shows designated heritage assets.

Recognising constraints and opportunities

2.18 The list below gives examples of relevant contextual factors, and provides some explanations as to how urban design principles inform the consideration of such issues. This list is not exhaustive, and the factors to consider will depend on the characteristics of each site and context.

a) **Pattern of existing development:** including the plan form of buildings, the spaces between buildings, and the urban grain of the area. This can have a significant impact on the location, layout and arrangement of new buildings.

b) **Height, scale, forms and elevational treatments:** this also comprises issues such as roofscape, windows, external finishing materials and detailing. These characteristics will inform the design, regardless of whether a traditional or contemporary approach is adopted.

c) **Uses of buildings and land:** this is an important issue in urban design, as the goal is to ensure vitality through mixing uses where appropriate (such as town or local centres). Accordingly, opportunities should be explored to mix uses, and provide a broad range of land uses to maintain activity levels at different times.

d) **Movement patterns:** including roads, cycle and pedestrian routes as well as public transport connections. Opportunities should be taken to connect with existing movement networks and maximise access to sustainable modes of travel. There may also be opportunities to raise densities in the most sustainable locations (i.e. the areas with the best access to services and public transport).

e) **Facilities and services:** shops and other services either on site or directly adjacent should also be well-connected with the proposed development.

This new dwelling in Fulfood responds positively to the existing pattern of development. It also shows how new development can look different to its surroundings, but still respond positively to the context.

Mixed-use high density development on City Road, Winchester in a very sustainable location.

f) **Landscape structures and features:** large trees and hedgerows provide a development with instant maturity and help to integrate new proposals with the context. Landscape features are a positive asset visually, providers of habitats, allow for summer cooling, and reduce air pollution. Retaining and fully utilising existing vegetation is an important opportunity to utilise wherever possible.

g) **Green/open space:** whether retained or created on site or directly adjacent, such spaces should be exploited for their visual amenity, recreational value and social function.

h) **Topography:** changes in level, if properly utilised often make a development more interesting and attractive. A pronounced topography can also create challenges in relation to issues such as building construction, neighbour impacts and highways layouts.

i) **Orientation:** this is a particularly significant issue in relation to sustainability considerations. For example, paying proper regard to orientation creates opportunities to maximise passive solar gain and facilitate the use of certain renewable energy technologies such as solar panels.

j) **Views:** into and out of the site from public places, including roads, footpaths and open space, particularly any long views and views from high land. This aspect also includes how new vistas can be created, and existing ones enhanced. Utilising views should improve the quality of the design for the occupants, and enhance the pedestrian experience.

k) **Neighbours:** this includes issues such as respecting the amenity of neighbouring occupants, in particular sensitive land uses such as residential properties. In addition, it is necessary to identify unneighbourly land uses which could affect the amenity levels of new development.

The retention of the mature tree planting along the frontage in this example on Chilbolton Avenue ensures that the development is sympathetic to the context.

This example of high quality new development at Winchester University illustrates the impact of topography, and also the need to consider the impact of new buildings when seen in long views.

l) **Protected features:** examples include Conservations Areas, Listed Buildings, Ancient Monuments (and non-designated heritage assets such as other archaeological sites), ecological areas (e.g. SSSIs and SINCs) and Tree Preservation Orders. Subjects of such designations need to be respected, and enhanced wherever possible in accordance with the relevant policies and legislation.

m) **Boundary treatment:** this is often an important issue from an urban design perspective as the interface with the public realm has a big impact on the quality of the character of the area and the pedestrian experience, as well as creating the first impressions of new development. It is important to analyse existing boundary treatments in the area, as carefully relating new boundary treatment to that in the area creates an opportunity to ensure that new development respects local distinctiveness.

n) **Existing buildings worthy of retention:** these may have architectural and/or social value. A development which finds a new use and/or enables the refurbishment of existing attractive buildings provides the most sustainable solution and helps to successfully integrate new development.

o) **Water features:** rivers, lakes and ponds are usually positive visual elements which also have biodiversity and psychological benefits. These can be utilised to create exciting design solutions.

p) **Flood risk:** whilst water features can create opportunities in a design sense, it is important to consider the impact of flood zones. These can be identified on the Environment Agency flood maps.

q) **Microclimate:** often a function of orientation and might include both areas of cool summer shade and areas of passive solar gain in winter. Sun traps are also worth exploiting when locating outdoor spaces (such as opportunities to create south facing gardens).

The Peninsula Barracks development is a superb example of utilising heritage assets to create a high quality, distinctive place.

This design in Exton utilises the river to create a very exciting design solution.

Principles of design & the design framework

2.19 Once the contextual survey has been conducted, before undertaking a final detailed design, the principles of design and a design framework for the site should be prepared.

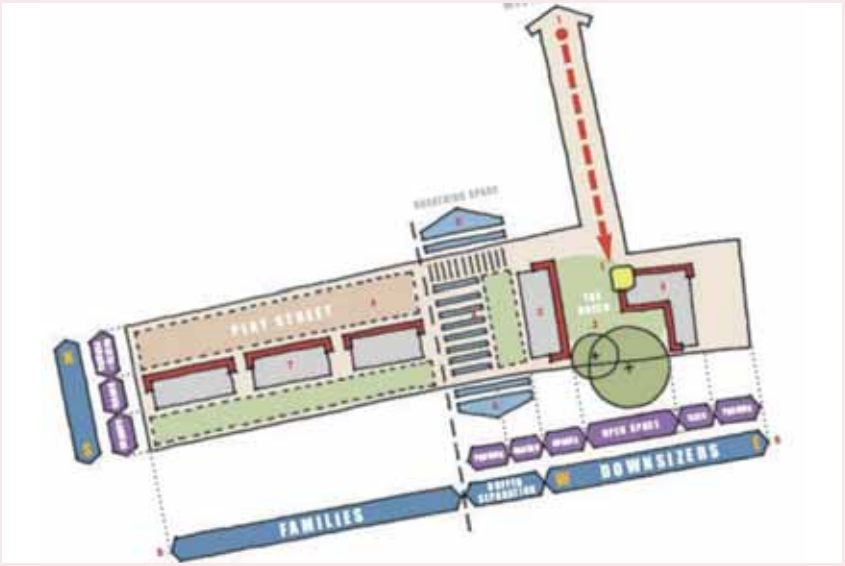
2.20 Ideally these should be agreed with the local planning authority before submitting detailed proposals. However, if this is not possible it should be clear that the final design is based on this work and the preceding contextual analysis.

2.21 This stage of the design process usually consists of a series of notes, some photographs showing precedents, sketch plans, axonometric drawings and some perspective sketches.

2.22 It is important that all drawings show the proposals in context with the surrounding development.

Normally principles of design and a design framework will show the following:

- The position and alignment of the access
- The alignment, positions and orientations of the new buildings
- How the car parking will be accommodated
- The location of public open space
- A broad hard and soft landscape strategy, including existing and proposed trees
- Sections through the site and extending across boundaries including adjacent buildings. These should show how levels are to change
- An indication of the architectural language of new buildings
- An indication of the materials.



This design framework is the product of the contextual survey and analysis on page 8.

This design framework illustrates how different issues have informed the principles of design.

Guidelines

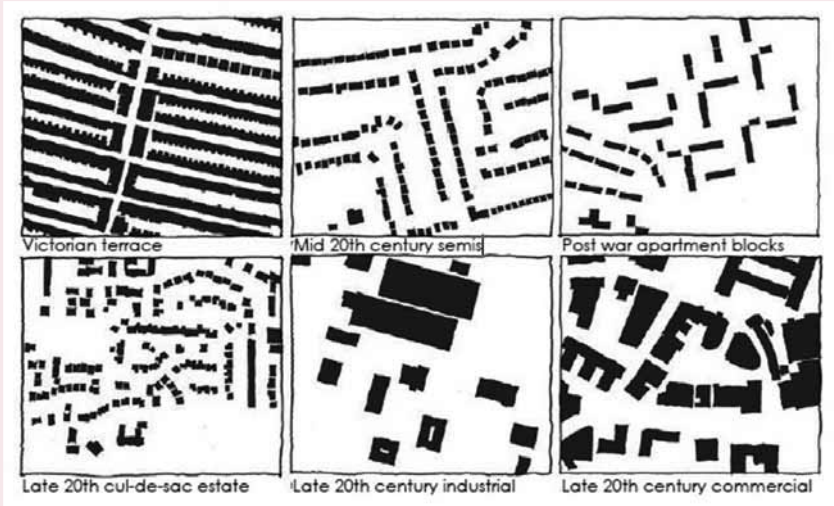
The list below summarises the key points from this chapter:

UC1 - design solutions need to be informed by a thorough contextual survey and analysis, clearly identifying the constraints and opportunities of the site and showing how its surroundings have informed the principles of design

UC2 – the contextual factors to consider will depend on the characteristics of each site, and the form of development proposed. Matters to assess potentially include: the pattern of development; height, scale, massing and elevational treatment of surrounding development; land uses; movement patterns; relationship with nearby facilities and services; landscape features; open spaces; topography; orientation; views; neighbouring occupants/uses; protected features; boundary treatments; existing buildings worthy of retention; water features; flooding; microclimate

UC3 – the assessment of the contextual factors then needs to inform the principles of design, and lead on to the creation of a design framework which establishes how to achieve a positive response to the context before the detailed design is undertaken

UC4 – the final design solution needs to be a positive, creative and an original response to the site context.



Example of figure ground drawings, and how they illustrate the characteristics of the area.

Example of the way in which an understanding of the context informs design decisions.

Part 3 - General principles of urban design

Introduction

3.1 The key urban design principles set out in this section are cross-cutting and lay the foundations for the more specific sections to follow. These principles should be considered in all development proposals, though the degree of relevance will depend on the particular characteristics of each site and type of development proposed.

Character

3.2 An essential ingredient in making attractive and successful places is the retention and enhancement of character. Where the existing character is undistinguished, opportunities should be taken to help create a distinctive character.

3.3 In areas where there is already a well-established and recognised settlement pattern, styles of architecture, and landscape characteristics, new development should pay special attention to them, but without slavishly trying to copy existing buildings.

3.4 Opportunities nearly always exist to incorporate high quality contemporary design. This helps to provide added visual interest, vitality and legibility. However, the design of contemporary buildings needs to be heavily informed by the context.

3.5 The overuse of standard designs which are not informed by the specific site context will not be acceptable, as it inherently fails to create a distinctive character.

3.6 Respecting or creating character will not be achieved successfully by the use of an excessive variety of architectural styles or building types within new development, as this results in a contrived approach.

3.7 Poor pastiche, or simply replicating mediocre design in the locality is not an acceptable approach.

This development utilising a traditional form with a contemporary language responds positively to the terraced typology of Hyde.

The design of this community building in Itchen Abbas utilises the rural context to create a building which reinforces the local character.

Enclosure

3.8 The level of enclosure will have a significant impact on how spaces feel for people using them.

3.9 Enclosure relates to the way in which buildings or planting (e.g. tall trees) physically define spaces, particularly through proportions between height and width.

3.10 The ratio of height to width will depend on the type of space being designed and the nature of the location. For example, in a central location a higher level of enclosure would be expected (i.e. taller buildings relative to the size of the spaces), creating a more stimulating environment for people utilising the spaces.

3.11 In more suburban areas a lower level of enclosure is appropriate, which creates a more relaxing environment, and allows more space for planting.

Example of how trees can enclose spaces as effectively as buildings (Gothenburg)

Compare these two examples of enclosure, with the more enclosed and intimate space above (The Square, Winchester), compared with the less enclosed, more expansive space in Poundbury below. Each space creates a very different atmosphere.

Grain

3.12 The grain is essentially the pattern and arrangement of built form and the spaces in between. This is normally an important feature of the character of the area.

3.13 This is best illustrated graphically by 'figure ground' plans (i.e. the buildings on a plan shown in black, and spaces in white, see page 14).

3.14 Appraising the grain in the locality helps to understand how to arrange buildings and spaces. However, it is not necessary to slavishly follow the existing pattern of development.

3.15 Small, tight, frequent blocks is considered to be a fine grain, whilst larger, more infrequent blocks constitutes a coarse grain. A fine grain is preferable, as it allows for more efficient movement networks.

Permeability

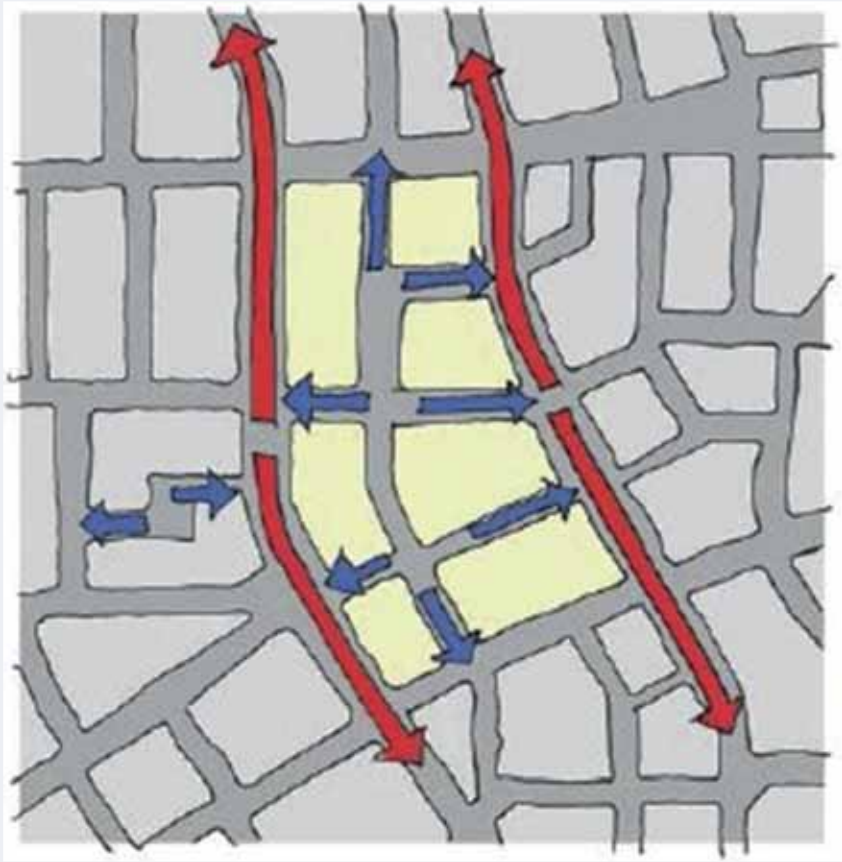
3.16 Permeability describes how well connected a site is with its surroundings.

3.17 New development needs to allow for good connections within the site, with the surrounding area, and facilitate connectivity with other development sites which may come forward in the future.

3.18 However, permeability does also need to be balanced with security and crime prevention considerations.

3.19 Vehicle permeability is important in order to prevent cul-de-sac style developments, which are inherently inefficient, causing longer driving distances and the need for wasteful turning areas for cars and service vehicles.

3.20 Pedestrian and cycle permeability is even more important and routes may need to be more direct than vehicle routes. Such routes also need to be clearly discernible, easy to navigate and respond to natural desire lines.



Example of a permeable layout, well related to existing routes, and allowing routes through the new development. The fine urban grain respects the existing block structure.

3.21 Where possible, people should be given the opportunity to use direct and attractive routes on foot or by bicycle as an alternative to using the car for journeys below 2 km.

3.22 Permeability must take account of the need for quality routes, which are overlooked. This requires buildings to have as direct a relationship as possible with the routes being created, ideally involving front elevations, with active frontages, orientated towards the routes created.

3.23 Developments for new housing will need to demonstrate what provision has been made for connecting with surrounding development. These connections will need to be clearly shown on the plans, and will be retained for future use, which may be secured by a legal agreement.

Well defined, clear route through development in East Meon.

The quality of this footpath in Hyde is enhanced by the height and design of the buildings, which provide enclosure and surveillance.

This footpath in New Alresford is well connected with West Street, well overlooked, and well defined.

Streets

3.24 One of the key principles of urban design is the emphasis on the use of streets, and recognising the importance of streets as public spaces, designed for people.

3.25 With larger new developments a fundamental part of the design process involves consideration of the alignment, dimensions and enclosure of streets and street networks and how these will contribute to the enjoyment of the pubic realm. For individual buildings and smaller developments it will be important to maintain and wherever possible enhance the appearance and function of existing streets.

3.26 Creating successful streets draws together many of the urban design principles set out elsewhere in this document, these include the following:

- Buildings which successfully address, engage with and enclose the street
- An effective interface with the public realm utilising features such as active, continuous frontages, attractive boundary treatment and appropriate planting
- Take opportunities to create attractive vistas
- Ensure that streets are spaces for people, which encourage social interaction, walking and cycling
- Link effectively with other streets, paths, parks/open spaces and where relevant public transport facilities
- Where appropriate allow for outdoor seating associated with café and restaurant uses as well as providing attractive street furniture
- Avoid areas of blank frontage and ensure buildings don't back onto streets
- Prevent excessive street clutter (such as signs, bollards and inappropriate railings).

3.27 Streets, and the buildings and landscaping which form the space, need to be carefully designed in order to clearly define the function and importance of the street. For example, main streets can accommodate taller buildings, significant tree planting and uses which are appropriate where there is a high degree of activity. Smaller residential streets will need other considerations.

3.28 More specific guidance on the highways aspects associated with the design of streets is available in *Manual for Streets* and through consultation with Hampshire County Council and Winchester City Council highways engineers.

Winchester High Street illustrates the potential of streets to create superb spaces for people and form key features in establishing local distinctiveness.

Active frontages

3.29 Streets and public spaces need to be stimulating and engaging for people using them.

3.30 Active frontages are a significant means of achieving this goal by enlivening the street wall.

3.31 Accordingly, uses at ground floor which encourage public interaction should be provided wherever possible.

3.32 Active uses such as shops, restaurants and cafes are particularly conducive to active frontages.

3.33 Other commercial uses can also be suitable, such as offices.

3.34 Residential development at ground floor level can be successful, but needs to be carefully designed in order to retain sufficient privacy for the occupants whilst still providing active frontages.

3.35 Design features which facilitate active frontages are:

- frequent doors and windows at ground floor level
- narrow frontages
- large amounts of glazing
- features such as porches and bay windows.

3.36 Providing outside tables and chairs in connection with suitable uses such as restaurants will also serve to increase engagement between the buildings and spaces as well as encouraging people to dwell in the public realm.

3.37 The principles above do not just apply to the ground floor. Features such as balconies and oriel windows can also be employed to reach out to the street.

In this example from Oslo, the buildings reach out to the public realm, through balconies and outside seating, enriching the experience of the space.

This example in Bishops Waltham shows how active frontages encourage human interaction and a sense of community.

Mixing uses

3.38 Another important urban design principle is that of mixing uses, both within a given locality or development, and in relation to individual buildings.

3.39 This principle is significant in terms of ensuring vitality and activity at street level, and consequently encouraging the creation of healthy communities.

3.40 Mixed use areas create centres of activity and facilitate a sustainable pattern of development by providing residential accommodation in close proximity to local services, facilities and public transport connections.

3.41 By increasing the use of local facilities and services, their viability is enhanced.

3.42 Mixing uses also creates a visually stimulating street scene, which enriches the pedestrian experience.

3.43 Mixed-use buildings are also beneficial in terms of making effective use of land by allowing multiple uses on the same site.

3.44 Buildings encompassing multiple uses facilitate active frontages through allowing active uses at the ground floor level, with residential development above.

3.45 An important general principle in relation to mixing uses is ensuring that the various uses are compatible, both in the area and/or within the individual buildings.

3.46 Accordingly, when mixed uses are proposed, applicants will need to be able to demonstrate that the various uses can be satisfactorily reconciled, and that suitable mitigation measures can be put in place concerning any potential detrimental impacts. This is particularly significant in relation to residential elements of buildings.

Example of a mixed use development in Winchester, with an active frontage at ground floor level and flats which look down the street.

Legibility

3.47 Legibility describes the ease with which people can understand, appreciate, orientate themselves and find their way around an area/development.

Legibility is promoted by:

i) A clear hierarchy of routes

ii) A strong and logical building layout (such as the perimeter blocks)

iii) Creating places with a distinctive character

iv) Creating or protecting views of important buildings and/or the landscape beyond

v) Only as a last resort should signage be employed to help provide directions to specific destinations.

Stanmore has a strong sense of legibility owing to its distinctive and generally consistent architecture, strong landscape framework, pronounced topography and views out to the surrounding area.

Knowle benefits from considerable legibility, largely due to the reuse and refurbishment of distinctive historic buildings.

Hyde is very legible owing to the regular layout, views down the streets, framing unique views, as well as the generally consistent nature of the architecture.

Sustainable urban design

3.48 Urban design principles support a broad range of sustainable design options, please see the box opposite, which highlights a number of possible approaches.

3.49 It will be necessary to ensure that the design of buildings and spaces successfully incorporates sustainable design solutions in a manner which responds positively to the context, and does not undermine the integrity of the design.

3.50 The contextual survey and analysis has an important role to play in identifying what measures can be incorporated, for example by analysing issues such as orientation.

Good example of sustainable design at Winchester University, including triple glazing, louvers and a green roof.

Sustainable urban design approaches include

Layout:

- Maximise passive solar gain and the potential to use renewable energy technologies through appropriate orientation
- Response to local climatic conditions
- Be sensitive to historic settlement patterns and buildings
- Provide permeable layouts, with high quality footpaths and cycle routes.

Strategic principles:

- Create walkable neighbourhoods
- Increase densities in sustainable locations
- Provide a wide range of uses and encourage mixed-use schemes
- Prevent urban sprawl
- Provide high quality public transport and facilitate access to it.

Buildings:

- Incorporate renewable energy technologies in a contextually sensitive manner
- Avoid the use of deep plan forms (as they prevent natural light reaching fully into the building)
- Use sustainable materials (i.e. low embodied energy) from sustainable and/or local sources
- Re-use existing buildings, especially those of historic significance
- Use sustainable construction techniques.

Landscape:

- Minimise loss of planting
- Make generous provision for new planting, in appropriate locations
- Use sustainable drainage.

Retaining existing buildings

3.51 Where existing buildings have a positive impact on the character of the area, these should be retained wherever possible in order to preserve local distinctiveness.

Any alterations which are required to retained buildings should be high quality and sympathetic, whilst the design of new buildings should be considerate to the retained building itself and the positive contribution it makes to the character of the area.

3.52 Such buildings could be listed or situated within conservation areas, or may be considered to constitute non-designated heritage assets. In such instances it is advisable to consult with the Council's Historic Environment Team prior to any planning application being submitted and the historic environment implications will be of primary importance in relevant planning applications.

3.53 Retaining existing buildings is also important in sustainability terms by reducing the level of resource use associated with constructing new buildings.

This historic building in Winchester has been altered in a sympathetic manner.

These retained historic buildings on Alison Way in Winchester preserve local distinctiveness and facilitate the successful incorporation of new buildings behind.

The retention of this historic building in Twyford contributes significantly to the sense of place.

Guidelines

The list below summarises the key points from this chapter, namely that new development should:

GP1 – respond positively to the character of the area; or where appropriate, help to create a distinctive character

GP2 – avoid the overuse of standard house types

GP3 – achieve an effective amount of enclosure, which is appropriate for the local context

GP4 – respond positively to the urban grain of the locality

GP5 – wherever possible, ensure the layout is permeable and well connected to existing pedestrian, cycle and public transport networks. The routes created need to be clear, direct, overlooked and respond to natural desire lines

GP6 – wherever practical, utilise active frontages along streets and public spaces

GP7 – take opportunities to mix uses where practical

GP8 – where possible, reinforce the legibility of the area

GP9 – in the case of large scale development (such as new housing developments), ensure the layout and architecture fosters legibility

GP10 – utilise sustainable approaches to urban design

GP11 – wherever practical retain buildings which make a positive contribution to local distinctiveness.

Example of a combination of key urban design principles in Winchester, with good enclosure, active frontages and a well overlooked footpath.

Part 4 - Layout: arrangement of buildings and creation of spaces

Introduction

4.1 This part of the guide focuses on layout. An effective layout requires a successful arrangement of the buildings themselves, and the creation of attractive spaces between the buildings.

4.2 Building on the general urban design principles set out in Part 3, many of which contain vital issues pertaining to achieving a successful layout, this section sets out some more specific principles concerning layout, beginning with the most fundamental, namely the shape of the streets and spaces. This section also covers the need to: achieve a successful block structure; create a positive relationship between the buildings and the spaces/public realm; make appropriate use of orientation; and sets out the general principles in terms of how the layout can respect the amenity of neighbouring properties.

Shape

4.3 The shape of streets and spaces has a significant impact on the visual effects created by a layout as a whole, and on the appearance of the buildings themselves, as well as how the spaces feel for the people inhabiting them.

4.4 Therefore, it is important to think about the shapes of the spaces being created, and how they relate to the findings of the contextual survey and analysis. For example, in an area with an irregular layout and spacious character, a proposal in such a location for a layout based on tight, straight streets is likely to be inherently incongruous and unsympathetic to the character of the area.

4.5 The next page looks in more detail at the two essential options for the shape of streets and spaces, namely whether they are based on straight lines or curves.

This development in Copenhagen (Tietgen Dormitories) demonstrates the significant effect of shape on the quality of spaces, creating enclosure, enriching the pedestrian experience, providing an intimate and dramatic space.

This example from Poundbury utilises a wider sweep to the curve, creating a grander space.

Straight streets

4.6 Straight streets can have the benefit of creating very clear structured and ordered, sometimes impressive spaces. However, they can be rigid and static in visual terms, particularly if they have straight building lines. Therefore articulating the street frontage can help.

4.7 In addition, straight streets tend to emphasise whatever is at the end of the vista. Therefore, it is essential to terminate the vista with an important and high quality visual feature such as a distinctive, attractive building or well defined area of significant planting.

4.8 Where there are attractive views beyond the development, then straight streets can be a very effective means of framing views, provided the streets are aligned effectively.

4.9 Following on logically from above, it is important to ensure that less attractive features such as garages and parking areas are not at the end of a vista. Parking also needs to be kept back from the frontage wherever possible.

Straight street in Winchester, where the vista is successfully terminated by mature tree planting.

Curved streets

4.10 Artistic theory suggests that curves are more beautiful than straight lines, and generally this option is more interesting in visual terms, and gives more emphasis to the design of the buildings along the street.

4.11 Whilst straight streets create a greater sense of order, curved streets allow the townscape to unfold more gently, providing interesting and intimate spaces, which enriches the pedestrian experience.

4.12 Curved streets also provide a greater sense of enclosure, as there are not so many long views.

4.13 Curves also encourage lower traffic speeds.

4.14 The choice between a straight and curved street will obviously depend hugely on the contextual analysis.

This layout in Winchester utilises a gently curve, creating a picturesque, intimate effect.

Perimeter blocks

4.15 One of the most successful layouts/arrangements for promoting good urban design is the perimeter block.

4.16 Residential perimeter blocks make a clear distinction between private gardens behind the buildings (promoting good security) with public streets in front.

4.17 The strong, clear building lines provide good passive surveillance, continuity of frontage and encourage activity on the street side.

4.18 Non-residential buildings in perimeter blocks should also have a public side (with active frontages facing out onto the street) with the main entrance(s) on the street side, with the servicing to the rear.

4.19 In larger developments where multiple blocks are being created, it will be important to offset the blocks in order to prevent the creation of overly long meandering vistas and complicated traffic intersections.

4.20 Planting is also important when arranging perimeter blocks. For example, planting is beneficial in terms of softening the edges and terminating vistas created by block structure.

Perimeter block in Winchester. The combination of the arrangement of the buildings and the prominent planting creates a strong sense of place.

This is a good example of a perimeter block. It has continuous frontages, which address the street. The parking is accommodated within the block, in order to minimise its impact on the public realm. The parking has also been broken up effectively with planting.

Rural housing layouts

4.21 All of the general principles outlined in this section apply to rural layouts.

4.22 However, it is important to ensure that rural layouts do not appear suburban. For example, avoid cul-de-sacs and consider the use of more traditional rural building arrangements such as straight rows arranged around courtyards, as is typical of traditional rural farmyard layouts.

4.23 It is necessary to provide ample room for significant planting, as well as space around the buildings.

4.24 In rural areas it will also be particularly important to consider the potential impact of the development in terms of facilitating and framing views, as well as how the building will appear in longer views.

This layout in East Meon creates a very clear, direct and positive relationship with the public realm, and sits very comfortably in this rural context. The layout is outward looking, relates well to the footpath and has good continuity of frontage.

Countryside edges

4.25 The interface with the countryside is a vital consideration for any development on the edge of a settlement.

4.26 Sufficient space along edges needs to be afforded for landscaping and a set-back of the buildings. Usually successful countryside edges consist of native hedgerows and locally distinctive mature trees.

4.27 Larger developments and/or those which result in a significant landscape impact will generally require extensive buffer planting, commensurate with their landscape impact.

4.28 Edges adjoining the countryside will rarely be successful if they are formed using hard features such as fences and walls.

4.29 When carrying out the contextual survey the appearance and character of successful countryside edges should be recorded which should then inform the design framework.

This development on the edge of Winchester successfully retains mature planting along the edge of the development, ensuring that the landscape impact is minimised.

Addressing the street frontage

4.30 Layouts need to be outward facing, with the development addressing the street, and having as clear and direct a relationship as possible with the public realm.

4.31 The buildings should not be divorced from the frontage by large parking areas.

Continuity of frontage

4.32 The above goes hand in hand with the idea of continuity of frontage, as continuous frontages are the best way to give definition to spaces and routes, as well as ensuring that the most attractive elements of the buildings are given maximum visual effect.

4.33 Continuity of frontage requires outward facing development, with active frontages and minimal gaps or blank walls.

This example in Winchester is an excellent combination of continuity of frontage, addressing the public realm and providing effective enclosure.

This building in Winchester achieves a direct relationship with the street, and extends the street enclosure provided by the Georgian terrace behind, and in so doing successfully turns the corner.

These connected dwellings at Micheldever Station define and enclose the public realm.

Orientation

4.34 An important aspect of the layout is the orientation of the buildings and spaces.

4.35 From a sustainability perspective the orientation will be important in order to facilitate passive solar gain and the use of renewable energy technologies such as solar panels (active solar gain).

4.36 However, it is still important to ensure that buildings are properly orientated in relation to the public realm i.e. that they address the frontage.

Passive solar gain

4.37 One constant asset or constraint is the trajectory of the sun in the sky and its position relative to the arrangement of the buildings.

4.38 To make best use of free heat energy from the sun, buildings should maximise the entry of the low winter sun (for passive solar heating) by orienting facades with generous fenestration within 30 degrees of due south. This works best when the building has a high thermal mass (i.e. is well insulated).

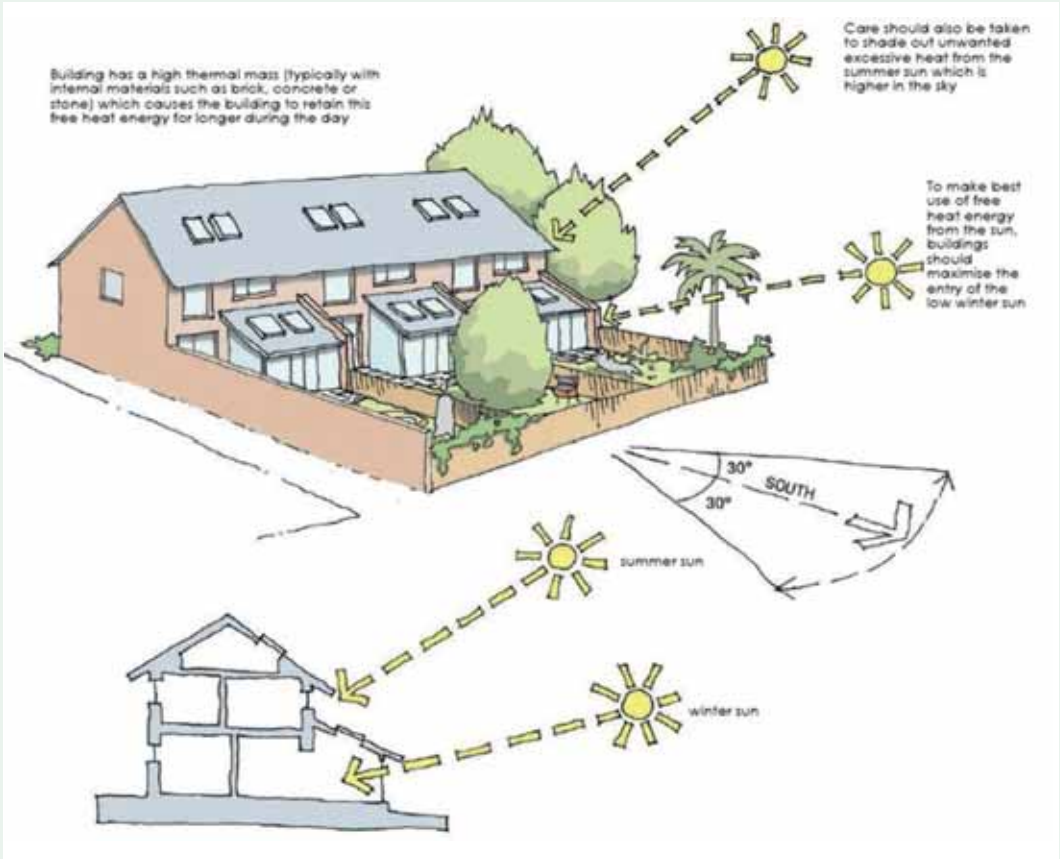
4.39 The approach to maximising passive solar gain needs to be balanced with measures to ensure that the building does not overheat in the summer.

4.40 The orientation of outdoor spaces to maximise sun and shelter must also be considered.

Active solar gain

4.41 Building facades and roofs will increasingly be used to collect solar energy for conversion into electricity or to heat water for the building's occupants. An aspect within 30 degrees of due south is ideal.

4.42 Solar panels can be intrusive if they are placed randomly on roof planes or if they significantly project above the roof surface. They should be considered at the outset as an integral part of the overall architectural composition or hidden in views from the public realm.



Examples of technical factors to consider in respect of passive solar gain.

Views and vistas

4.43 Vistas are framed views, and this requires the designer to consider how the buildings and planting can be arranged and located in order to create successful vistas. In so doing it is necessary to have particular regard to views from key vantage points, such as site entrances.

4.44 It is important to ensure that vistas are not overly long or meandering, and that they are suitably framed and terminated. Vistas need to be terminated with high quality, distinctive buildings, mature planting or frame an attractive long view (such as out into the countryside).

4.45 In terms of views, where development adjoins a park, lake or another public area, buildings should maximise that relationship by effectively addressing the space in question, for example by buildings fronting onto the space, with active frontages and where appropriate taller buildings to provide enclosure.

In this example from Hambledon, the arrangement of the buildings, topography and use of colour all combine to create a successful vista.

The orientation, balconies and glazing successfully maximise views of this attractive open space in Corhampton

This image from the same development illustrates how the views out towards the countryside have also been carefully considered.

Amenity considerations

4.46 It is important to ensure that new development does not have a detrimental impact on adjoining land, in particular neighbouring residential properties. In order to ensure that detrimental impacts are not caused it is necessary to consider the following issues when designing layouts and buildings.

4.47 **Overbearing impacts**: these are generally caused where imposing structures are placed too close to important areas which contribute to the amenity of neighbouring properties. For example, a two storey building placed next to the rear patio area of a neighbouring property could feel overbearing to those using that space and is consequently potentially unacceptable.

4.48 **Overlooking**: direct overlooking of important areas which contribute to the amenity of neighbouring properties (such as gardens or habitable rooms like lounges and bedrooms) is also potentially unacceptable.

4.49 When assessing this issue it is important to consider the angles involved, as more oblique views are less harmful.

4.50 The distances involved will also be important. The acceptable overlooking distance will often depend on the context. For example, shorter overlooking distances are generally more acceptable in built up areas than they are in more spacious rural areas.

4.51 The source of potential overlooking is also an important consideration. For example, overlooking from a non-habitable window such as a bathroom or hallway window is generally considered to be less harmful.

4.52 There are also potentially means available of mitigating overlooking such as privacy screens, which can be effective in some situations.

4.53 **Overshadowing/loss of light**: significantly reducing the light reaching an important area which contributes to the amenity of a neighbouring property (such as gardens, a lounge or bedroom) is also potentially unacceptable. For example, where a two storey structure is placed immediately to the south of a neighbouring patio area.

4.54 **Boundaries**: successful boundary treatments can have a significant impact in mitigating potential impacts on neighbour amenity. For example, significant planting along boundaries can reduce impacts such as overbearing effects or overlooking.

4.55 However, regard needs to be had to the degree of permanence of the boundary, and the benefits it offers at different times of the year, for example deciduous planting will obviously be less effective in the winter.

4.56 **Balconies**: these can also have a significant impact on residential amenity, as they increase the amount of potential overlooking and can become a source of noise and disturbance.

4.57 Accordingly, balconies need to be carefully related to the neighbouring properties, and may require measures such as privacy screens on the sides in order to reduce potential overlooking to an acceptable amount. The example overleaf includes just such a privacy screen along the side of the balcony area.

Balcony with privacy screen to the side in Winchester.

Private amenity space

4.58 It is important to ensure that adequate provision has been made in the layout for private amenity space.

4.59 The amount of amenity space which will be acceptable depends on the context, for example the expectation will be different in a city centre location when compared with a suburban area.

4.60 In addition to the context, other key considerations will be the quality of the space being provided (for example, an attractive, south facing space, with a good outlook may compensate for less spaciousness) and the nature of the accommodation being provided (for example, a home aimed at downsizers would be likely to require less garden space than is the case with family housing).

4.61 It will also be necessary to have regard to the orientation of the amenity space, as north facing gardens will deliver a lower quality of amenity.

4.62 Where private amenity space is limited due to the site context and/or constraints (for example where the site is in a town centre location) balconies should be included wherever possible in order to provide some outdoor amenity space. However, these need to be provided in a manner which respects the residential amenity of neighbouring properties and complements the design of the building(s) (please see page 57 for more specific details on the design of balconies).

Example of an attractive private amenity space in Chilbolton Avenue, Winchester.

Guidelines

The list below summarises the key points from this chapter nameley that new development should:

AB1 – carefully consider the shape of the streets and spaces, ensuring that they respond positively to the context

AB2 – utilise opportunities to make appropriate use of perimeter blocks

AB3 – arrange buildings so that they front on to and address the public realm, as well as ensuring that the layout provides as much continuous, active frontage as possible

AB4 – arrange the layout so that the orientation of buildings facilitates sustainable design solutions such as passive solar gain and the use of renewable energy technologies

AB5 – ensure that the layout respects existing views which make a positive contribution to the character of the area, and utilises any opportunities available to create attractive new vistas

AB6 – minimise the impact on the amenity of neighbouring properties and provide an appropriate amount of private amenity space.

This new development in Twyford addresses the street very successfully and provides good continuity of built form.

This development on Harestock Road is sympathetic to the context and neighbours through the use of single storey flat roofed units at the rear and the protection of trees along the frontage.

Part 5 - High quality spaces

Introduction

5.1 Spaces between and around buildings are an essential component of achieving successful urban design, and must form part of a holistic, cohesive and contextual approach to the development.

5.2 The design of external spaces needs to be considered from the outset. This is essential in order to ensure that sufficient space is allowed for the required planting, in appropriate locations.

5.3 Planting has a key role to play in the quality and public enjoyment of spaces and the places created. Research concerning what causes positive public responses, in particular 'liked' environments, found that an emphasis on natural features was one of the key contributory factors. Therefore, it is important to ensure that planting is visually prominent.

5.4 Planting and the design of external spaces needs to work cohesively with the architecture in order to form a successful overall composition for the whole site.

5.5 The sustainability aspects associated with external spaces also need to be considered from the outset, such as the potential to use planting to regulate passive solar gain and the opportunities to incorporate sustainable urban drainage.

5.6 The designer needs to consider what activities will take place in the spaces being created between and around the buildings and ensure the design responds positively to such activities and the function of the spaces created.

5.7 The successful treatment of external spaces requires that the existing natural features on the site are properly surveyed, assessed, and considered as part of the site planning process and these features should be retained whenever possible if it is beneficial to the overall design.

Peninsula Barracks is an excellent example of the landscape design responding to the context, architecture and history of the site, and creating an exceptionally high quality public space.

This example in Poundbury shows the creation of a successful recreational space, effectively framed and overlooked by buildings.

Public open spaces

5.8 Public open spaces play a vital role in giving a development a sense of spaciousness, tranquillity and identity, as well as providing opportunities for people to interact.

5.9 Accordingly, public open spaces need to be located in prominent positions within the layout.

5.10 The open space should be overlooked by adjacent buildings fronting onto it.

5.11 It can also be advantageous to raise the height of buildings adjacent to open spaces in order to increase the sense of overlooking and enclosure.

5.12 Whilst the adjacent buildings should be well related to the open space, it is important to ensure there is no conflict between the enjoyment of the open space and the amenity of the adjacent dwellings.

5.13 It is important to consider at the outset where such spaces will be located within a development and how they will be designed.

5.14 It is vital to establish early on how such spaces will be used, and ensure the design of the space fulfils that function.

5.15 In appropriate cases play equipment should be provided to encourage the use of open space. This is also helpful in terms of encouraging the creation of a sense of community.

5.16 Utilities, e.g. sewage treatment plants, liquid petroleum gas tanks, electricity substations or gas governors, should avoid occupying areas identified as open space.

5.17 It is advisable to contact the Council's Public Open Space Officer to clarify open space standards, design, delivery and equipment requirements.

This is a good example of well located open space, with good surveillance of the play area from surrounding buildings.

Well integrated public open spaces have a huge impact on the social dimension of urban design by encouraging public interaction and the creation of sustainable communities.

Trees*

5.18 Trees are a hugely significant part of the character of the district, both in landscape and townscape terms. Therefore, the first principle is that trees which make a positive contribution should be retained wherever possible.

5.19 Furthermore, where existing trees are lost, replacement/additional tree planting will almost always be required, and accordingly sufficient space needs to be afforded for such planting both above and below ground (including underground rooting space unencumbered by service cables and pipes etc.).

5.20 The size of any trees planted will need to be appropriate for the site and its context, and it will be necessary to set out an appropriate planting methodology in order to ensure that the trees are given an opportunity to flourish.

5.21 There needs to be adequate provision made for maintenance, particularly during the tree's establishment (the first 3 years) and for long-term management.

5.22 It will be necessary to ensure that the locations and space allowed for new tree planting does not create a conflict with new development. Trees should not be located overly close to the new buildings.

Trees also provide numerous sustainability benefits:

- Improvements in air quality
- Urban cooling
- Solar shading
- Biodiversity
- Green infrastructure
- Storm water attenuation

* Specialist arboricultural advice is likely to be required in relation to assessing existing trees in the vicinity of the site, arboricultural mitigation measures and concerning appropriate new planting.

5.23 Small tree varieties in street locations are of only limited benefit, and consequently trees of a suitable scale need to be provided in such locations.

5.24 Native trees will usually have the greatest biodiversity benefit. The larger the tree the greater the benefit.

5.25 Suitable tree species should be agreed with the Council.

5.26 The full range of benefits offered by trees are set out in appendix 2.

Trees can be just as effective in achieving urban design principles as buildings; in this case enclosure, rhythm and creating an unfolding vista (Avington Park).

Biodiversity

5.27 Policy CP16 of the Winchester District Local Plan Part 1 supports development which maintains, protects and enhances biodiversity across the district.

5.28 Site analysis: during the initial site analysis it is essential to establish the biodiversity potential of the site, this is usually best achieved through commissioning a phase 1 ecological survey.

5.29 Typical examples of the biodiversity present on site are bats roosting in existing buildings (including ancillary structures such as garages), and also foraging for food within buildings and in the vicinity of existing vegetation. In addition, slow worms are often in gardens, and birds often nest in trees and hedgerows.

5.30 Construction: once the biodiversity potential of the site has been established this needs to be protected during the course of development. This will have an impact on construction schedules, such as the time of year works and site clearance can take place and the methodology relating to demolition and construction activities.

5.31 Incorporating biodiversity enhancements into new development: most development sites present enhancement opportunities. This can be achieved through a variety of means, but typical examples include the inclusion of bird and bat boxes within the built structure and new planting areas specifically designed to enhance biodiversity. Generally it is necessary to emphasise the use of native species, and increase the variety of native planting on the site.

Specific guidance from a qualified ecologist is essential, and this should be provided at the earliest possible stage in the development process in order to properly establish the constraints and future requirements for the site.

5.32 When considering the layout of the development and the effect on biodiversity, particularly in rural developments, it is necessary to have regard to providing migration habitats for amphibians and small mammals. Wildlife corridors, linking to open spaces in adjoining sites, and the careful positioning of gaps in any barriers can help avoid major disruptions to the ecology.

This is an example of the incorporation of specific planting in Haga, Gothenburg. The planting not only enhances biodiversity, but also creates a sense of place, enhances the appearance of the building and public realm, and incorporates educational material to improve public engagement with the space.

Hard surfaces

5.33 The hard surfacing needs to be considered holistically in relation to the overall design concept for the site, and should be informed by the site context.

5.34 The quality of the hard surfaces will have a significant impact on the character of the whole development.

5.35 Accordingly, the hard surface design and materials needs to be high quality.

5.36 Where areas of hard surfacing are intended to be adopted by the local highway authority, it is recommended that the applicant contact Hampshire County Council's Highways Department in order to agree the details of the required hard surfacing materials.

5.37 The use of different hard surfacing materials to distinguish the different functions of parts of the hard surfaced areas is often beneficial in urban design terms, for example, parking spaces might be in a different finish to the access road itself.

5.38 However, it is important to ensure that any differences between the finishes are subtle, and it is important to avoid the use of an excessive variety of materials.

5.39 It will be necessary to consider the hard surface materials in the light of sustainability considerations such as how best to integrate the hard surface treatment with a sustainable drainage strategy.

5.40 Examples of successful surface treatments within developments are gravel and various types of high quality pavoirs/paving.

5.41 More specific advice on acceptable materials is provided in the materials and detailing section.

This example from Dean Lane in Winchester illustrates how the built form is enhanced by successful hard standing to create a refined overall composition.

Hard surfacing materials defining different uses for the hardstanding areas, using high quality materials in a way which accords with the overall architectural language.

Parking

5.42 The way parking is provided in any new development has a significant impact on the quality of the buildings and spaces created, the appearance of development as a whole and the way a place functions.

5.43 As such, the approach to providing appropriate parking requires very careful consideration.

5.44 The basic principle is to ensure that vehicular parking has the least impact possible on the aesthetics of the proposed development, especially in relation to the public realm and when the development is viewed from key vantage points.

5.45 However, this needs to be balanced with practical considerations in order to avoid excessive on-street parking.

5.46 The amount of parking required is set out in the Council's adopted parking standards.

In-curtilage parking

5.47 Where in-curtilage parking is the best available option, the parking should be to the side of the buildings, which reduces the impact on the street scene and allows more space for planting to the front.

In-curtilage garages

5.48 Where garages are provided, the design needs to be high quality, and respond positively to the context and the design of the other buildings within the development.

5.49 Garages should not be excessively large or overly prominent. For example, they should not be in front of the dwellings and should not dominate the entrance to a development or become a focal point at the end of a vista.

In this example from Hambledon the parking has been provided to the side of the buildings, which reduces its impact on the public realm. The car port has also been designed in a high quality traditional manner, to complement the overall design ethos for the development.

This is an example of the successful incorporation of integral garages in Winchester. The garage doors do not dominate and fit well with the design of the buildings and boundaries.

Courtyard parking

5.50 Communal courtyard parking can offer an alternative to in-curtilage or frontage arrangements. This option allows for the grouping of parking in a certain area, reducing the potential impact of parking elsewhere.

5.51 The location of the courtyard needs to be carefully considered, and should not be in an overly prominent position. It should also be conveniently located and accessible to the properties it serves.

5.52 The courtyard will need to be carefully designed to create a meaningful space, and should be considered holistically with the design for the overall development.

5.53 Hard and soft landscaping will be needed to define the space, and it will be essential to ensure that the courtyard is suitably softened by significant planting.

5.54 Hard surfacing materials must be attractive, durable and high quality.

5.55 Courtyards should be overlooked so that they feel safe and secure.

Underground and undercroft parking

5.56 Undercroft and underground parking is an efficient use of space and has the advantage of reducing some of the visual impact of vehicles in relation to the frontage.

5.57 However, the design of undercroft spaces and the access to underground car parking must strive to reduce the potential negative effects on street level elevations.

5.58 The example bottom right opposite illustrates a successful approach, as the development still achieves an active frontage through the use of oriel windows and fenestration at ground floor level. The space afforded for planting is also an important factor in achieving a successful solution.

This excellent development in Twyford utilises a high quality courtyard. The design of the courtyard reinforces the sense of place.

This is a good example of undercroft parking. The parking spaces have a minimal visual impact on the overall composition and the street scene.

Forecourt parking

5.59 Generally this option is not advisable, as it prevents a successful relationship between the new buildings and the public realm/frontage.

5.60 However, there are some situations where the development needs to be set back considerably from the road frontage (e.g. in order to retain trees at the front of the site), and allow for strong boundary treatment along the interface with the public realm. In such instances forecourt parking can be a logical use of space and can be successful.

5.61 Any garage structures included need to be well designed, and should not be overly prominent. The hard surfaces must be high quality and appropriate for the context.

On-plot frontage parking

5.62 In order to prevent the parking becoming visually dominant, it is necessary to minimise the number of spaces in a continuous row, by providing significant planting (for example a tree suitable for a car parking context) separating each segment of spaces (e.g. provided after every 4 vehicle spaces).

5.63 Ideally, this option should not be used to serve more than approximately 8 dwellings on any one side of the street.

5.64 It is important to ensure that sufficient space has been provided to accommodate suitable planting to soften the space.

5.65 The planting should be located so as to minimise car door damage to plant stems, ensure the visual prominence of the planting and prevent a conflict between the planting and the buildings.

This example on Chilbolton Avenue allows for successful forecourt parking owing to the verdant front boundary and mature planting adjacent to the pavement edge.

This example of on-plot frontage parking illustrates the visual impact it can have on the overall design and how this impact can be successfully mitigated with planting and good quality hardstanding.

Rear parking courts

5.66 Using rear parking courts allows parking to be kept away from the frontage, reducing the visual impact of vehicles on the public realm.

5.67 It is important to ensure that rear parking courts are overlooked and should not serve an excessive number of dwellings. For apartment blocks this may be increased, but would need to be sensitively designed.

5.68 Enclosure should be provided to define the access through the use of walls and/or openings between buildings.

5.69 The parking court structures and space will need to be well designed, in a manner which is consistent with the design of the development as a whole and should include considerable scope for planting.

5.70 A direct and convenient route to rear parking areas for vehicular traffic should be provided and a direct pedestrian access link should exist from each dwelling to its car parking space.

Reducing the impact of parking

5.71 Parking areas can cause neighbour amenity issues where they are located in close proximity to residential properties and gardens.

5.72 In particular access roads to rear parking courts can cause noise problems for residents so they need to be considered carefully.

This is an example of a rear parking court in Poundbury, where an attractive space has been created, which reinforces the character of the development.

This rear access road has been softened with planting, whilst the parking area also benefits from planting in the form of pleached trees. The hard surface has been designed to demarcate the parking spaces. The parking area is also well-overlooked (see image on page 44 for a view from the rear parking area).

Boundary treatment

5.73 Boundary treatment is an important townscape feature, and plays a significant role in delineating space (i.e. whether it is public or private), local distinctiveness and the quality of the spaces in and around new development.

5.74 It is essential to ensure that new boundary treatment, especially that which forms part of the street scene, is high quality, contextual, durable and relates positively to the overall design for the site/development, so that it forms an attractive part of the overall composition of buildings and external space.

5.75 Planting is a very sympathetic form of boundary treatment. However, this needs to be sufficiently dense and robust, and provided at a suitable size to fulfil its function from the outset.

5.76 A more detailed section on boundary materials is provided in part 7 of this document.

In this example in East Meon the boundary treatment has been designed in such a manner as to complement the overall design concept for the site and the local context.

In this example from Hambledon the new development accords with the locally distinctive form of defining the front boundary.

This example from Twyford utilises hedging and low fencing, which is very reflective of the rural character of the development and wider area.

Cycle storage

5.77 Secure and convenient cycle storage should be available for all residents.

5.78 The Council's Residential Parking SPD sets out the minimum standards for residential cycle storage.

5.79 Cycle storage needs to be conveniently located, and the design of storage structures should be high quality and consistent with the overall design concept for the site/development.

Bin storage

5.80 Bin storage needs to be carefully considered including what arrangements will be put in place for bin collection.

5.81 The design and materials of bin storage areas/structures should be high quality and consistent with the design concept for the site/development.

5.82 The bin storage should not be located in an overly prominent position.

Well designed bin and cycle storage at the former Ambulance Station site, Winchester.

In this example from Winchester the new development accords with the locally distinctive form of defining the front boundary.

Guidelines

The list below summarises the key points from this section, namely that new development should:

HQS1 – be supported by a high quality landscape scheme in relation to hard and soft landscaping

HQS2 – ensure that adequate space is afforded for planting, and the space should be in appropriate locations

HQS3 – make use of high quality hard surfacing materials, which should complement the overall design concept for the site/development

HQS4 – ensure that the design and location of the provision made for parking responds positively to the character of the area and complements the design of the site/development

HQS5 – ensure that ancillary structures provided for parking (such as garages) are high quality, and respond positively to the character of the area and complement the overall design of new development

HQS6 – ensure that any new boundary treatment responds positively to the surrounding context and is consistent with the overall design concept for the site/development

HQS7 – ensure that new bin and cycle storage areas/structures are high quality and the design is consistent with the overall design concept for the site/development

HQS8 – ensure that bin storage areas are not located in overly prominent positions

HQS9 – maintain, protect and wherever possible, enhance biodiversity.

Informative

Details of hard and soft landscaping will be required before development commences. It is often advantageous if these details are provided with the applications as this speeds up the details and compliance process.

New trees need to be planted in properly prepared tree pits and should any of the new planting die within the first five years, it will be a requirement that replacement trees are planted.

The Milesdown development on St Giles Hill is an example of a successful relationship between the buildings and landscape design.

Part 6 - High quality buildings

Introduction

6.1 Ensuring successful urban design requires that the buildings themselves be high quality, in terms of being successful pieces of architecture, which is sensitively related to the context, and accords with the principles of urban design set out in this guide.

6.2 This section covers some of the key design considerations related more specifically to individual buildings, and how they relate to urban design considerations.

Massing and scale

6.3 Massing has a significant impact on how successfully a building relates to other buildings, the street scene and spaces in general. The massing of a building relates to its scale, size, shape and height.

6.4 The perception of massing is often derived from the relationship the proposal has with neighbouring development, and the approach to the site planning (i.e. where the building is located within the site and how much planting is provided etc.).

6.5 It is important for new development to be sensitively related to the scale and massing of neighbouring development.

6.6 Orientation, topography, and the character of the surrounding area will also need to be carefully considered as they will affect the perception of the massing and scale.

6.7 The approach to the form of the building will have a significant impact on the scale and massing. For example, clustering different forms helps to break up the massing, whereas very deep plan forms should be avoided, as they often result in inelegant proportions and massing.

The new building in the centre of the image responds positively to the scale and massing of the traditional architectural style (with its double height bay windows) which characterises this area in San Francisco. The white rendered building to the left shows exactly how not to approach scale and massing!

In this example in Winchester the massing is regulated by clustering different forms to break up the mass of the building.

Proportions

6.8 The proportions of a building depend on the relationship between different elements when viewed from outside.

6.9 The proportions will have an important impact on the overall composition of the building, and how successfully the building relates to its context. Therefore, it is important to ensure that buildings are well proportioned.

6.10 When proportions are right, the various elements of the building will appear harmonious and elegant.

6.11 It is important to consider where the building will be viewed from when considering the proportions.

6.12 Deep plans tend to create very inelegant proportions, especially if the side elevation is clearly visible.

Corner buildings

6.13 Corner buildings, because of their location, need to be designed to address all aspects facing the street.

6.14 All street elevations should be well designed and contain windows (to habitable rooms in the case of residential buildings).

6.15 There are some situations where it can be appropriate to accentuate corner buildings to give definition to the street scene and aid legibility. However, the over-use of this approach can appear forced and contrived, so this option should only be used where justified, such as in order to draw attention to an important building or provide definition to a street scene which lacks that quality.

6.16 The use of a standard house type is very unlikely to be successful in corner locations, as such buildings are unable to properly address multiple aspects.

The proportions of the front elevation are slender and elegant. The arrangement of windows using different sizes in an ordered way, reinforce that impression.

This example in Avington successfully addresses two frontages through the form of the building and the fenestration. This has been individually designed to address the corner, as opposed to using a standard plan form.

This example in Weeke in Winchester is a good example of where built form has been used to emphasise a corner to draw attention to what is an important local centre.

Avoid blank walls/elevations

6.17 Blank walls/elevations adjacent to the public realm should be avoided as they are visually unappealing.

6.18 Streets enclosed by large areas of blanks walls discourage pedestrian use, and can become the focus of antisocial behaviour.

6.19 All elevations facing onto a public or semi public area (such as a car parking area) should have windows from active rooms (not bathrooms, halls, stairwells or storerooms).

6.20 In exceptional circumstances, where blank walls cannot be avoided in the public realm, their impact must be mitigated. This could be through the use of planting, e.g. non-destructive climbers or green walls, or through interesting materials and detailing such as weatherboarding, tile hanging, brick detailing or through public art.

Fenestration

6.21 Windows are an important element of the design of buildings and significant in urban design terms in relation to enlivening the facade and providing a successful relationship with the public realm by achieving active frontages.

6.22 They also provide important surveillance of the public realm and help to give rhythm and definition to the street scene.

6.23 The approach to the fenestration should be consistent with the overall design ethos for the building. For example, an arts and craft design may have asymmetrical fenestration and varying window sizes, whereas a neo-classical design will generally need symmetrical fenestration and consistent window proportions (though this is not required for all neo-classical styles as some later variants placed less emphasis on symmetry).

6.24 Where a contemporary design is utilised the approach to the fenestration needs to be consistent with the design concept, in particular concerning window materials and detailing.

6.25 The window materials need to be high quality, and reflective of the overall design. Please see part 7 for more specific information on materials and detailing.

6.26 Windows are also important in sustainability terms, and need to be appropriate to the orientation (i.e. larger windows on the southern elevation, but with a means of regulating passive solar gain, and smaller windows on the northern elevation) provide the best possible insulation and their production process will need to be considered in terms of sustainability (for example, timber windows are preferable to upvc in sustainability terms – *BRE Green Guide).*

This example employs a contemporary approach to the fenestration in terms of shape, size, arrangement, materials and detailing.

This building in Hambledon combines a neo-classical approach with Victorian style additions in the form of bay windows.

Balconies

6.27 Balconies can have a very positive impact from an urban design perspective, as they facilitate the engagement of buildings with the public realm.

6.28 Balconies also give the building a sense of modulation, which adds to its visual interest and improves the quality of the street scene.

6.29 They also provide a valuable outdoor amenity space for the occupants.

6.30 However, the design of the balconies needs to be carefully related to the overall composition. Accordingly, it is important that the balconies are an integral part of the design, and not an 'add-on' feature.

6.31 Balconies are often more successful if they are recessed into the building or positioned at an inside corner as they will be less exposed to the elements and probably more private.

6.32 It is also important to ensure that the balconies do not undermine the residential amenity of neighbours.

The balconies on this building in Kings Worthy enliven the frontage and ensure the building engages with the public realm.

Entrances

6.33 Clearly defined entrances to buildings are an important element of the legibility of an area and the successful achievement of active frontages.

6.34 They also give the street scene definition and rhythm.

6.35 Front doors should be easy to find and be visible from the public realm. The design of non-residential and apartment entrances needs to signify to visitors that this is the main access to the building.

6.36 The form of entrance chosen also needs to be carefully related to the context, as in some locations this is a distinctive characteristic, such as recessed porches in Victorian areas.

These porches in Easton clearly indicate the entrances to the properties, and have a very positive impact on what is a simple terrace. The repetition provides a very pleasing sense of rhythm.

In this example from the Burma Road (student accommodation) the entrance is clearly defined through the modulation of the building, the uses of colour and the position of the steps and outside seating.

Porches

6.37 Porches have an important role to play in the design of buildings from an urban design perspective, as they signify the entrance.

6.38 They also have a considerable impact on the success of the design solution. They need to be high quality and designed in a manner which is consistent with the character of the overall design of the buildings. Porches are more visually appealing if they are simple in design and devoid of intricate braces and brackets.

Service details and flues

6.39 Providing equipment for services, such as utility meter boxes, as well as features such as flues, is necessary but when incorporated badly can undermine the quality of the architecture.

6.40 Services features should be hidden as much as possible, and located sympathetically from a design perspective. The example below illustrates how such features can be successfully hidden without undermining the design.

6.41 The need for flues should be considered as early as practical, and where possible they should be incorporated as an architectural feature such as a chimney.

These high quality contemporary porches give the buildings a very pleasing sense of rhythm and have a positive impact on the character of the area. They have been designed to incorporate utility metres and some storage.

This simple porch is very effective on this traditional design, and illustrates how there is often no need to overcomplicate porch design.

This scheme in Corhampton utilises porches as an integral part of the architecture by continuing the eaves line down over the entrances.

These entrances in Silchester Place, Winchester have been designed as an integral part of the architecture, making them clearly visible, and well overlooked.

These simple contemporary porches on Chilbolton Avenue are understated, but provide some useful modelling to the façade.

Roofscape

6.42 This subsection sets out some general considerations in relation to how the design of the roof relates to urban design principles.

6.43 The design of roofs will have a significant impact on the appearance and character of buildings, as well as how they relate to the street scene and context in general.

6.44 The combination of different roof forms can be a significant part of the character of an area, which can be particularly significant in longer views.

6.45 The roof design also has a significant impact in relation to sustainable design considerations and so needs to be carefully considered in terms of how it relates to issues such as passive solar gain and the potential to incorporate solar panels.

Roof shape

6.46 The roof shape will often have a significant impact on the character and appearance of the overall design, as well as the scale and massing.

6.47 Where roof shapes in an area are very consistent, then reflecting those shapes in new design can often help to ensure that new development is successfully integrated.

6.48 However, contemporary roof forms can often be incorporated provided they are sensitively related to the context. Moreover, a variety of roof shapes can make for a more interesting street scene, and help to create a distinctive skyline.

This development off Orams Arbour reinforces the locally distinctive roofscape, creating an ordered skyline.

This building in Longstock in the Test Valley reinterprets the traditional rural roof form in a contemporary manner, creating a distinctive shape, reinforced by secret gutters.

Rooflines

6.49 Rooflines, including ridge and eaves heights, have a significant impact on the appearance of buildings and how they appear in context.

6.50 Rooflines should respond positively to surrounding development.

6.51 Rooflines should convey movement in order to prevent monotony.

6.52 Incorporating chimneys provides for important vertical features, enlivening the roof line.

In this example in Littleton, the vertical chimney features enliven what would otherwise be a un-dynamic roofline.

Set back top storeys

6.53 An important issue in terms of roof form is the benefit of a set back stop storey on large blocks.

6.54 This has the benefit of reducing the scale and massing of the building, and leads to a more elegantly proportioned building.

6.55 This option can be utilised via either a flat or pitched roof-form.

6.56 The edge of the parapet roof/balcony which generally accompanies such a roof design needs to be crisp and high quality.

The set back top storey in this example incorporates a pitched roof form, which has been carefully designed to give the building rhythm and an elegant meeting with the sky.

Dormers

6.57 The impact of dormers on the shape, form and character of the roof needs to be carefully considered.

6.58 In areas where there is a high degree of uniformity of roof design in which dormers are not present, then the incorporation of dormers can be unacceptable where they would be detrimental to the street scene.

6.59 Dormers should not dominate the roof, and should complement the overall composition of the building(s) in terms of proportion, size, position, detailing and materials.

6.60 Dormer windows should generally be aligned with the windows below, and be kept well away from the ridge and edges of the roof.

6.61 Very large dormers which dominate the roof are unlikely to be acceptable.

Rooflights

6.62 There are potential benefits to using rooflights as opposed to dormers, as they have less of an impact on the character and appearance of the roof. However, they need to be well integrated (such as conservation rooflights).

6.63 Rooflights should not protrude significantly from the roof profile. They should also be kept as small as possible so as not to dominate the roof.

6.64 The number should also be kept to a minimum in order to minimise the impact on the visual appearance of the roof.

These dormers on the Milesdown development in Winchester are elegantly proportioned and well related to the rest of the fenestration. The materials and detailing are high quality.

These dormers positively reinforce the overall design ethos, with their contemporary character, and crisp, detailing and good quality materials.

Guidelines

The list below summarises the key points from this chapter, namely that new development should:

HQB1 – be high quality and well designed

HQB2 – respond positively to the character of the area in terms of scale and massing

HQB3 – be well proportioned, particularly where the proportions are clearly visible from the public realm

HQB4 – in the case of corner buildings, be designed specifically to address all aspects facing the street

HQB5 – avoid large areas of blank walls/elevations adjacent to/facing the public realm

HQB6 – ensure that the fenestration successfully accords with the overall design concept

HQB7 – provide clearly visible entrances, which are well related to the street scene. The entrance arrangements also need to be well related to the overall design of the building(s)

HQB8 – ensure that the roof design, including the roof shape, roofline, and scale and massing of the roof, is well related to the design and character of the building, and sensitively related to the context

HQB9 – where dormers are incorporated, ensure that these are well designed (in terms of issues such as number, scale, massing, proportion and location on the roof) and relate successfully to the context.

High quality development in Easton, utilising a traditional design, which is well related to the context.

High quality neo-rationalist building incorporating a strong sense of rhythm and a well expressed entrance.

Part 7 - Materials and detailing

Introduction

7.1 The external finishing materials and detailing are very important from an urban design perspective. These should be high quality, reinforce the overall design concept, and take account of the context of the site.

7.2 The external finishing materials should generally respect and complement the character, texture and colour of existing materials used in the local area (provided the materials in the locality are themselves of a good quality).

7.3 However, a subtle contrast with the local materials is also potentially acceptable, provided the proposed materials are high quality and sensitively related to the context.

7.4 It is important to ensure that an excessive number of materials are not employed in a single scheme, as this often results in a discordant composition, which will usually have a detrimental impact in townscape terms.

7.5 However, particularly in large developments, different materials can be employed in different sections of the scheme in order to create distinctive identities, which aids the legibility of the development and prevents monotony.

7.6 It is important to consider the weathering qualities of different materials. The weathering is a particularly significant feature with some materials, such as clay tiles which darken, natural slate with its gradations of colour, and some forms of timber cladding which go silver if untreated.

7.7 The quality of the detailing also has a significant impact on the success of the design, and hence the quality of the places created. Therefore it is also important to ensure that a high standard of detailing is utilised.

7.8 The following pages address various important materials and detailing issues.

This building in Sutton Scotney uses a combination of traditional materials and detailing, sensitively related to the context.

This development in New Alresford exhibits high quality traditional materials and detailing.

Sustainability of building materials

7.9 The materials chosen should be as sustainable as practicable, and emphasis should be placed on local materials where possible.

7.10 The Greenspec (**http://www.greenspec.co.uk/**) and BRE Green Materials Guide provide useful information concerning the sustainability credentials of different building materials.

7.11 In very general terms, whilst bricks are not particularly sustainable, this can be mitigated by using locally sourced bricks. The potential to use reclaimed bricks should also be considered.

7.12 Timber can be a positive solution from a sustainability perspective, but needs to be sustainably sourced, durable, and environmentally damaging treatments should be avoided wherever possible.

7.13 Fibre cement cladding and re-constituted slate involve damaging environmental effects and are hence not preferable in sustainability terms.

7.14 The effects of weathering and durability should be considered when choosing appropriate materials, as this can impact on the sustainability credentials.

Construction

7.15 Construction materials and processes can also have a significant bearing on the sustainability of buildings.

7.16 For example, timber framed buildings generally result in a more sustainable construction system both in terms of the materials, the time it takes to construct the building, and the thermal efficiency of the building.

7.17 Pre-fabrication can also be a way of improving the sustainable construction credentials of the building, whilst also hugely expediting the construction timescales.

Delivery

7.18 The designer needs to consider how to ensure that high quality detailing and materials are factored into the procurement process. Often, where practical, this can be best achieved by specifying materials and detailing at the planning application stage.

Huf houses are an example of sustainable design, e.g. through the prefabricated construction process and high levels of insulation.

Bricks

Orange/red/brown bricks

7.19 The most locally distinctive types of bricks in the Winchester district are generally orange/red, dark red, or a warm brown.

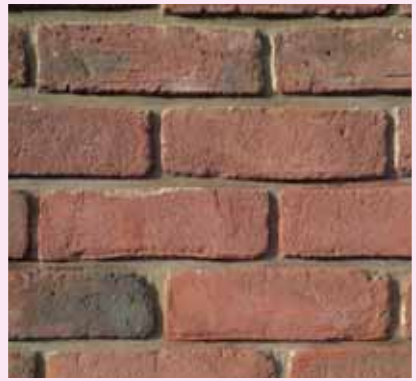
7.20 Bricks should be 'stock' bricks, i.e. those with a slightly irregular shape and soft finish. These more closely reflect traditional brick making techniques and give a more textured appearance to the elevations. Sharper brick shapes can be appropriate on more contemporary designs, although soft stock bricks are suitable as well.

7.21 Generally, 'multi' bricks are the most successful as they give a gradation of colour which adds to the texture of the brickwork.

7.22 It is important to consider the mortar as well as the bricks, in terms of colour and technique , e.g. raked joints give greater definition to the shape of the bricks and a more restrained colour tone.

These orange/red multi stock bricks result in a very warm colour and are quite common in Winchester district. Although successful on this development, brick this bright need to be used with some caution on very large buildings.

These very traditional bricks used on a new building in Hambledon give a beautifully textured appearance.. They have been laid in Flemish bond, with the darker bricks used for the headers, accentuating the pattern.



This red, multi stock brick , with the subtle shade of red, gradation of colour, and irregular shape are very successful even on such a large building. The shape of the brick has been emphasised by the raked joints.

7.23 There is a tendency for developers to add unnecessary brick detailing and decoration which can sometimes appear chaotic and discordant. Generally it is best not to use contrasting brick detailing (i.e. quoins and string courses, etc) unless it can be shown that the patterning is important to the overall design concept. In short, more emphasis should be given to the choice of quality materials than introducing fussy detailing.

Buff brick

7.24 Buff, yellow or London bricks have been used in Winchester since the Regency period, such as on St Peters Street.

7.25 More recently buff brick has been used as part of several notable schemes in Winchester, such as the extension to the library on Jewry Street, and the Queens Road student accommodation.

7.26 When using a buff brick, it is important to ensure that the brick is not too yellow or bright in appearance, with a sombre, more cream coloured tone being much more successful.

This building on Staple Gardens utilises a buff brick with a very mellow colour tone, allowing for successful integration into the street scene.

The buff brick used on this scheme on Chilbolton Avenue has a very mellow, almost stone-like colour. It also has a rough finish, resulting in a pronounced and interesting texture.

This mellow stock brick (Leicester Multi Stock) used on the Queens Road student accommodation is very subtle and successful, and works harmoniously with grey materials such as Zinc.

Dark bricks

7.27 The use of dark bricks has been an important feature of several high quality schemes recently constructed in Winchester.

7.28 Dark bricks can be very effective in certain situations, in particular in relation to more contemporary designs. As an architectural device, they give the ground floor a very solid appearance.

7.29 The colour tone also works very effectively with certain materials, such as timber cladding and buff brick.

7.30 It is important to colour match the render when using dark bricks.

Successful use of dark bricks and colour matched mortar in Winchester.

This example in Winchester illustrates the benefits of dark bricks, and how the positive effects are accentuated by the use of colour matched mortar, and an interesting brick bond, in this case stack bond.

In this example, the lack of colour matched mortar perhaps undermines the appearance of the dark bricks, and the combination with red brick is also not as successful.

Render

7.31 Render is a versatile material, used historically in some Regency architecture (e.g. on Eastgate Street in Winchester) and also the modernist style, when it is important to express form in a clear, sharp, and crisp manner.

7.32 In urban design terms render needs to be used with care, as light coloured render can appear very prominent when the building is first constructed, and can then weather poorly (especially in verdant sites or next to busy roads). Accordingly, when using render it is necessary to have regard to the impact the use of this material will have on the locality, and how well it will weather in any given site.

7.33 Generally render can be either smooth or rough. It can also be rusticated in some instances (made to imitate stone). Rough render can look particularly effective on traditional designs, especially in rural contexts.

The Francis Gardens site in Winchester utilises rough render, giving an attractive traditional appearance.

This image conveys the benefits of smooth render in expressing form which reinforces the contemporary design.

Timber

7.34 The use of timber as both an external cladding, and a structural system, is traditional in the Winchester district, and has regained popularity more recently, for both aesthetic and sustainability reasons.

7.35 As an external cladding system, timber cladding can be left to weather naturally, or stained via various methods (see overleaf).

7.36 There is a notable distinction between soft and hardwoods, with hardwoods being the more durable.

7.37 The most traditional external cladding in Winchester district is green oak. This is extremely durable, and if used in appropriate locations will weather very gracefully to silver. Accordingly, green oak is preferable in design terms. However, there have been instances where some oak cladding (and other timbers) leach tannins during the initial period after installation and therefore care in the detailing and the choice of materials below will be important.

7.38 Cedar cladding (including red cedar) doesn't need to be stained and will silver fairly quickly. Historically it has not been stained and is better left unstained. It has natural oils which gives it very good preserving qualities and is extremely durable.

7.39 Another hardwood option which can be very successful is sweet chestnut, which will age in a similar way to green oak.

7.40 The durability and weathering will depend to a large extent on regulating the moisture content, so timber clad elevations generally need direct sunlight so that they dry effectively.

7.41 Sustainability is very important in relation to timber cladding, and it is vital that it comes from a sustainable source.

7.42 Combining timber with other materials needs to be given careful consideration, as in some instances timber can stain neighbouring materials if it is not treated.

7.43 Timber also needs to be considered in relation to Building Regulations requirements, as it can be a fire hazard if used in close proximity to boundaries, in which case it will need to be treated in order to make it fire retardant.

This timber cladding used on a building in Longstock in the Test Valley has weathered gracefully to silver, resulting in subtle gradations of colour.

Stained timber

7.44 Staining timber removes the potential for the material to weather gracefully over time. However, there are certain benefits in staining timber, in particular, it allows for a much more consistent appearance, especially in relation to weathering.

7.45 It is important to have regard to how the staining fits with the overall design concept. For example, staining timber black can look particularly appropriate in a rural context, as this is a traditional finish in Hampshire.

7.46 It is also necessary to have regard to the sustainability implications of staining the timber, as some of the products used can be damaging to the environment.

This development in Corhampton utilises stained cladding in order to reflect the local rural vernacular, reinforcing the sense of place.

The use of this black stained timber in Micheldever Station successfully relates to the rural context.

Knapped Flint

7.47 Knapped Flint (which is essentially flints split in half with the cracked edge facing out) is a very traditional material in chalk valleys, and also very typical of the Winchester district.

7.48 However, whilst it is a traditional material, it is now very seldom laid using the traditional techniques, or using traditional lime mortar. The result is that often the appearance is very different to that which looks so attractive on historic buildings in the area.

7.49 Therefore, knapped flint needs to be used very carefully, and considerable regard needs to be had as to how to achieve a traditional appearance.

7.50 The most important considerations tend to be ensuring that the mortar is not overly yellow or grey, and that the flint is tightly packed.

7.51 The brick quoining (corners) also need to utilise high quality stock bricks for the overall effect to be successful.

7.52 When flint and brick elevations are used, (including boundary walls) other than a brick plinth, the flint needs to be the main material with thin quoins and string course detailing. Particular care needs to be taken in the design of quoins around window and door openings. Rarely will it be acceptable to insert flint panels into predominantly brick elevations and boundary walls

7.53 Where flint walling is proposed then producing a sample panel on site is recommended.

This flint walling in Cheriton is successful, giving a textured, traditional appearance. The brick quoins also play a significant role in the success of the finish achieved.

In this example in Twyford the flints are tightly packed, and the colour of the mortar is also successful. The brickwork, in terms of quality, colour, bonding are also excellent.

Contemporary materials

7.54 Modern materials can be very effective when used as part of contemporary design solutions, utilising either traditional or contemporary building forms.

7.55 The materials chosen still need to be high quality, and carefully related to the context.

7.56 However, it is possible to relate contemporary materials to the context without having to slavishly copy the materials in the locality. For example, a material such as zinc can relate sensitively to an area typified by slate, as the colour tone of grey zinc accords with that of slate. A similar example would be red/brown brick and unpatinated copper (i.e. copper which stays brown as opposed to going green), where again the tones of the materials complement each other.

7.57 It is also important to have regard to the weathering qualities, both in terms of the aesthetic aspects, as well as the durability of the material.

7.58 The sustainability credentials of the materials also need to be carefully considered, as resource intensive materials, or those which involve considerable pollution in their production, should be avoided where possible.

7.59 The detailing of contemporary materials is an important consideration, for example materials such as zinc can be undermined by poor fitting and detailing. Techniques such as secret fixing systems are also required for some materials (such as aluminium cladding) in order to ensure crispness of finish.

Fibre cement cladding can offer a crisp, interesting appearance (left). The white cladding on the right is a porcelain cladding, with a precise, crisp finish.

These examples of grey and black zinc give a good idea of the versatility of the material. The colour tone can also work effectively with more traditional materials.

Roof materials

7.60 The quality of the roofing materials will have a significant impact on the appearance of the building, and how successfully it relates to the context. Accordingly, the Council will require the use of high quality roofing materials.

7.61 Examples of high quality roofing materials include plain clay tiles or natural slate, whilst more contemporary materials such as zinc or green roofs can be acceptable where these are justified by the overall design approach and are sensitively related to the surrounding context.

Plain clay tiles

7.62 As with bricks, plain clay tiles need to be appropriate in terms of colour tone, texture and shape.

7.63 Generally, orange/red or a warm brown is the most effective colour and best reflects the local vernacular.

7.64 The roof tiles should ordinarily be slightly darker than any bricks or tile cladding used for the elevations below. Though they shouldn't be too dark initially, as the weathering process will mean they darken naturally.

7.65 The tiles should be double cambered, with a rough surface, in order to give the roof texture.

Examples of good quality plain clay tiles, note the colour tones, shape and texture of the tiles (image from Barton Farm Design Code).

Examples of clay plain tiles, with colour tones ranging from warm orange to dark brown. In both cases the tiles have a traditional, textured appearance.

Natural slate

7.66 Natural Slate has been used in the district since the Regency period, becoming widely available during the Victorian era, and is consequently particularly characteristic of areas and buildings built during Victorian and Edwardian periods such as Hyde in Winchester.

7.67 Natural Slate is also used in rural areas, on both houses and other rural buildings.

7.68 Aesthetically, slate is very effective when used as part of either traditional or contemporary designs. It can also be used successfully in combination with a wide range of external cladding materials, including brick, render and timber (whether untreated, or stained). Occasionally slate is also used as an external cladding on elevations.

7.69 When slate is the chosen roofing material, the Council will generally only support the use of natural slate, as artificial slate is generally less successful aesthetically, as it lacks the subtle texture and gradation of colour which gives natural slate its charm.

7.70 Natural slate needs to be carefully chosen. Welsh slate is ideal aesthetically, however, its use can be impractical (for reasons of cost and/or availability). American slate is generally high quality and Spanish slate is often acceptable, whereas Brazilian and Chinese slate can be inconsistent and needs to be carefully researched and sourced. It is also necessary to have regard to sustainability, as transporting materials long distances has considerable resource implications.

7.71 Special considerations will apply in the case of listed buildings and conservation areas, where it will be necessary to ensure that the slate chosen accords with the character of the building and locality.

7.72 The buildings opposite provide good examples of the use of slate in the district.

These examples illustrate the flexibility of natural slate, in terms of the different building styles. In the top photo a boundary wall would have been more successful.

Roof detailing

7.73 The detailing of roofs has an important bearing on the quality of the overall design, and accordingly this facet of the building will need to be high quality with the treatment of eave lines, roof verges, and ridges being of particular importance.

7.74 The importance of chimneys has been stressed earlier in this document in Part 6, as they provide added visual interest, which can reinforce the character of a traditional design, and also provide an interesting vertical feature, enlivening the composition.

7.75 However, it is important to ensure that they are not just an add on feature with no functional role.

Examples of open eaves

Open eaves

7.76 An important feature of eave detailing is the use of open eaves, particularly on traditional designs.

7.77 This approach differs from the common option of boxing in the eaves, which is often inelegant and detracts from the overall composition.

7.78 On traditional buildings eave details are often dark and thin. Accordingly, large white boxed eaves should be avoided and dark open eaves will be more successful, particularly on traditional designs.

7.79 On traditionally designed development, plain clay tiled hipped roofs should use bonnet hip tiles rather than rolled or angled hip tiles. Bonnet hip tiles are a defining characteristic of the Hampshire vernacular.

Crisp, high quality contemporary verge and roof detailing.

Successful traditional eave detailing; note the benefits of the dark, open eaves and barge boards.

Window materials and detailing

7.80 As has been referred to in the previous section (Part 6), the fenestration has a significant impact on the appearance of buildings and the relationship the buildings have with the public realm.

7.81 The materials and detailing of the windows need to be high quality and accord with the overall design concept. For example, on traditional designs timber windows should be used, recessed from the front elevation.

7.82 The images set out on this page illustrate some of the key principles which need to be followed in order to ensure that the materials and detailing enhance the quality of the overall design.

This scheme on Chilbolton Avenue utilises high quality, durable window and door frames (powder coated aluminium) in a colour that contrasts with the buff brick

Traditional windows and detailing: timber is the most appropriate material for windows when a traditional design is proposed. It is necessary to have particular regard to the window arches, arch formers (i.e. the element above the window giving the arch its curve), sills, and ensure that the windows are recessed, ideally by one brick. UPVc window frames are often thicker and clumsy in appearance and can destroy the proportions of traditional detailing.

Contemporary windows and detailing: with contemporary designs it is important to ensure that the materials and style of windows are high quality and consistent with the overall design. The detailing also needs to be crisp and precise. Powder coated aluminium is often used for contemporary designs, though timber is also encouraged.

Boundary structure materials

7.83 Where boundary structures are visible from the public realm, and particularly where they form the interface with the public realm, such as the boundary with the pavement/highway, then the boundary materials need to be high quality and sensitively related to the design of the overall scheme.

7.84 The choice of the most appropriate material will depend on the context and the overall design. However, examples of potentially acceptable options are:

- metal railings, sometimes with brick piers and/or planting behind
- brick walling, using high quality bricks which are well related to the rest of the development
- timber, though it is important not to use utilitarian close boarded fencing adjacent to the public ground
- native hedging, such as Beech or Hazel, which can be used in conjunction with timber fencing or metal railings.

7.85 Timber fences which are adjacent to the public realm should be used sparingly as they will deteriorate over time and may subsequently be replaced with inappropriate alternatives. It is generally much better to use a masonry boundary in this instance. Where fences have to be used adjacent to the public realm then it is important to use a design and consruction that will be durable over time.

An example of robust metal railings combined with brickwork. This suits the design of the houses.

This example of simple low timber fencing reflects the rural context and the architectural language of the buildings.

The use of hedging in this scheme in Twyford responds positively to the rural character of the area, and complements the design of the overall scheme.

This example in Winchester uses high quality brick walling, laid with an interesting brick bond to create visual interest and defused views into and out from the gardens.

Hard surface materials

7.86 The hard surfacing materials need to relate successfully to the context and the design of the overall scheme. Examples of successful materials for hard surfacing are paving and gravel.

7.87 Paviors need to be soft in appearance, with a rough texture and irregular edges.

7.88 Paviors which are overly smooth, sharp and shiny in their appearance should be avoided unless they are an integral part of the architecture.

7.89 Gravel can be successful, either loose, or bonded with resin. It can also be used in conjunction with tarmac, and is a good means of giving a softer, textured finish to a tarmac road.

7.90 It is important to ensure that a solid (not loose) hard surface material is used at the interface with the public highway.

7.91 From a sustainability perspective it is important to consider how the hard surface materials can accommodate drainage to avoid surface water run-off.

This example on Chilbolton Avenue utilises high quality paviors with subtle differences between the textures and colours creating a successful overall composition.

The use of gravel at this site in Kings Worthy relates successfully to the overall design of the site, as it offers a subtle contrast to the blockwork finish of the house.

This example in Winchester uses gravel combined with tarmac, creating an attractive setting for the buildings.

Guidelines

The list below summarises the key points from this chapter, namely that new development should:

MD1 – utilise high quality materials and detailing, which should be well related to the context and reinforce the overall design concept for the development

MD2 – have regard to the sustainability credentials of the materials used, and utilise sustainable options wherever possible

MD3 – where bricks are used as the external finishing material, make use of high quality stock bricks, which are well related to the context and design of the overall scheme

MD4 – where timber cladding is used, ensure this is high quality and that regard has been had to its weathering, durability, and its sustainability credentials

MD5 – where contemporary materials are used, ensure these are high quality and sensitively related to the context

MD6 – in relation to roofing materials, high quality external finishing materials should be utilised, such as clay tiles or natural slate

MD7 – in the case of boundary structures, the materials or planting used should accord with the overall design for the development and create a successful interface with the public realm

MD8 – in relation to hard surfaces, the materials used should be high quality, consistent with the overall design of the development and facilitate sustainable drainage.

High quality traditional materials and detailing in Micheldever Station, with open eaves, recessed windows and textured clay tiles.

This development in Winchester utilises high quality stock bricks, well detailed balconies and a subtle blend of traditional and contemporary materials.

Part 8 - Extensions

Introduction

8.1 Extensions to buildings can have a significant impact on the design of the host building, and the character of the area.

8.2 Extensions are often designed to reflect the character of the existing building, and the following pages provide advice in terms of how best to successfully utilise that approach.

8.3 However, there are some instances where a contrasting approach is adopted. This can add an extra dimension to the building and street scene, and in so doing provide added visual interest. It is vital though to ensure that such designs are high quality and informed by careful consideration of the context.

This extension in St Cross responds literally, and successfully to the existing building and architectural language of the locality.

A successful extension at Winchester College which responds positively to the host building and the historic context.

This extension to St Peters Church in Winchester utilises a modern design, offering a subtle juxtaposition with the listed building, and enhances the character of the area.

General principles

8.4 Extensions are generally most successful when they are subservient to the host dwelling. This can be achieved by various means, such as:

- setting down the ridge (and sometimes also the eaves)
- setting the extension back from the front elevation
- using a visually recessive finishing material.

8.5 Extensions (particularly two-storey) should generally be proportionate with the scale of the existing house (for example, an extension which doubles the size and/or width of a building is likely to appear disproportionately large).

8.6 Extensions should express the transition of the original building, and allow its original appearance to still be clearly discernable (this is interrelated with the need to ensure that the extension appears subservient).

8.7 Where extensions relate to historic assets, it will be particularly important to understand the impact of the extension on the asset's significance, and where relevant, consider opportunities to enhance that significance. Further advice in this regard is available from the Council's Historic Environment Team.

An example of a well proportioned and detailed extension in Cheriton. It does not seek to replicate the appearance of the existing building which allows the original character to be clearly discerned.

This is a good example of a contrasting extension in St Cross. It is subservient and owing to the surrounding planting provides added visual interest without being overly prominent.

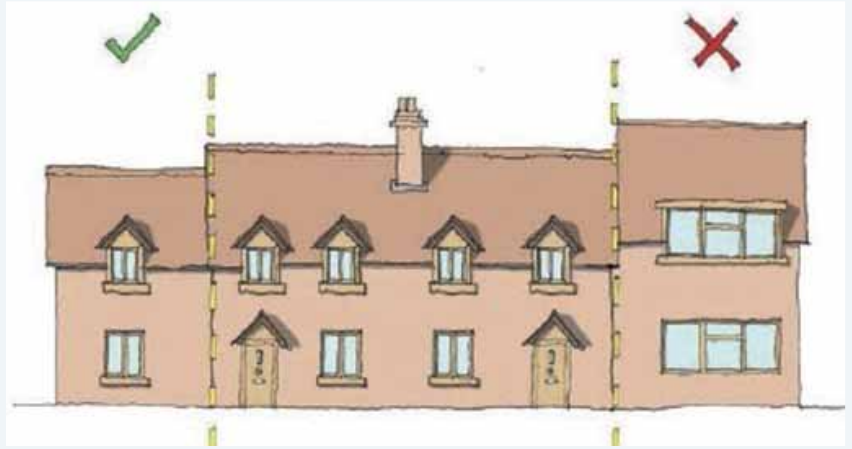


Illustration of the basic principles in terms of how to create a well related extension

Side extensions

8.8 Side extensions can have a significant impact on the street scene by occupying important space around buildings and impacting on views between buildings.

8.9 Accordingly, the impact of side extensions on the street scene needs to be carefully considered.

8.10 Where side extensions would block important views between buildings, for example to attractive landscape beyond, then there may be instances where two-storey extensions would be unacceptable.

8.11 Setting side extensions back from the front elevation is generally important in ensuring a successful relationship with the host building, whilst keeping the height below that of the existing building is similarly important.

This extension in St Cross (Edgar Road) is elegantly proportioned in itself and in relation to the host dwelling. Being set back it is visually subservient. The contrasting brick and render work well and the aligned eaves provides a good junction with the existing.

This side extension in Durley is very sensitive to the host dwelling and street scene, owing to the scale, proportions and degree of set back from the frontage.

This side extension to Winchester College provides a dynamic, carefully considered juxtaposition with the host building (a listed building).

Rear extensions

8.12 Rear extensions often have a modest impact on the street scene, and hence in urban design terms are generally acceptable in principle.

8.13 However, in a residential context such extensions can often have an impact on the residential amenity of neighbouring properties. Therefore it will be important to have regard to overbearing, overlooking and over shadowing issues.

8.14 In urban design terms the most significant impact flowing from a rear extension is often where the side elevation of the extension is visible from the public realm.

8.15 In such instances it is important that the extension is well proportioned by ensuring that it does not project an excessive length from the rear elevation.

8.16 In terms of achieving subservience, this is often achieved by setting the extension in from the side elevation of the host building, and keeping the ridge lower than that of the existing building.

This is a good example of a subservient extension in Stoke Charity. The extension reflects the form of the host dwelling, but is subservient in terms of ridge height and set back, whilst the use of timber cladding forms a subtle contrast with the flintwork.

These 'outshots' illustrate the principles associated with rear extensions, they reflect the character and form of the main part of the dwellings in a subservient manner.

This rear and side extension provides a subtle contrast with the existing building, whilst still respecting its character.

Front extensions

8.17 Front extensions can often be difficult to incorporate, as they can appear overly prominent in the street scene.

8.18 They are most problematic where there is an established, prominent building line. In such instances an extension which projects beyond the frontage is potentially unacceptable.

8.19 However, there are some instances where front extensions can be acceptable, such as where a building is set back from the frontage and/or there is no established building line.

8.20 Ensuring the success of the design of front extensions generally relies on ensuring it is not overly prominent, through the use of appropriate design, scale and massing, as well as ensuring there is not an excessive level of projection from the front elevation.

Single storey extensions

8.21 Single storey extensions often have a minimal impact in urban design terms; because of their modest scale they generally don't significantly effect the spatial dynamics of the street scene or the appearance of buildings.

8.22 However, where such extensions are visible in the street scene they should be high quality and be sympathetic to the character of the area.

8.23 Even though single storey extensions are generally of modest scale, they can still have neighbour impacts, and so need to be carefully designed in order to avoid an unacceptable impact on neighbour amenity.

This extension near Newtown has been sensitively located to the host building in terms of alignment form and scale, with the contrasting material reflecting the transition of the building form.

This single storey extension is sensitively related to the host dwelling with its modest scale relating well with the adjacent dwelling.

Contrasting extensions

8.24 Whilst urban design theory generally seeks to ensure harmonious relationships, as has been referred to earlier in this guide, there is scope for variety, and interesting, distinctive extensions can enrich the vitality of the built environment and aid legibility.

8.25 Accordingly, there are instances where extensions which contrast with the character of the existing building are acceptable.

8.26 Such extensions need to be high quality, and have a sympathetic relationship with the character of the area (for example by setting the extension back, ensuring it is subservient to the existing building in terms of scale, and by employing a refined approach to the architectural language, materials and detailing).

This example of a contrasting extension at Winchester University is both high quality in itself, and in terms of the positive impact it has on the host buildings (grade II listed buildings).

This extension to a commercial premises in Winchester provides a subtle, successful contrast to the surroundings, through the blend of traditional and contemporary materials, modest scale and by respecting the building line.

These extensions to a house in Winchester have created a dynamic and exciting result, and sit comfortably in the verdant surroundings.

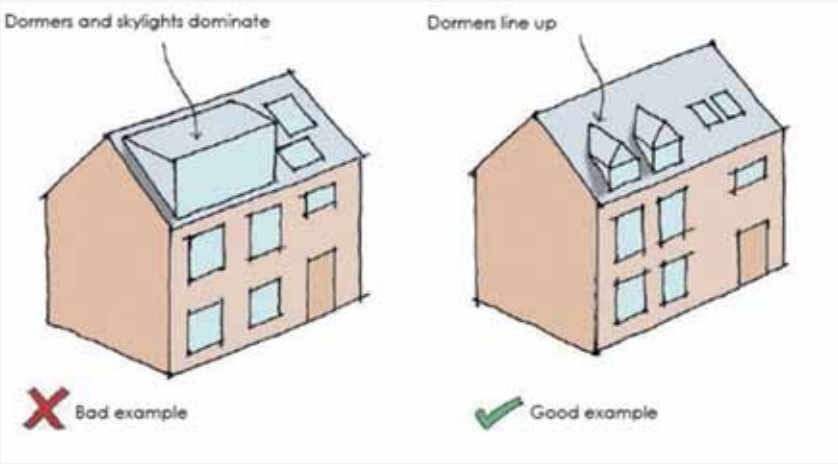
Dormers/rooflights/roof extensions

Dormer windows

8.27 Dormer windows need to be well designed, which normally relies on ensuring that they are not overscaled and do not dominate the roof. The detailing also needs to be good quality and the materials need to be well related to the existing roof.

8.28 In particular, box dormers are nearly always overscaled and unsympathetic to the character of the host building.

8.29 Dormers need to be well related to the existing fenestration on the building (for example by lining up with the existing windows, or being centrally located between existing windows).



This illustration shows how box dormers dominate the roof, as do poorly aligned rooflights. However smaller, well proportioned dormers properly aligned with the existing fenestration sit far more comfortably in the roof plane and have a more successful impact on the property as a whole.

This dormer window in Hyde is well related to the existing property in terms of scale. The use of dark grey materials provides a successful visual relationship with the existing slate roof.

These dormers utilise excellent materials and detailing, and the scale and proportions relate successfully to the existing roof.

Roof lights

8.30 Rooflights often have a less significant impact on the roofscape than dormers, but it is important not to incorporate an excessive number.

8.31 They also need to be well related to the existing fenestration, and should not project excessively from the roofplane, and should preferably lie flush.

Roof extensions

8.32 In some instances the whole roof is extended. Such designs need to relate successfully to the retained part of the building, and the roof should not become overly dominant in relation to the existing building or excessively prominent in the street scene.

This roof extension successfully minimises its scale, whilst the rooflights are well related to the fenestration.

Guidelines

The list below summarises the key points from this chapter:

E1 – extensions should be sensitively related to the existing building, and the character of the area

E2 – extensions should convey the incremental transition of the building, by allowing the character of the original structure to still be clearly discernible

E3 – extensions should generally be subservient to the host dwelling

E4 – extensions which contrast with/juxtapose the character of the existing building can provide added visual interest, but need to be sensitively related to the host building and the context

E5 – dormers need to be well related to the existing building in terms of design, scale, proportion, materials and detailing. They also need to be well related to the existing fenestration.

Acknowledgements

The High Quality Places SPD draws on the Quality Places SPD produced by Eastleigh Borough Council, and uses some text and drawings from that document with the permission of Eastleigh Borough Council. Winchester City Council thanks Eastleigh Borough Council for its assistance with this document.

Glossary

A

Active frontage – the front of a property which allows people inside and outside of that property to interact e.g. floor to ceiling windows at street level which allow people to see in and out; pavement dining restaurants.

Active solar gain – involves the use of solar collectors to generate electricity or to heat water.

Adaptability - the ability of a structure to be altered, often structurally, to fit changed circumstances and/or different uses.

Amenity – something that adds to a person's comfort or convenience, e.g. privacy; lack of noise; attractive views.

Amenity space - an area of land, generally green space and planting, which allows for informal leisure and provides a setting for buildings. In the case of a dwelling, this is usually the garden area.

Architectural detailing – the designed detail on a building or structure, e.g. decorative lintels, cill and eaves details.

Architectural language – the way in which the elements of a building and different design features combine to influence the style and appearance of a building.

Axonometric drawing – a three-dimensional drawing, drawn from above at a diagonal angle.

B

Biodiversity – the variation of lifeforms, plant and animal, in a given area or ecosystem.

Boundary - the border or limit of a property or space. This may be indicated visually, through the use of a fence or wall; may be identified on a land ownership plan or similar, or may be historic and undefined.

Building line – a discernible line beyond which buildings are not erected. For example, rows of Victorian and Edwardian terraced and semi detached properties have very clearly defined building lines.

Built form – how a building or group of buildings look, e.g. size, shape, height, location in plot, etc.

C

Character – the combination of factors that distinguish one place/structure from another, including issues such as the layout and appearance of buildings, hard and soft landscaping.

Context – the setting of a site or area, including features such as land uses, built and natural environment, social and physical characteristics.

Continuous frontage - the alignment of buildings which are joined or closely spaced, which have a direct and consistent relationship with, and all front onto, the public realm.

Curtilage – the area of land immediately surrounding a house or other building. In the case of a house, this is the area of land that is reasonably associated with the enjoyment of the property, usually the garden area.

D

Density – the relationship/ratio of a building or buildings to an area of land, usually calculated on the basis of the number of dwellings per hectare; gross density refers to the total number of buildings in a whole site, whereas net density makes deductions from the site area for features such as open space.

Desire lines – a route that people or animals instinctively wish to travel, often the shortest or straightest line between two points.

E

Enclosure - creation of a sense of defined space by means of surrounding buildings/structures/planting. The degree of enclosure will be defined by the relationship between the height of the vertical feature(s) relative to the width of the space.

F

Façade – the main face/front elevation of a building.

Fenestration – the design and placement of windows and other openings in a building.

Figure ground – the use of differentiation (usually black and white) to clearly show the position of buildings in relation to space on a plan/streetmap.

Form – the layout, density, scale appearance and landscape of a development. Can also mean three-dimensional shape.

Fronts – a structure that 'looks out' onto something; the main elevation of a building is located to look out over something that provides good amenity value, e.g. a park or lake, or something that benefits from active surveillance, e.g. a street or footpath.

Frontage - the area of land in front of a building or group of buildings up to the street; the front or face of a building.

G

Grain – the general arrangement or pattern of development of an area. Often used in relation to buildings and spaces between, and illustrated in figure ground drawings.

Green Infrastructure – connected and substantial networks of multifunctional green space.

H

Habitable rooms – a room for living purposes, excluding bathroom, toilets, corridors, and halls. Kitchens can sometimes also be excluded.

J

Juxtaposition – two or more structures or landscape/townscape elements placed in close proximity with one another, which when combined create a contrasting, but attractive relationship.

K

Knapped flint – flints cut to produce a flat-faced stone. These are then bound together with mortar to form a wall.

L

Landscape – the visible features of an area of land (including physical elements such as landform, living elements such as plants and animals, elements such as lighting and weather, and human elements such as buildings and human activity). Soft landscape features include planting; hard landscape features include walls, patios, walkways, made up of hard materials.

Legibility - the ease with which visitors can orientate themselves and find their way around an area.

Listed building – a building included on the 'statutory list of buildings of special architectural or historic interest' held by Historic England.

M

Mass/Massing – the physical volume or bulk of a structure or building.

Microclimate – the climate of a small, specific place in a particular area.

Mitigation – methods to reduce, remove or compensate for adverse impacts.

Mixed use – the integration of more than one type of use. For example, a building with a shop on the ground floor and residential units on the upper floors.

O

Orientation – the direction a building, structure or street is facing.

Overbearing – "a term used to describe the impact of a development or building on its surroundings, particularly a neighbouring property, in terms of its scale, massing and general dominating effect, " (Planning Portal)

P

Passive solar design – a building designed and orientated to make the most of the sun's warmth. For example, by providing habitable rooms with large south facing windows.

Passive Solar Gain - systems that absorb, store and distribute the sun's energy without relying on mechanical devices like pumps and fans, which require additional energy.

Passive surveillance – (also known as Natural Surveillance) - informal, close observation of people in public areas, often from nearby buildings or spaces. For example, houses fronting directly onto public open space.

Pastiche – a design which seeks to replicate the style of an earlier era. The term pastiche architecture is sometimes used in a critical way when the attempt to replicate traditional architecture is not done very well.

Perimeter Block - a street block, each of whose frontages face out onto a public space (usually a street). In such cases the parking and amenity areas are normally located within the centre of the block or between buildings.

Permeability – the extent to which the layout of buildings and pedestrian and vehicular routes within a development affect the ability of people or vehicles to move in different directions and connect with existing movement networks.

Public open space – space set aside for formal or informal recreational purposes with access for the general public.

Public realm – all areas to which the public has open access, e.g. streets, squares, parks, public buildings.

R

Rhythm – the repetition of elements to create a pleasing effect.

Roofscape – the view of a combination of roofs in a particular street/area/town/city.

S

Scale – the size of a building in relation to its surroundings; the size of parts of a building or its details, in particular relation to the size of a person.

Sense of place – the multitude of landscape and townscape features (which can include activities and uses), which combine to make any one place memorable and special, in a manner which responds positively to local distinctiveness.

Setting – the context or environment in which something sits and which affects its appearance.

Settlement morphology – the way the settlement pattern evolves over time

Settlement pattern – the distinctive way in which the roads, streets, spaces and buildings are laid out in a particular place.

Site constraint – a feature on a site or adjacent to a site which will have an impact on design decisions in a limiting manner. For example a predominant building line along a street may constrain where a new building can be located.

Street scene – the combination of roadways, pavements, street furniture, trees, signage, building elevations and other elements that determine the overall appearance of a street.

Street pattern – the layout of streets in an area.
– the ability to maintain balance in a certain process or state in a system. The most commonly quoted definition for sustainable development is the Brundtland Commission definition of "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".

Sustainable drainage system – an environmentally-friendly way of dealing with surface water runoff to avoid problems associated with conventional drainage practice. These problems include exacerbating flooding. This approach may also be termed "SUDS" (or sustainable urban drainage systems), but applies equally to rural and urban sites.

T

Thermal mass – the capacity of a structure/material to store heat.

Topography – the surface features of a place. The most relevant factor is often the gradient and/or shape of landforms.

Townscape – the overall combination of streets, spaces, buildings and landscape features.

U

Undercroft car parking - parking at ground floor level within the footprint of the building.

V

Village design statement – an adopted Supplementary Planning Document that provides design guidance in relation to a particular village.

Vista – a framed view or outlook (such as between two buildings or a series of trees).

Appendix 1 - PUSH Quality Places Charter

- **A Commitment from PUSH signed by all PUSH authorities (PUSH Quality Places Charter, Oct 2010)**
- *"The PUSH authorities are committed to the creation of quality places. We recognise the different components that combine to create quality places and will ensure implementation of place making principles and the processes for their delivery. We acknowledge that we must collaborate and cooperate with the many other organisations and bodies responsible for the management and development of the public realm to achieve high quality places. We call upon those organisations and bodies to commit to delivering the place making components identified in this charter."*
- Delivering high quality places and buildings cannot be achieved through a statement of intent alone. PUSH recognises that it is equally important that appropriate delivery mechanisms and processes are in place.
- Each local authority in South Hampshire, as a signatory to the charter, is committed to delivering the following:
- Leadership and management structures to ensure that creating quality places is a high priority;
- A design-led multi-disciplinary culture which plans, designs and manages new and existing places in an integrated way to achieve high quality;
- Place making and quality design policies which underpin development plan documents, including detailed guidance on creating high quality development where necessary;
- Decision making which uses the wider value of creating quality places as a prime consideration rather than cost;
- Opportunities to improve the quality and management of existing places;
- Appropriate place awareness and design training for leaders, councillors and officers;
- Community involvement in the planning, design and management of places;
- "We call upon those organisations and bodies to commit to delivering the placemaking components identified in this charter."

Appendix 2 – Benefits of Trees

Environmental benefits of trees:

- Reduce air pollution especially particulates;
- Reduce the volume and speed with which rainfall enters the urban drainage system – reduces flash flooding;
- Provide cooling in the order of 1-2 degrees Centigrade;
- Reduce localised extremes in temperatures - cooling in the summer and warming in the winter (countering urban heat island effect);
- Essential for a balanced and stable environment.

Social benefits of trees:

- Amenity and aesthetic value;
- Important heritage asset;
- Provide habitats for a broad range of wildlife and bring this into proximity with people;
- Heighten sensory qualities in terms of touch, sight, sound and smell;
- Change seasons with leaf colour changes and floral displays;
- Contribute to local distinctiveness and sense of place;
- Provide effective shelter and enclosure;
- Provide protection from sun;
- Provide screening of unacceptable views, features and buildings;
- Educational value.

Health benefits of trees:

- Health and well being benefits from contact with natural environment;
- Release scents and aromas that elicit a positive emotional response contributing to well being;
- Aid recovery from illness through contact with natural environment.

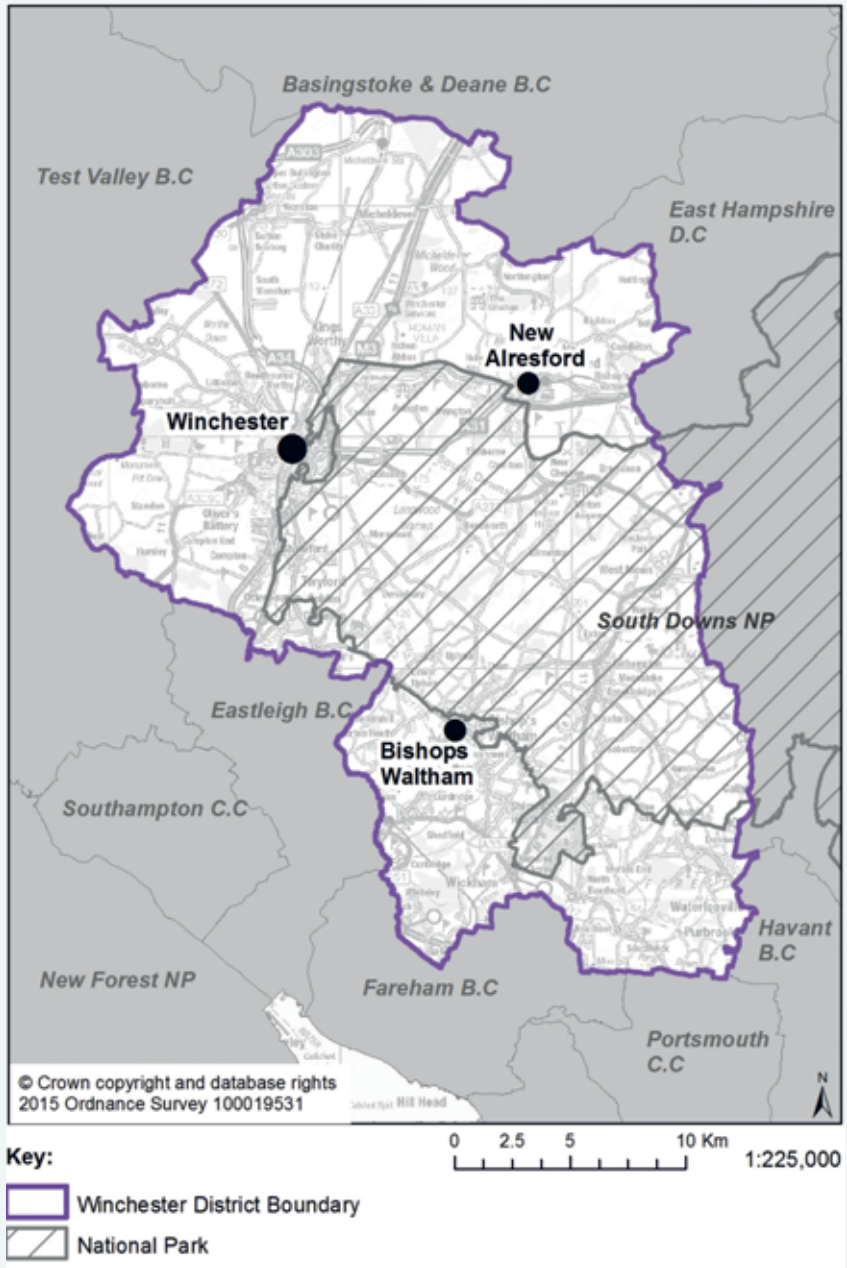
Economic prosperity of trees:

- Increase value of property by 5-15 per cent;
- Increase value of undeveloped land by 27 per cent.

Appendix 3 – Map of Winchester District

As has been referred to on page 2, this document has only been adopted by Winchester City Council and not the South Downs National Park Authority. Therefore, this guidance only applies to the part of Winchester District which falls outside of the South Downs National Park area.

The map opposite shows the areas where this document applies – the white areas within the Winchester District Boundary line.



Price £20.00

Winchester City Council