

Part 5 Case Studies

The aim of Part 5 is to illustrate some of the design principles and approaches, identified in the previous sections, which underpin successful housing schemes. The case studies highlight some examples of existing development opportunities and proposals in order to demonstrate how to make the best use of the land available, whilst building in a sustainable way which is sensitive to the needs of people and the surrounding environment. They cover a range of development situations which may arise in the Borough. This section consists of six case studies:

1. One for One Replacement Housing
2. Plot Sub Division
3. Infill Development to the Rear of Existing Housing
4. Detached House Replaced by Flats
5. Town Centre Development
6. Development on the Countryside Edge

The case studies are illustrated with annotated examples of schemes demonstrating urban design. The case studies should not be read in isolation, but used in conjunction with the objectives, principles and character area studies outlined in Parts 3 and 4. Reference is made to the character areas within which

these types of development may occur however it is recognised that they may occur in other character areas. They are intended to be indicative only, in order to encourage creative solutions, and other building and layout configurations that conform to the design objectives and principles while providing valid design solutions.

Case Study 1 – One for One Replacement Housing

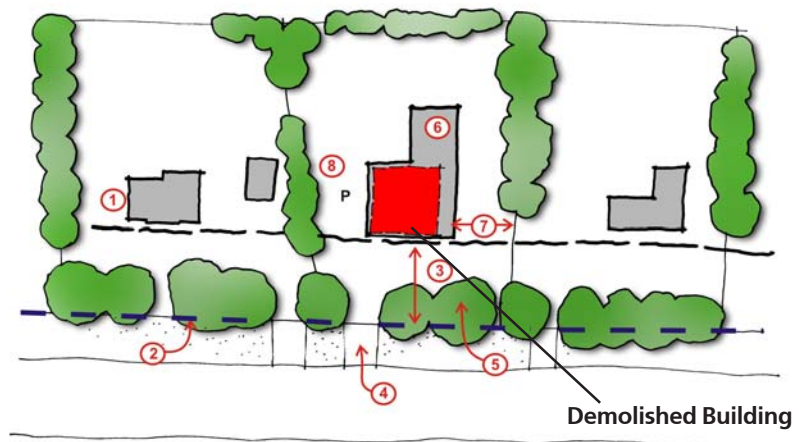
Character Areas:

- Village Centres Country Lanes
- Residential Areas of Special Character
- 1930s – 1950s Suburbia

1. Retain common building line where this exists.
2. Retention and enhancement of consistent boundaries where they exist. Native hedgerows and hedgerow trees should be retained and enhanced on former country lanes to maintain character. Where a consistently open or planted character exists this should be reflected.
3. The landscape setting of the dwelling should be primarily soft landscape/grass and the common distance between dwellings and the front boundary maintained.
4. Treatment of driveways should be consistent with other properties where a common landscape framework exists and should avoid the loss of mature trees.
5. Retain and protect existing trees.
6. Increased building provision should be located to the rear of the property, subject to amenity of adjoining properties.
7. The average distance between buildings within the vicinity and

their side boundaries should be maintained.

8. Hard standing/garaging should be located to the side/rear of the building, subject to residential amenity. Garages should not protrude beyond the building line.
9. Replacement dwellings within areas with irregular building lines should be positioned to consider residential amenity of adjoining dwellings.



Case Study 2 – Plot subdivision

Character Areas:

- Village Centres Country Lanes
- Residential Areas of Special Character
- 1930s – 1950s Suburbia

1. Retain common building line where this exists.
2. Plot width should reflect those within the vicinity.
3. Existing mature trees and boundary vegetation to be retained.
4. Treatment of driveways should be consistent with other properties where a common landscape framework exists and should avoid the loss of mature trees.
5. Distances between buildings should be comparable with those in the vicinity or estate as a whole to maintain the character.
6. Hard standing/garaging should be located to the side of the building.
7. Existing landmark buildings should be replaced by new landmark buildings.
8. Replacement dwellings within areas with irregular building lines should be positioned to consider residential amenity of adjoining dwellings.



Case Study 3 – Infill Development

Character Areas:

- Residential Areas of Special Character
- 1930s – 1950s Suburbia

1. Infill development should seek to retain a continuous street frontage and reflect the height and form of existing dwellings retaining mature trees wherever possible.
2. Development should seek to improve permeability, by creating new connections, particularly where the existing street block size is large.
3. The new development should be orientated to create a street, with continuous street frontage and a clear definition of semi-public and private space between existing and adjoining new development e.g. back to back.
4. Maintain space between existing buildings and new access roads to maintain the street scene and to provide space for new landscaping.
5. Smaller infill development should address the junction between new and existing streets, with buildings that ‘turn the corner’.
6. Where possible, the public side of buildings should address the new street, while private space should adjoin the private space of existing dwellings. Dwellings

should not face the private space of existing dwellings.

7. In many cases there will be opportunities to meet PPG3 guidance on density through the inclusion of smaller units within the building blocks indicated on the sketches.



Case Study 4 – Detached House Replaced by Single Block of Flats

Character Areas:

- Town Centres Victorian/Edwardian

- Residential Areas of Special Character

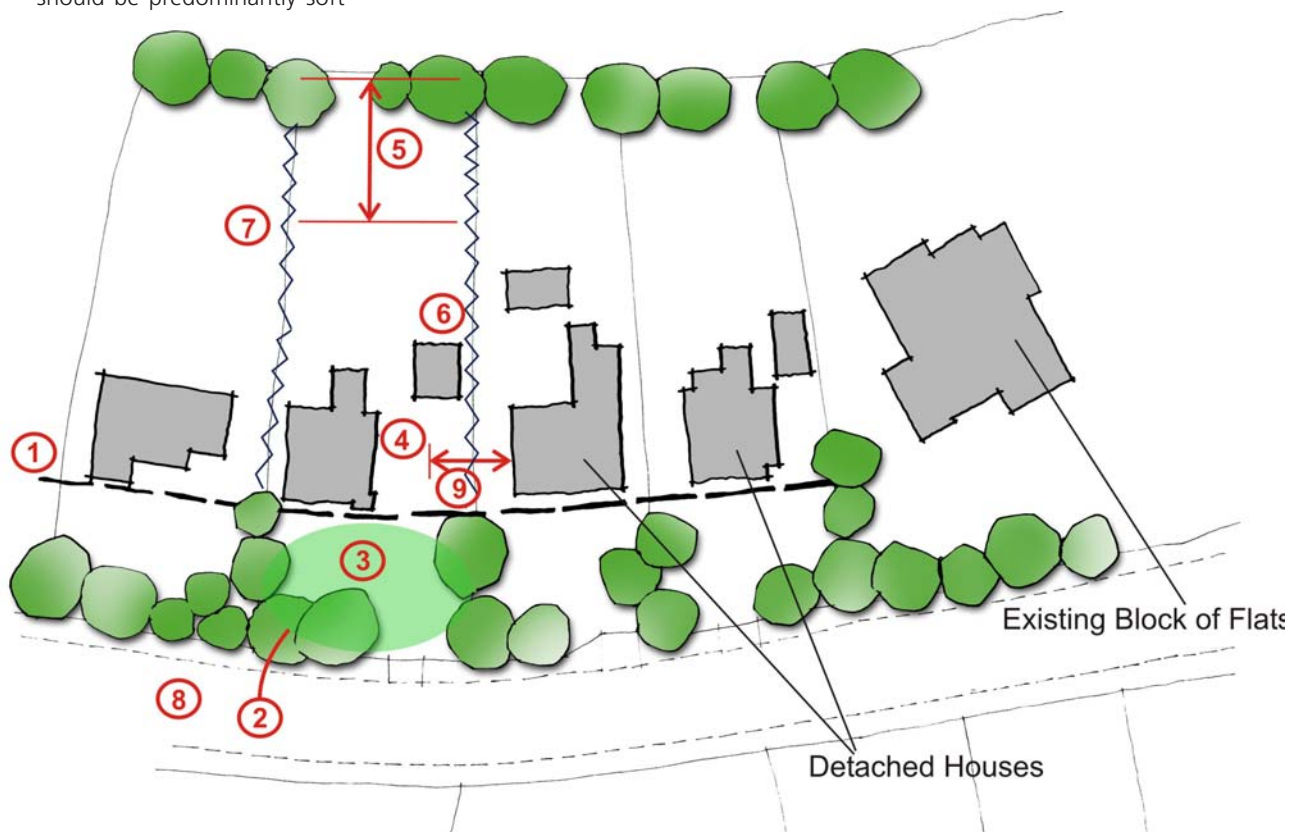
- 1930s – 1950s Suburbia

1. Where a common building line exists this should be reflected in the proposals.
2. Existing mature trees and boundary planting should be retained and protected, particularly where trees contribute to the overall character of the area.
3. The front of the block of flats should be predominantly soft

landscape/grass which reflects the character of neighbouring dwellings.

4. Parking/hard standing could be located to the side or preferably within the basement of the development and should not impact upon the visual amenity of neighbouring dwellings. In some cases existing mature front boundary planting and new planting proposals may justify some parking in front of the building.
5. The size of the communal garden should reflect that of the surrounding area.
6. Ancillary buildings should be kept to a minimum with any garaging accommodated within the basement of the flats.

7. Boundaries should be planted to reduce impact from vehicles and retain visual amenity of neighbouring dwellings.
8. Existing boundaries should be retained and enhanced, particularly in country lanes where the frontage is an indigenous hedgerow. Existing planting along boundaries with adjoining properties should also be retained where possible.
9. Maintain visual separation between dwellings and carefully locate windows to maximise privacy.

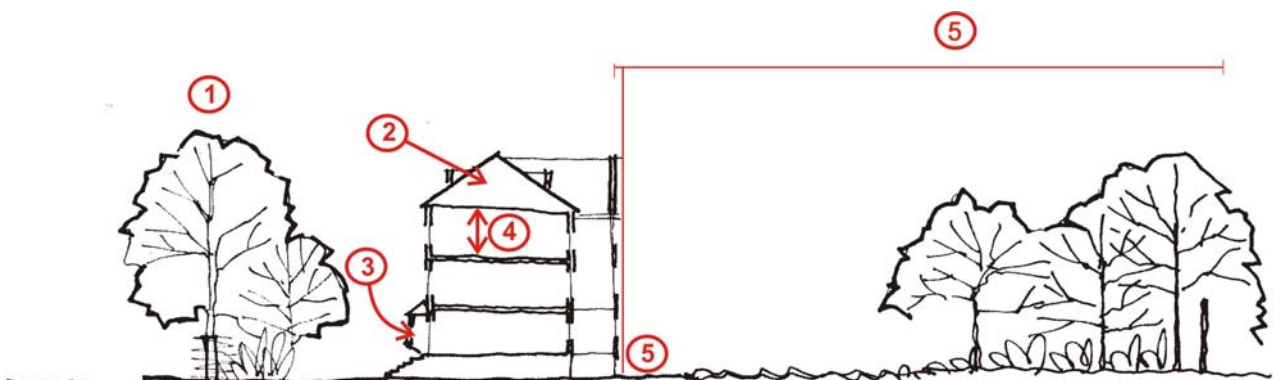


NB: Example shows edge of Town Centre Victorian/Edwardian

Case Study 4 – Detached House Replaced by Single Block of Flats

Cross Section

1. Boundary vegetation retained/enhanced.
2. Accommodation within the roof space needs to be detailed such that the roof forms are not overly dominated by dormer windows. In addition, multiple vents protruding through the roof should be avoided, possibly by their amalgamation within a chimney.
3. Bay windows and balconies should articulate the façade.
4. Building and floor heights should reflect those prevalent in the area to maintain scale and proportion.
5. Hard standing at the rear of the building should be kept to a minimum, with soft landscape predominating within communal garden areas.



Case Study 5 – Mixed Use Development within a Historic Centre/Town Centre

1. Previous eras of development such as a 1960s garage set back from the building line.
2. Original historic building line development pattern, and plot boundaries lost, can be reflected in the new development.
3. Junction or node of activity is poorly defined spatially due to set back of existing building.
4. Single use does not make efficient use of land or provide interest in a central location.

Character Areas:

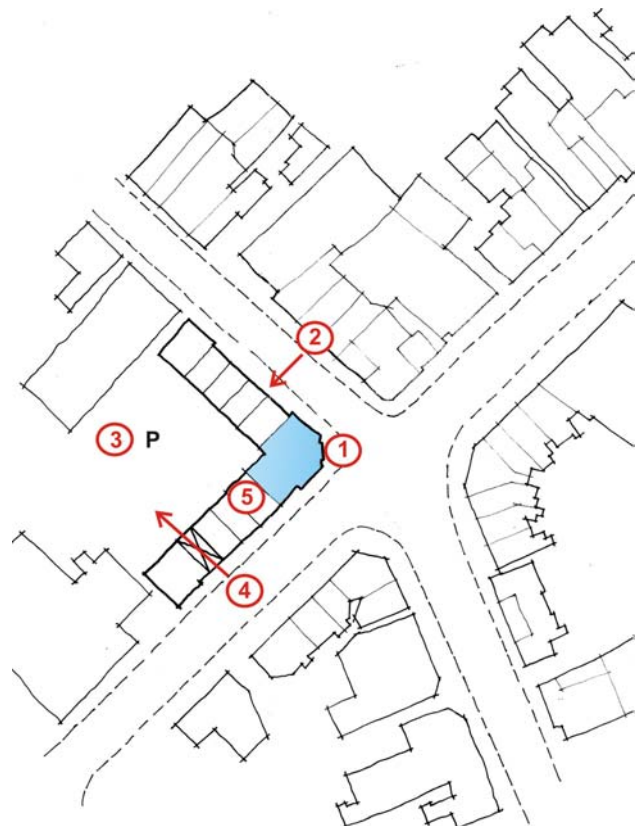
- Village Centre/Country Lanes
- Town Centres Victorian/Edwardian



Before

Case Study 5 – Mixed Use Development within a Historic Centre/Town Centre

1. Corner feature with key building frontage – opportunity to create a landmark feature. Windows should afford good views and surveillance of the streets.
2. Respect/redefine the building line.
3. Locate parking to the interior of the street block and explore opportunities to rationalise existing parking, servicing and the appearance of the rear courtyard.
4. Reintroduce carriageway arches for vehicle accesses to maintain a continuous street frontage.
5. Within the building, consider potential conflicts between certain commercial uses and residential to be located above. Reflect the rhythm of former plot boundaries in the articulation of the façades.



After



Case Study 6 – Countryside Edge

Character Areas:

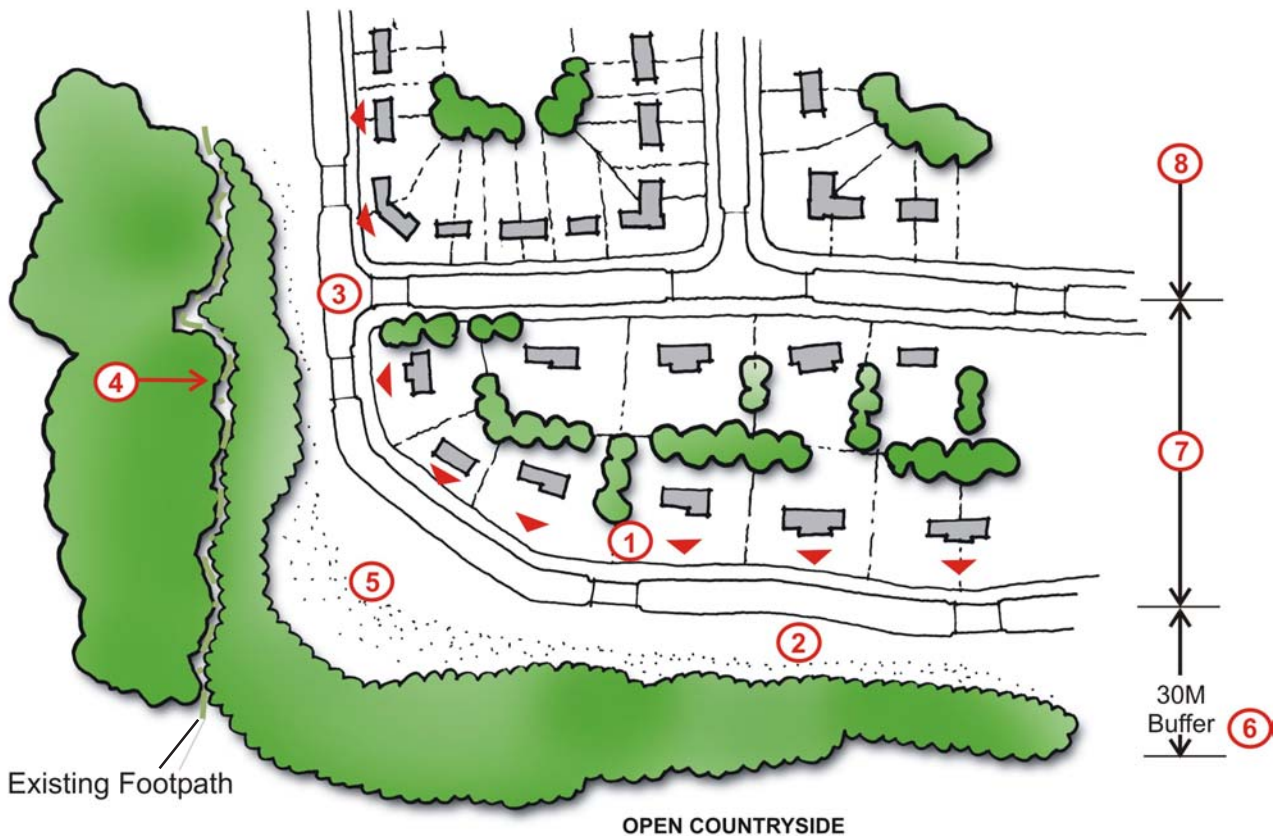
- 1980 – 1990 Estates
- Most Recent Trends

This Case Study has been included primarily to assist with comprehensive development, but some aspects will be relevant to smaller developments.

1. Dwellings should be orientated to face onto the woodland edge/ countryside edge, providing natural surveillance.
2. Rear property boundaries adjoining woodland/open countryside should be avoided to minimise the impact of domestic fly tipping on the rural landscape.

3. Where appropriate treatment of access roads should reflect country lanes with minimal carriageway widths/single carriageways with passing places as a sensitive means of achieving traffic calming. Surface treatment should be rural in character e.g. bound gravel.
4. Woodland timber stock fences should be set back from the woodland edge so they are not visible.
5. A neighbourhood or ‘village’ green should provide a focus for activities e.g. play area, while also providing a setting for new development.

6. A 30 metre woodland buffer to integrate new housing areas adjoining the countryside would be encouraged.
7. On the edge of the urban area, the layout and density of development should achieve a transition to the adjacent countryside.
8. Higher density of development adjoining existing settlement or more central areas.



Case Study 6 – Countryside Edge

1. Front boundaries for properties overlooking woodland or open countryside should either be consistent or omitted. This should be controlled by agreement or a condition.
2. Where appropriate carriageways should be a shared surface lane with no kerbs and mown verges.
3. A margin between dwellings and existing woodland should be included to provide a buffer/open space and managed as part of an overall strategy.
4. Traditional features such as wood banks could be introduced, but should be managed.
5. Ongoing woodland management or defined use for pasture should be considered as part of the development. Management plans should be clearly defined over an agreed timescale and include measures such as replanting, coppice and tree works.

