



Quality information

Prepared by	Check by	Approved by
Lavenya Parthasarathy	Colin Bannon	Ben Castell
Graduate Urban Designer	Associate Urban Designer	Director

Revision History

Issue no.	Issue date	Details	Issued by	Position
1	29.06.2023	First draft	Lavenya Parthasarathy	Graduate Urban Designer
2	18.07.2023	Second draft following review by the steering group	Lavenya Parthasarathy	Graduate Urban Designer
3	10.08.2023	Final report	Lavenya Parthasarathy	Graduate Urban Designer

This document has been prepared by AECOM Limited ("AECOM") in accordance with its contract with Locality (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. AECOM shall have no liability to any third party that makes use of or relies upon this document.

CONTENTS

1. INTRODUCTION		4		4. DESIGN GUIDELINES AND	
	1.1 Purpose and process	5	4	CODES	37
	1.2 Policy context 1.3 Area of study	6 8		4.1 Introduction4.2 Part 1. General design	37
	1.5 / tied of study	Ü		considerations	38
				4.3 Part 2. Key design guidance	41
2	2. LOCAL CHARACTER	11		5. CHECKLIST	64
	ANALYSIS	11 11			
	2.1 History and heritage2.2 Landscape designations	14			
	2.3 Access and movement	16			
9	3. CHARACTER STUDY	18			
.5	3.1 Character areas	20			
	3.2 SWOT analysis	34			



1. INTRODUCTION

1.1 PURPOSE AND PROCESS

This design guide supports the design policies of the Neighbourhood Plan. It provides further contextual information, and guidance and codes that demonstrates how development may reflect the design policies of the Neighbourhood Plan.

The guidance and codes should be considered when designing development alongside other national and local policies and guidance.



Figure 01: Diagram illustrating the process to preparing this design guide

1.2 POLICY CONTEXT

This section outlines the national and local planning policy and guidance documents that have influenced, and should be read in conjunction with, this design guide.

1.2.1 NATIONAL POLICY AND GUIDANCE

National Planning Policy FrameworkDepartment of Levelling Up, Housing and Communities

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework 2021 (NPPF) and the associated National Planning Policy Guidance (NPPG). In particular, the NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.

National Model Design Code Department of Levelling Up, Housing and Communities

The National Model Design Code 2021 provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide. This guide should be used as reference for new development.

National Design Guide

Department of Levelling Up, Housing and Communities

The National Design Guide 2019 illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

Building for a Healthy Life Homes England

Building for a Healthy Life (BHL) is the Government-endorsed industry standard for well-designed homes and neighbourhoods. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

BHL is supported by Streets for a Healthy Life, which demonstrates what can be achieved in creating streets as places for people.

Manual for Streets

Department for Transport

Development is expected to respond positively to the Manual for Streets 2007, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

1.2.2 LOCAL POLICY AND GUIDANCE

South Bucks Townscape Character Study

South Bucks District Council

Townscape Character Assessment is a tool that allows the townscape character of urban areas to be understood, explained and described in a transparent and robust way by mapping and describing the variations in physical and cultural elements that make one area distinctive from another at a range of spatial scales. Townscape Character Assessment also recognises how townscapes have changed over time and acknowledges the changing influences of human activities and the impacts of economic development.

South Bucks District Landscape Character Assessment

Buckinghamshire County Council and South Bucks District Council

The South Bucks District Landscape Character Assessment (LCA) was prepared on behalf of Buckinghamshire County Council and South Bucks District Council. The assessment was carried out in parallel with assessments for Chiltern and Wycombe Districts and uses a format consistent with the existing Aylesbury Vale Landscape Character Assessment produced in May 2008. The aim being to provide an integrated Landscape Character Assessment for the entire County of Buckinghamshire.

Residential Design Guide SPD

South Bucks District Council

The Residential Design Guide SPD was produced to form part of the South Bucks Local Development Framework (LDF) by further defining and implementing the policies contained within the Development Plan Documents (DPDs). The guidance within this Supplementary Planning Document (SPD) enables developers, architects, applicants and the public to understand the residential design standards that will be sought within the District.

Affordable Housing SPD

South Bucks District Council

The purpose of this SPD is to provide advice on how the Council's affordable housing policy will be implemented through the planning process.

Farnham Royal Conservation Area Appraisal

South Bucks District Council

The Council proposed the designation of a new conservation area entitled "Farnham Royal Conservation Area". Details of the proposals were set out in the draft version of this appraisal. The purpose of this appraisal is to define and record the special architectural and historic interest of the conservation area. In addition it records some of the features which currently detract from the character or appearance of the area and where enhancement opportunities may be available.

1.3 AREA OF STUDY

The Neighbourhood Area of Farnham Royal is a civil parish in the unitary authority of Buckinghamshire (refer to **Figure 2**). The parish also contains Farnham Common, and is collectively known as 'The Farnhams'.

The neighbourhood area shares its boundary with the parish of Stoke Poges to the east, Burnham to the west, Hedgerley to the north, and Slough to the south. The linear north-south parish is split by the A355, connecting Slough to the south and onto the M40 to the north.

The historic core of the settlement sits at the junction towards the south of the parish, where the historic public houses, other community facilities, and the parish church of St Mary. The parish has a range of amenities, with shops, small supermarkets, offices, restaurants and pubs. The local schools, Farnham Common Infant and Junior School, St Mary's Farnham Royal Church of England Primary School, Dair House Pre-Preparatory and Caldicott Preparatory School are well-regarded.

The parish is characterised by its green spaces, with substantial wooded areas, and Stoke Park. Some sections of Burnham Beeches, a 375 ha National Nature Reserve (NNR) also sits within the parish's boundary.

Considering the parish's close proximity to London, it has retained most of the woodland and area of open countryside, which helps maintain the 'urban village' atmosphere of the neighbourhood area.

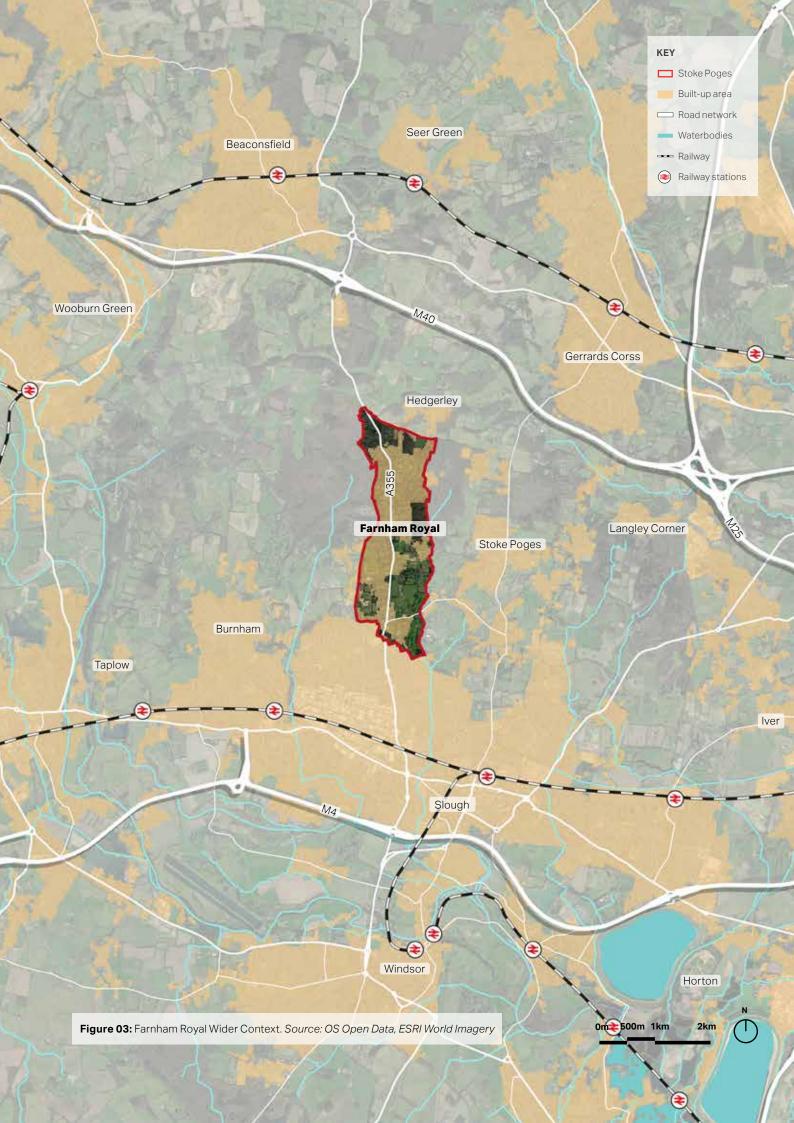




FARNHAM ROYAL NEIGHBOURHOOD AREA
FORMER SOUTH BUCKS DISTRICT
BUCKINGHAMSHIRE COUNTY



Figure 02: Farnham Royal Neighbourhood Area within context of Buckinghamshire





2. LOCAL CHARACTER ANALYSIS

This section presents a snapshot of the Neighbourhood Area today to inform the design objectives of the Design Guidance and Codes. It provides an overview of Farnham Royal's heritage, landscape, and movement network.

2.1 HISTORY AND HERITAGE

HISTORIC SETTLEMENT AND PATTERN

Farnham Royal is an historic settlement with records dating back to the Anglo-Saxon period, the name 'Farnham' means 'homestead where ferns grow'. The settlement was mentioned in the Domesday Book of 1086. The village was originally gifted to the Lord of the Manor of Farnham, Bertram de Verdyn, by the King in the late 11th century. Bertram de Verdyn is said to have fought at the Battle of Hastings with William the Conqueror.

Before the 1830s, the area currently known as 'Farnham Common' was called 'Farnham Royal Common' or 'Farnham Heath'.

Much of the historic plan-form and field-patterns have been retained, boasting the village's strong identity as a rural settlement, despite its proximity to the town of Slough. The village's historic character can be seen through its heritage designations including conservation areas and listed buildings.



Figure 04: The village centre, Farnham Royal, 1921; Source: Historic England



Figure 05: Farnham Chase House and surrounding countryside, Farnham Royal, 1935; Source: Historic England

CONSERVATION AREAS

The Farnham Royal civil parish contains one designated conservation area: 'Farnham Royal'. The conservation area is statutorily protected and defined as "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" (section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). Please refer to the Farnham Royal Conservation Area Character Appraisal for more information.¹

LISTED BUILDINGS

The Neighbourhood Area contains 16 listed buildings, 4 of which are in the Conservation Area. All the listed buildings are Grade II.

Some of the historic buildings listed below²:

- **Church of St Mary**; originally listed in 1955. 12th century parish church.
- Mead Farmhouse, originally listed 1955.
 Early 18th century. Timber-framed; grey brick with red brick dressings; old tilehipped roof.
- Yew Place, originally listed 1955. C16, refronted and restored in C18. Colourwashed roughcast; old tile roof.
- Pump Shelter, originally listed 1985. C19.
 Hexagonal open shelter. Red brick dwarf
 wall with stone coping; turned wooden
 posts; conical red patterned tiled roof
 with finial. (see Figure 06)

There are also a number of heritage assets within the neighbourhood area which are not listed but are local landmark buildings of value. An example of this is the Victoria Public House, built in 1890. Figure 07 portrays a photomontage of the pub over time.



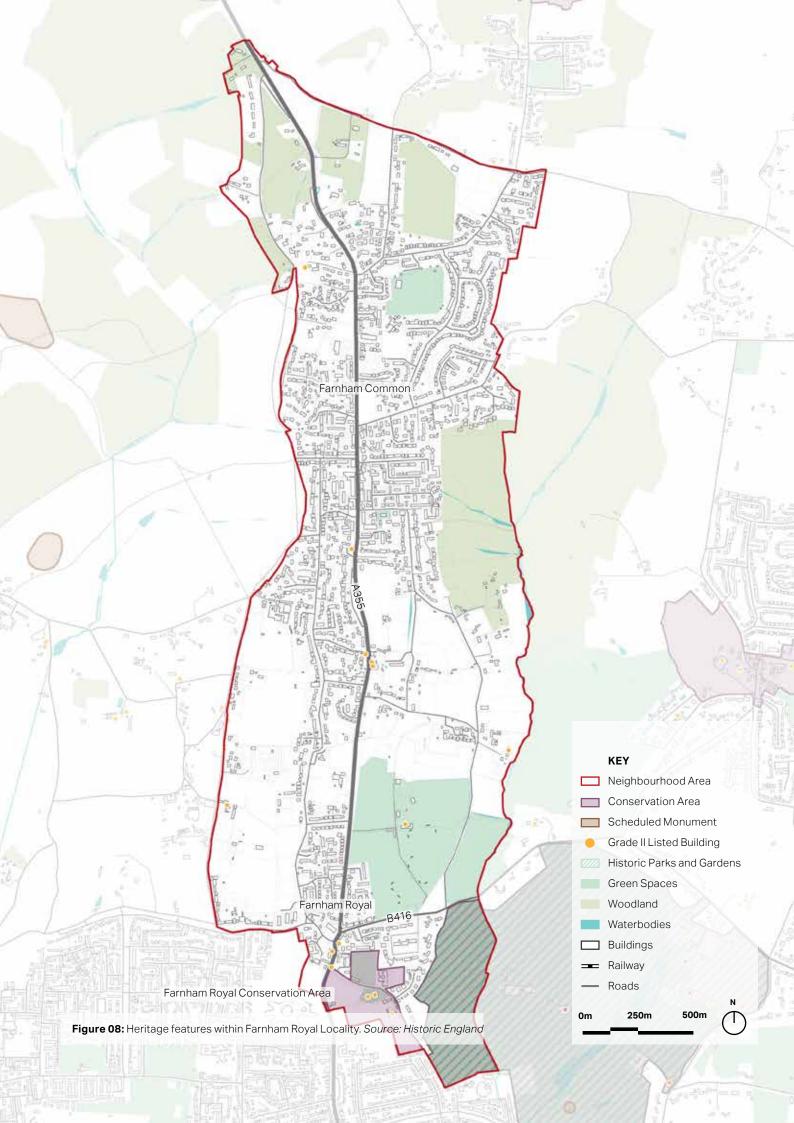
Figure 06: The Pump Shelter, Farnham Park



Figure 07: The Victoria Public House, built 1890. The above photomontage portrays the current pub (2023) with the then 'Victoria Hotel' (1965)

¹ https://www.southbucks.gov.uk/media/10625/Farnham-Royal-Character-Appraisal/pdf/Farnham_Royal_Character_Appraisal.pdf

² https://historicengland.org.uk/



2.2 LANDSCAPE DESIGNATIONS

LANDSCAPE CHARACTER AND STATUTORY DESIGNATIONS

Buckinghamshire's rich and varied landscape is renowned for its natural beauty. The district has a strong wooded character with a significant number of ancient woodlands, which is evident within the neighbourhood area. The landscape and green infrastructure network frames Farnham Royal's unique character and setting, despite its proximity to London.

Some areas of the Burnham Beeches Nature Reserve sits within the parish boundary and holds statutory designations of Special Area of Conservation (SAC), and Site of Special Scientific Interest (SSSI).

GREEN INFRASTRUCTURE

A multi-functional network of green infrastructure is the hallmark of liveability and healthy ecological systems in settlements. Green infrastructure includes green space but also assets such as allotments, playing fields, wildlife corridors, woodlands, blue infrastructure (e.g. waterways), areas of landscaping and trees. Green infrastructure assets of the Neighbourhood Area are detailed in the Neighbourhood Plan.

Natural England's Green Infrastructure Framework is a key guiding document that also provides more information on the types and benefits of green infrastructure.



Figure 10: Burnham Beeches Nature Reserve

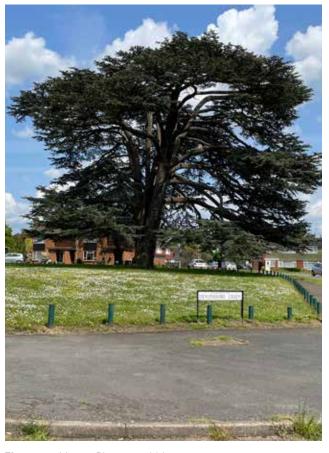
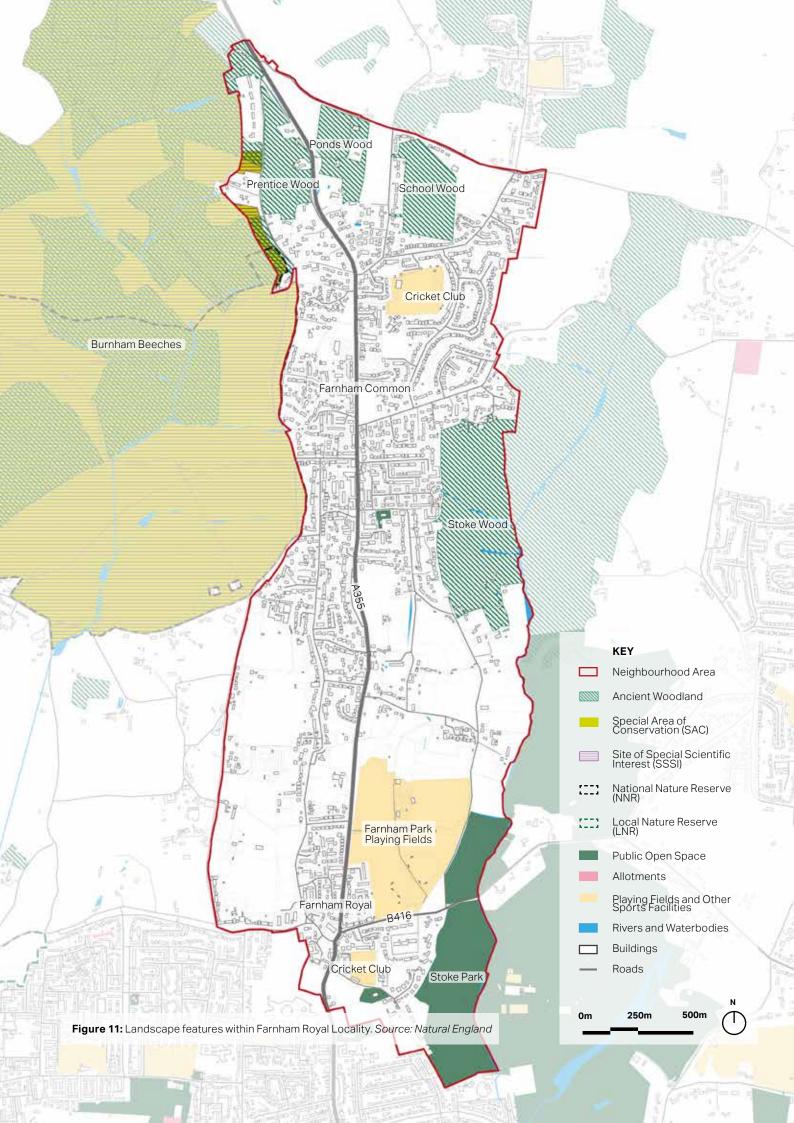


Figure 09: Mature Pine tree within a green open space, Devonshire Green



2.3 ACCESS AND MOVEMENT

ROADS

Farnham Royal is well-connected, the A355 runs centrally through the settlement giving access to the M40 via Junction 2. However there are concerns about traffic levels, road safety, parking and public transport provision

Secondary roads form connections within the built-up area, as well as the main vehicular routes serving the residential area and the lanes through Farnham Common. These roads typically have 2 lanes with central road markings and within the rural landscape are lined on both sides with thick hedgerows. Cul-de-sac roads form much of the more recent residential development in the built-up areas. These have meandering layouts and pavement provision.

WALKING AND CYCLING

The parish benefits from a number of Public Rights of Ways (PRoW) that connect the town to neighbouring settlements and surrounding countryside. There are also some footpaths within the built-up area which provides pedestrian routes.

The national cycle route 461 runs along Blackpond Lane connecting Farnham Common to Slough and Windsor.

PUBLIC TRANSPORT

The settlement is serviced by the Slough Railway station for public transport, with Great Western Railway and Elizabeth line underground links into central London.



Figure 13: Beaconsfield Road (A355)



Figure 12: The Forester's Arms bus stop, Beaconsfield Road







3. CHARACTER STUDY

This section outlines the character areas of Farnham Royal. These areas vary in character primarily due to their location, setting and period of development.

3.1 CHARACTER AREAS

Following on from the analysis set out above, this chapter focuses on the different character areas within the parish. The different areas are characterised by variations in topography, movement, views and landmarks, green space and landscape cover, public realm and streetscape, built form and architectural details. Principally, they are defined by the existing villages. Farnham Royal, Farnham Common which are discussed in South Bucks Townscape Character Study.

The three overarching character areas are then further analysed in more detail. Each character area's unique attributes are deconstructed into sub-character areas, which are set out in the South Bucks Townscape Character Study.

FARNHAM ROYAL

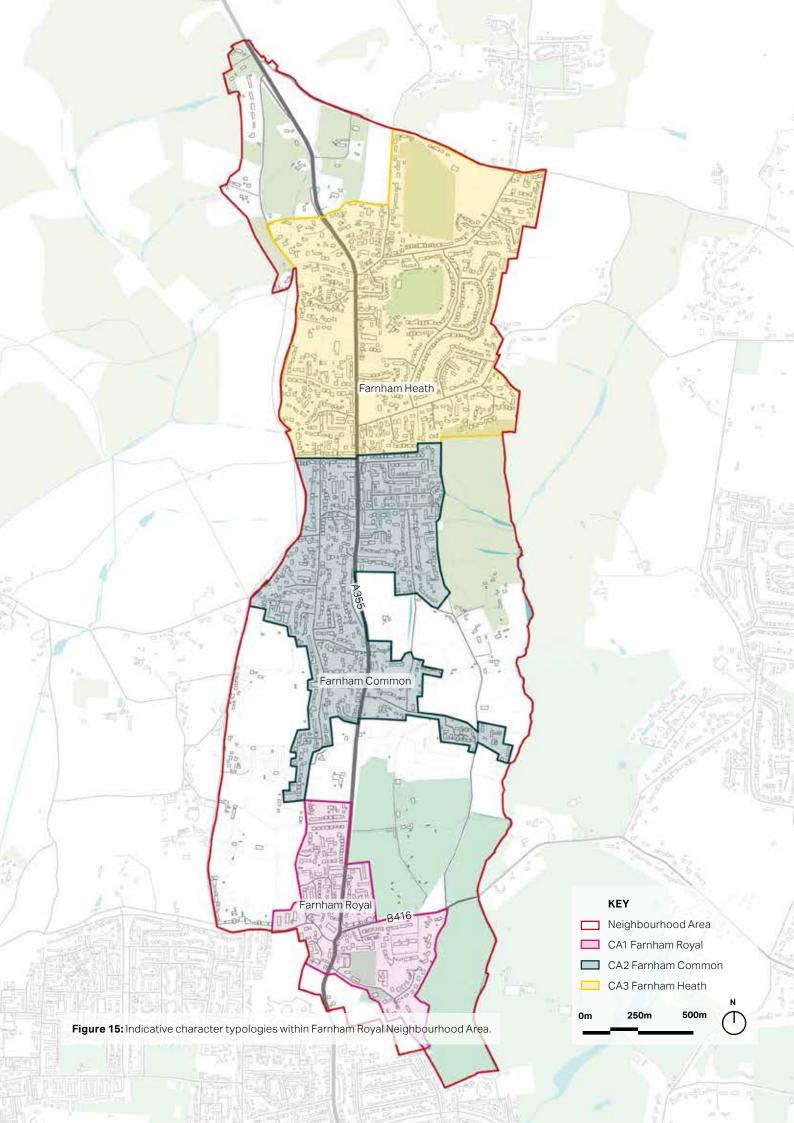
Designated within the Farnham Royal Conservation Area, defined by historic origins.

FARNHAM COMMON

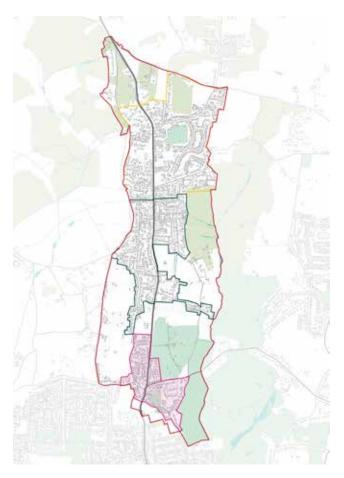
Serves as the commercial centre of the neighbourhood area, with varied mix of housing.

FARNHAM HEATH

Residential areas to the north of the neighbourhood area, composed of country lanes and cul-de-sacs.



CA1 FARNHAM ROYAL







The Farnham Royal character area is located at the south of the neighbourhood area and contains the historic core of Farnham. The character of the settlement is defined by the Farnham Royal conservation area. Situated to the east, Stoke Park provides the landscape setting to the character area.

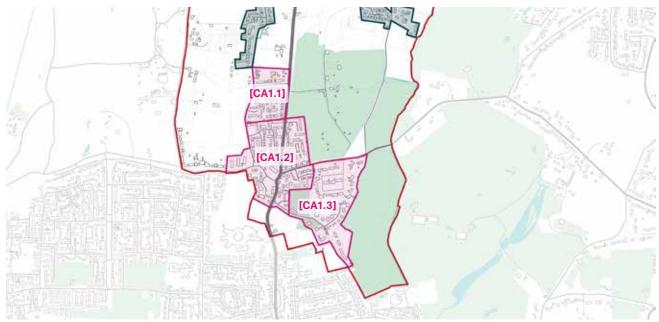
The area holds the parish church, the village hall, the Dukes head pub, a primary school, and the Farnham Royal cricket club. The residential areas are made up of largely detached and semi-detached, some terraced examples can also be found.



Figure 16: Examples of architectural styles within the Farnham Royal character area

Land Use	Historic centre of 'The Farnhams' with commercial, educational and
Land USE	services, together with outdoor recreation areas and residential.
Pattern of development	The settlement is predominantly made up of linear roads with rows of housing either side. There are some instances of cul-de-sac developments such as Home Meadow and Rosken Grove. There is a village green, Farnham Park, off Farnham Lane, where the Grade II listed Pump Shelter currently stands.
Building Line/Plot Arrangement	Residential buildings are typically well setback from the road, with substantial front gardens with driveways and garages. An exception of this is the recent development along Montague Close where the terraced houses have limited set-back with a small front garden and the apartments have no set back with only the kerb and hedge. Large detached houses can be found along the gated Stoke Park Avenue.
Boundary Treatment	The most common form of boundary treatment area Beech hedges, and low brick wall. Some examples of timber fences can also be seen. The boundary along Church Road is lined with tall hedgerows on either side, creating a sense of rural atmosphere.
Heights & Roofline	Buildings are typically 2 storeys in height with buildings such as the church being taller. The roofline is broken up by the pattern of detached houses, trees and other forms of vegetation also help give interest to the roofline.
Public Realm	Winding roads with footpaths on both sides. There is a good number of green verges, and where there is a limitation this is overcome by large lawned front gardens. The streets are sparsely lined with street lights and utility poles. Street litter bins are also provided where appropriate, such as near the primary school, Farnham Park.
Materials	Materials which are the most common are red brick. Some examples of render, flint, and coloured hung tile can also be found. Roofs are typically red or black clay peg tiles. Windows are typically coloured white which compliments the red brick, and flint walling materials.

Table 01: Characteristics of the Farnham Royal Character Area



CA1 Farnham Royal Character Area breakdown analysis. Character typologies from the South Bucks Townscape Character Study

CA1.1 Fairfield Lane Residential Area

- Residential area at the north of Farnham Royal consisting of individual detached houses set out along lanes, including Fairfield Lane, together with recent developments of apartments and houses which infill the centre of the block, and villas which line Beaconsfield Road:
- To the east, formal sports pitches provide a sense of openness at the settlement edge, whilst to the west, open fields with hedgerow field boundaries provide the landscape setting;
- Houses tend to have large back and smaller front gardens, which contain several mature deciduous trees;
- Parking occurs in front of the dwelling on private driveways or in parking courts at the front of the apartments.

CA1.2 Devonshire Green and Meadow Home Residential Area

- Situated towards the centre of the settlement, this predominantly residential area contains the intersection of roads running north-south and eastwest through the area, around which the historic core was developed;
- Plots sizes and forms tend to be irregular, comprising varying forms of semidetached and terraced houses from several different eras;
- Mature trees are a feature alongside
 Farnham Lane at the western edge of the area;
- Houses back onto Beaconsfield Road however hedges and deciduous trees soften the boundary;
- To the south, blocks of mature deciduous woodland provide a sense of enclosure:

- There is a variety of open space with small private gardens and large areas of amenity greenspace surrounding housing blocks. These areas consist of short mown grass with occasional trees;
- To the west, this area is situated in close proximity to settlement within Britwell (outside the District boundary).

CA1.3 Church Road Residential Area

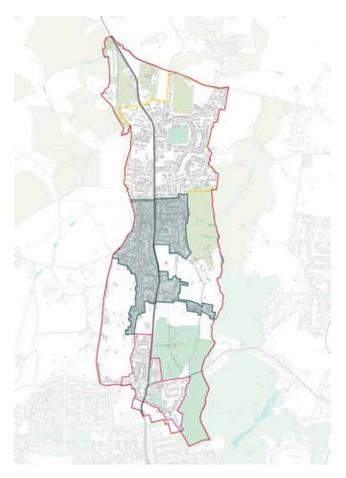
- This area comprises large detached, villa-style houses, set within large plots which often contain several mature deciduous trees;
- Houses have large private gardens to the front and rear of the property;
- Historic farm buildings and the church are key features;
- Boundary Copse, adjacent fields and the former orchard provide key open spaces to the southeast of the area;
- To the east, the golf course associated with Stoke Park House provides the landscape setting;
- To the south, this area is situated in close proximity to housing within Manor Park (outside the District);
- This area falls partly within the new Conservation Area (designated in 2010).

Special Townscape Qualities

The following key features are considered to be sensitive to change and are desirable to safeguard:

- The settlement pattern and layout of low density housing areas in the north and south of the settlement, which encompass a series of detached houses, often set within large garden plots;
- · A couple of historic, listed buildings;
- The Conservation Area, which falls partly within Area 3;
- Survival of historic vernacular buildings, historic plan form and field patterns;
- The landscape associated with Stoke Park House (at the southeastern edge of the settlement), which is designated as a Conservation Area;
- Open spaces such as fields, sports grounds and school grounds which separate built up areas, particularly school grounds and sports grounds adjacent to Beaconsfield Road which create gaps between the built up areas;
- Mature deciduous trees which line Beaconsfield Road and Park Road creating a distinctive character;
- The distinct and separate identity of Farnham Royal, despite proximity to nearby Slough.

CA2 FARNHAM COMMON







The Farnham Common character area is located at the centre of the neighbourhood area. Situated to the east, Stoke Wood provides the landscape setting to the character area. The current Farnham Common village settlement replaced original wood-pasture.

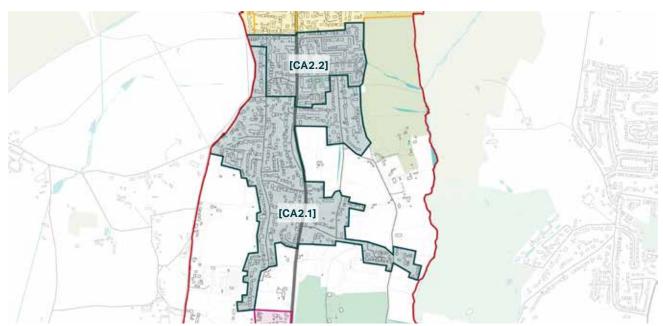
The area contains the village's commercial centre with amenities such as shops, small supermarkets, offices, restaurants, medical centre, and pubs. The residential areas are made up of largely detached, and semidetached some terraced examples can also be found.



Figure 17: Examples of architectural styles within Farnham Common character area

Land Use	Commercial hub of 'The Farnhams' with retail uses, together with residential and some green open spaces.
Pattern of development	The settlement is predominantly made up of linear roads, such as Blackpond Lane and Beaconsfield Road, with rows of housing either side. There is a village green, off Kingsway, which acts as a landmark for Farnham Common.
Building Line/Plot Arrangement	Closer to the commercial hub, higher density houses can be found, while the further away from the core, lower density houses are more common. Residential buildings are typically setback from the road, with no formal building line.
Boundary Treatment	The most common form of boundary treatment area brick wall and hedges. Timber fences are also frequently used. Some examples of white picket fence can also be seen which is not typical of the area.
Heights & Roofline	Buildings are typically between 2 and 3 storeys in height. There are also examples of bungalows. The roofline is fairly consistent with the higher density development in the centre and more broken up by the pattern of detached houses.
Public Realm	Most of the streets are serviced by footpaths on both sides with grass verges. There are some sections of residential streets with a lack of footpaths, such as Blackpond Lane. The streets are sparsely lined with street lights and utility poles.
Materials	There is a mix of materials used including red brick, render, and flint. Examples of exposed timber framework can also be found. Roofs are typically red or black clay peg tiles. Windows are commonly white which compliments the red brick, and flint walling materials. Some of the newer builds use materials such as grey/black window frames, large floor-to-ceiling glass windows which is not typical of the area and should be not used as precedent. New developments such as Hill Place and Kemsley Chase use more typical materials which reflect the character of the parish, such as red brick, flint stone with quoins detailing around the edges and corners.

Table 02: Characteristics of the Farnham Common Character Area



CA2 Farnham Common Character Area breakdown analysis. Character typologies from the South Bucks Townscape Character Study

CA2.1 Green Lane and Blackpond Lane Residential Area

- Situated at the northwestern edge
 of the settlement, housing within this
 area encompasses several detached
 houses, with associated large front and
 back gardens, resulting in a low density
 settlement pattern;
- Mature deciduous trees are scattered amongst the urban fabric, softening the streetscape.

CA2.2 Beconsfield Road Residential Area

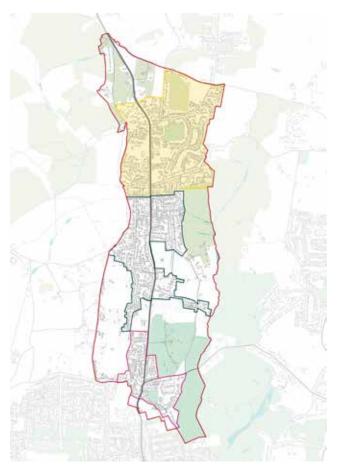
- A series of semi detached and terraced houses, often with long back gardens and small front gardens;
- Within the north, houses face the curvilinear arrangement of roads which encompass the area, including Mayflower Way, One Pin Lane and Beaconsfield Road:

- Within the northern part of this area, Farnham Common Infant School (with associated playing field) and a large sports ground (with formal sports pitches) provide key open spaces within this predominantly residential area;
- The back gardens of houses face onto this open space, with mature deciduous trees a feature of many of the plots;
- Further to the south, housing encompasses a series of high density semi-detached and terraced houses (dating from the 1970s) with small front and back gardens, set out in a grid street pattern along Rosewood Way, Frensham Walk, Langton's Meadow and Victoria Road;
- The southern part of this area also encompasses shops and commercial properties.



Figure 18: Commercial centre of Farnham Common, view from Beaconsfield Road (A355)

CA3 FARNHAM HEATH







The 'Farnham Heath' character area is located to the north of the neighbourhood area. Burnham Beeches, situated to the west and scattered woodlands provides the landscape setting to the character area.

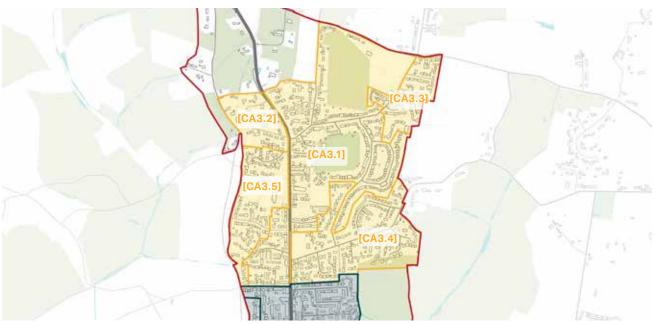
The area is mainly residential, with neighbourhoods focused on large detached housing. The Royal Oak pub, a junior & infant school, nursery, Farnhan Common cricket club also sit within the character area.



Figure 19: Examples of architectural styles within the 'Farnham Heath' character area

Land Use	The 'Farnham Heath' character area is predominatly made up of residential uses with some commercial uses of a pub, schools and outdoor playing fields.
Pattern of development	The settlement is made up of linear roads which branches out into a series of cul-de-sac developments such as Bracken Close and Ashenden Walk. Several detached houses with large front and back gardens has resulted in a low density settlement pattern. Mature woodland areas provide a sense of enclosure to settlement edges.
Building Line/Plot Arrangement	Buildings are typically detached, set within large garden plots, well setback from the road. They commonly have substantial front gardens with driveways and garages.
Boundary Treatment	Tall hedges are the most commonly used boundary treatment. The hedges are sometimes used in combination with brick columns and wooden entry gates. Examples of continuous tall brick walls or wrought iron gates can also be seen, which is out of character and should not set a precedent.
Heights & Roofline	Buildings are typically 2 storeys in height. The roofline is broken up by the low-density nature of the plots and detached houses, trees and other forms of vegetation also help give interest to the roofline. Noticeably, a number of houses have pv solar panels on the roofs.
Public Realm	Winding roads with footpaths and green verges, typically on one side and both sides on some lanes. The streets are sparsely lined with street lights and utility poles.
Materials	There is a wide mix of materials, the most common are red brick and hung tile. Some examples of render, and exposed timber framework can also be found. Roofs are typically red or black clay peg tiles. Windows are coloured white and sometimes in a natural brown which both compliment the walling materials.

Table 03: Characteristics of the 'Farnham Heath' Character Area



CA3 Farnham Heath Character Area breakdown analysis. Character typologies from the South Bucks Townscape Character Study

CA3.1 Beconsfield Road Residential Area

- A series of semi detached and terraced houses, often with long back gardens and small front gardens;
- Within the north, houses face the curvilinear arrangement of roads which encompass the area, including Mayflower Way, One Pin Lane and Beaconsfield Road;
- Within the northern part of this area, Farnham Common Infant School (with associated playing field) and a large sports ground (with formal sports pitches) provide key open spaces within this predominantly residential area;
- The back gardens of houses face onto this open space, with mature deciduous trees a feature of many of the plots;

- Further to the south, housing encompasses a series of high density semi-detached and terraced houses (dating from the 1970s) with small front and back gardens, set out in a grid street pattern along Rosewood Way, Frensham Walk, Langton's Meadow and Victoria Road;
- The southern part of this area also encompasses shops and commercial properties.

CA3.2 Collum Green Residential Area

- Situated at the northwestern edge
 of the settlement, housing within this
 area encompasses several detached
 houses, with associated large front and
 back gardens, resulting in a low density
 settlement pattern;
- Mature deciduous trees are scattered amongst the urban fabric, softening the streetscape.

CA3.3 Heatherside Gardens Residential Area

- This area encompasses predominantly detached houses, set with associated front and back gardens, arranged along a series of closes;
- At the eastern edge of the area, mature deciduous woodland provides a sense of enclosure;
- To the west, mature deciduous trees line the corridor of One Pin Lane;
- Predominantly suburban character.

CA3.4 Templewood Lane Residential Area

- Low density residential area situated towards the centre of the settlement, comprising detached houses, set within large garden plots;
- Mature deciduous trees are a key feature of gardens and also line some of the road corridors, resulting in a green and leafy character;
- Housing is set out along a series of closes, radiating from Templewood Lane;
- To the south and east of this area, mature deciduous woodland provides a sense of enclosure at the settlement edges.

CA3.5 The Avenue Residential Area

 Situated at the western edge of the settlement, this area encompasses a series of detached houses and apartment blocks set within large front and back gardens;

- Mature deciduous trees line plot boundaries and soften the streetscape;
- To the south and west, mature woodland provides a sense of enclosure at the settlement edge.

Special Townscape Qualities

The following key features are considered to be sensitive to change and are desirable to safeguard:

- The settlement pattern of low density housing, which encompass a series of detached and semidetached houses, often with associated large garden plots;
- Areas of predominantly deciduous ancient woodland at the northern, eastern and western edges of the village, which provide a sense of enclosure and are key landscape features;
- Burnham Beeches is designated as a Special Area of Conservation and a Site of Special Scientific Interest at the western edge of the settlement, for its mature and developing woodland, old coppice, scrub and heath as well as numerous plants, birds and invertebrates. It is of international importance.

3.2 SWOT ANALYSIS

A SWOT analysis is set out in this section to summarise key findings informed by the context analysis and more detailed character area analysis. Inputs from local residents at the stakeholder workshop held by the Neighbourhood Plan Steering Group has also been taken into account.

These findings will help to shape the design codes and guidance in the following chapter.

Points of strengths and opportunities will be harnessed and further reinforced by the design codes and guidance. Whilst any weaknesses and potential threats identified will be targeted and mitigated against through suggestions of good urban design practices and principles.



Figure 20: Southmead Surgery, Medical centre. Red brick on ground floor, and upper floor rough-cast and timber framework.



Figure 21: Ashley House, The Broadway. Rough-cast with exposed timber framework.

STRENGTHS

- Landscape assets such as Burnham Beeches, woodlands, open green spaces, and wildlife;
- Farnham Royal's heritage setting offers itself as the historic core:
- Farnham Common's established retail hub with local businesses:
- The survival of two 'centres' adds to the village's unique character;
- Good number of schools retains the village's younger population.

WEAKNESS

- The retail hub at Farnham
 Common needs to be cared for,
 some buildings and the green by
 Kingsway are unmaintained;
- Historic core at Farnham Royal is not as activated as the retail hub;
- Some new builds are not in keeping with local architecture;
- Retrospective planning applications need scrutinisation;
- Lack of parking on high street, and wider areas of the parish.

OPPORTUNITY

- Wayfinding improvements to encourage active travel routes;
- Any brownfield sites can be used to accommodate more housing;
- Community encouraged through facilities such as outdoor gym;
- Promoting and protecting the landscape through sustainable, innovative ideas:
- Allocated sites can be helpful for identifying sites for affordable housing, supporting the need for housing mix.

THREATS

- New developments detracting from local architectural styles;
- Overuse of frontage infill housing development in low density areas;
- Backland development within gardens of large plots;
- Mass development to be reduced unless infrastructure is in place;
- Conservation area and listed buildings should be protected;
- Tree preservation orders, green belt extent should be observed.



4. DESIGN GUIDANCE AND CODES

This section sets out the Design Guidance and Codes that support the Neighbourhood Plan. This design guide is in addition to, and should be read in conjunction with, national and local policy and guidance on design.

Development in the Neighbourhood Area should demonstrate how best practice design guidance contained in national and local policy and guidance documents, including this design guide, has been considered in the layout, architectural and landscape design.

4.1 INTRODUCTION

This section is divided into two parts. The first is a set of key elements to consider when assessing a design proposal. These are presented as general questions which should be addressed by developers and their design teams who should provide clarification and explanation as necessary.

The second part is the design guidance and codes, setting out the expectations that are specific to the context of the Farnham Royal Neighbourhood Area. The Design Guidance and Codes apply to the whole Neighbourhood Area. In some instances, further guidance and codes are also provided for the character areas. The codes are divided into sections by theme, as shown on this page, each one with a different number of subsections.

- LB: Layout and Buildings

- AM: Access and Movement

- LS: Landscape Setting

- SF: Sustainable Futures

The guidance advocates for character-led design which responds to, and enhances the landscape and town's character. It is important that new development responds to local context and enhances the "sense of place" whilst meeting the aspirations of residents.

4.2 PART 1. GENERAL DESIGN CONSIDERATIONS

As an initial appraisal, there should be evidence that development proposals have considered and applied the following general design principles.

Built Form

- Development should respect surrounding buildings in terms of scale, height, form, and massing;
- Development should retain and incorporate important existing landscape and built-form features into the development which add richness;
- Buildings should front onto the streets and avoid having blank facades that hinder activity and movement;
- Buildings should overlook public spaces to ensure natural surveillance:
- Development should propose a combination of soft and hard boundary treatments in keeping of the character;
- Development should propose designs that creates different levels of enclosure along the streetscape to offer visual interest:
- Building lines and setbacks should match the surrounding context;
- Buildings located at corners and crossroads could play an important role in navigation, acting as landmarks.
 For that reason, the massing of those buildings could be slightly larger than the surroundings to help them stand out;

- Development should propose a mix of housing to include a range of house types and sizes to allow for a variety of options and bring balance to the population profile. This could be terraces, semi-detached, detached houses as well as flatted development;
- Infill development should compliment the street scene into which it will be inserted.

Access and movement

- Development should demonstrate synergy with, and be complimentary to, the existing settlement in terms of physical form, movement/access;
- Development should propose streets that filter traffic and speed. For that reason, a legible hierarchy should include primary, secondary, tertiary roads and edge lanes;
- Development should propose street design that meets the needs of all users; pedestrians, cyclists, and those with disabilities;
- Development should propose streets that incorporate opportunities for landscaping, green infrastructure, and sustainable drainage;
- Development should integrate with existing access; Public Rights of Way (PRoW), streets and circulation networks;
- Development should promote walking and cycling; and

 Development should aim to provide bus stops along primary roads where appropriate, to encourage the use of public transport.

Parking and utilities

- Parking should be well integrated in design and should not dominate the public realm;
- High-quality and well-designed soft landscaping, hedges, hedgerows and trees should be used to increase the visual attractiveness of parking and enhance the character of the Parish;
- Driveways must be constructed from permeable materials to minimise surface water run-off and help mitigate potential flooding;
- Appearance of dwellings and must not reduce the amount of active frontages to the street;
- Adequate provision should be made for cycle parking, on public and private land;
- Electric vehicle charging points, both for off-street and on-street parking, should be integrated into the design;
- Adequate provision should be made for bin storage, including areas for waste separation, holding and recycling;
- Lighting schemes should be in place to promote safe movements, whilst ensuring the protection of dark skies and biodiversity.



Figure 22: Clear signage and way-finding elements towards major landmarks or green open spaces facilitate movement



Figure 23: Detached house with garage, and driveway providing plenty of parking

Green infrastructure and landscape

- Development should provide adequate open space in terms of both quantity and quality;
- Development should avoid threatening existing ecological assets within the neighbourhood area;
- Development should protect existing green assets, of any form, whilst proposing new ones where appropriate;
- Development should identify existing biodiversity corridors and contribute to their preservation and enhancement;
- Development should propose adequate private/ communal amenity space to meet the needs of the population;
- Development should gain a good understanding of the landscape context and character of the Parish and propose a design that does not undermine the existing qualities of the area;
- Sustainable Urban Drainage Systems (SUDs) could be part of the overall landscape infrastructure and improve the environment:
- Development should protect all the existing habitats, green & blue features and integrate them into the design;
- Maximise opportunities for the restoration, enhancement and connection of natural habitats:
- Development should promote green links (cycle ways, footpaths, tree lined streets) into the new design to connect

- with existing neighbourhoods within the Parish and surrounding settlements.
- Guidance on Trees and Hedges is set out in further detail by Buckinghamshire Council.¹

Views and Landmarks

- Development should relate sensitively to local heritage buildings, topography/ landscape features, countryside setting and long-distance views;
- Development should preserve longdistance views towards the open fields and countryside;
- Development should preserve key short-distance views towards important landmarks or heritage assets.

Character Setting

- The historical relationships between the settlements, churches, pubs, woodlands, mature trees and other facilities should be clearly defined;
- Development should avoid building into the skyline, in order to preserve the nature of Farnham Royal within the surrounding landscape;
- Protect the character of the Parish by protecting views to the surrounding countryside, and into the Parish. Views to points of interests should also be protected.

^{1 &}lt;a href="https://www.buckinghamshire.gov.uk/planning-and-building-control/building-or-improving-your-property/trees-and-hedges-guidance/">https://www.buckinghamshire.gov.uk/planning-and-building-control/building-or-improving-your-property/trees-and-hedges-guidance/

4.3 PART 2. KEY DESIGN GUIDANCE

The design guidelines analysed in part 2 include all the key features that are of utmost importance for the Farnham Royal Neighbourhood Area.

Theme	Prefix	Code
Layout and Buildings (LB)	LB01	Pattern of development
	LB02	Development affecting heritage assets
	LB03	Plot layout, building lines and boundary treatments
	LB04	Built character
	LB05	Materials and colour palette
	LB06	Extensions, conversions, and infill
	LB07	Housing mix
Access and Movement (AM)	AM01	Connectivity
	AM02	Parking typologies
Landscape Setting (LS)	LS01	Landscape setting
	LS02	Wildlife and biodiversity
	LS03	Development edges in the rural landscape
Sustainable Futures (SF)	SF01	Sustainable buildings
	SF02	Recycling materials and buildings
	SF03	Water management

Table 04: Application of Design Guidance and Codes to development

LAYOUT AND BUILDINGS (LB)

LB01 Patterns of development

The neighbourhood area comprises a mix of linear development with rows of housing either side, with some branching out into a series of cul-de-sac developments. The housing density varies throughout the village is mostly lower, with some higher density examples which can be found around the retail hub of Farnham Common. The following guidance should be considered when looking at the location and levels of development.

- Central hubs within The Farnhams, such as the historic and retain centres, should encourage mixed-use development to add variety and aid active travel by clustering activities and services in close proximity, reducing car journeys;
- Linear pattern settlement almost always orientates inwards towards the main road and turns its back towards the landscape to the rear. Building frontages should consider this where possible.
- Any proposal that would give rise to an unacceptable increase in the amount of traffic, noise or disturbance would be inappropriate;
- Proposals should not be repetitive, and should provide a variety of building types and design with coherent scale, massing and detailing, should look to follow similar densities to context;

 New developments must provide off-street parking to align with local policy requirements. Please refer to the Parking Guidance set out by the Buckinghamshire County Council¹.

^{1 &}lt;a href="https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/parking-guidance-for-new-developments/">https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/parking-guidance-for-new-developments/

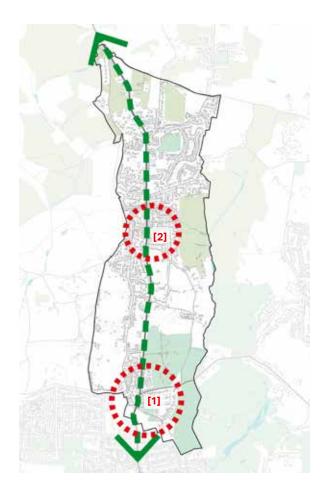


Figure 24: 'The Farnhams' pattern of development with two 'centres'. [1] Farnham Royal (historic core) and [2] Farnham Common (retail hub).

LB02 Development affecting heritage assets

There are a number features of historic significance in the Farnham Royal neighbourhood area which makes a positive contribution to the character of the area. In particular, the Grade II listed buildings which are found across the parish, but especially with the conservation area towards the south of the parish. These designated heritage assets are protected and any proposed development should be sympathetic to the design and historical significance.

- New development will need to respect and respond to the historical context, particularly within the Conservation Areas:
- Development should respect the significance of any designated and nondesignated heritage asset;
- New development should retain the existing open spaces, vegetation and trees to preserve the historic form and pattern of development in the parish;
- New development should propose architectural details and materials that reflect the surrounding heritage assets, to preserve and respect the strong local vernacular. More details on the local vernacular and materials are analysed in LB05.



Figure 25: Cherrytree Cottage, Beaconsfield Road.



Figure 26: Hillside Cottages, Beaconsfield Road (Grade II listed)

LB03 Plot layout, building lines and boundary treatments

As analysed in Section 3 there are variations in plot layout, building line and boundary treatments within the different character areas of the Farnhams. Thus, any new development should suggest design that matches the existing patterns of surrounding context and some design guidelines are:

- Vary plot widths to allow for a mix of housing types along the street. A mix of housing encourages a diverse community and creates visual interest;
- Orientate buildings generally parallel to and overlooking the street and public space;
- Establish a consistent building line, with subtle variations for visual interest. Infill development should be consistent with the existing average building lines;

- Maintain gaps between buildings for areas of landscaping and view to the rural landscape;
- Tall imposing boundary treatments should be avoided. Instead, low brick walls with tall hedges should be considered for privacy;
- Existing hedges, hedgerows and trees should be integrated into design, whilst more planting and vegetation is encouraged to form part of the green network strategy;
- Backland development patterns should be avoided where possible in any new development. Buildings should front onto streets and should be designed to ensure streets and public spaces have good levels of natural surveillance.

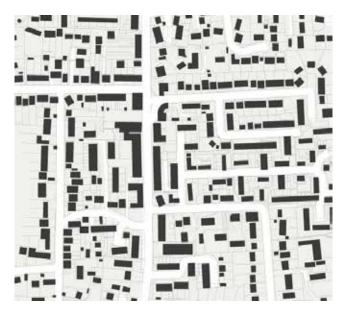


Figure 27: Plot and building layout in Farnham Common showing higher density within the plot layout, with areas of continuous building lines, relatively consistent plot layout and set backs.



Figure 28: Plot and building layout in Farnham Royal showing lower density within the plot layout, with areas of continuous building lines, and some differing set backs.

LB04 Built character

Development, whether traditional or contemporary, should be rooted in Farnham Royal's historical architectural character. Development proposals should provide specification on the building scale, massing and roofscape, as well as the detailed architectural design, including materials, fenestration and detailing. Proposals should also demonstrate how the setting of the local context has been considered. The following section sets out design guidance on this.

Scale and Roofscape

Creating variety and interest in the roofscape and scale of properties is an important element in the design of attractive buildings and places. Rooflines in Farnham Royal are varied, and front gable roofs are more commonly featured. There are also some small clusters of consistent roofline.

especially around Devonshire Green. Roof materials and detailing features are also varied, and include red and black clay tile, and black slate. The uniform building height and roof elements make an important contribution to defining the character of the Farnhams. The proportion of a building's elements should be related to each other as well as the scale and proportion of the buildings.

- Ensure the height of development responds to the surrounding buildings, street width and sense of enclosure, topography and mature vegetation;
- Consider how the roof design integrates with the surrounding development or creates a new roofscape;
- Design the scale and pitch of the roof to be in proportion with the dimensions of the building, and avoid overly complex designs.

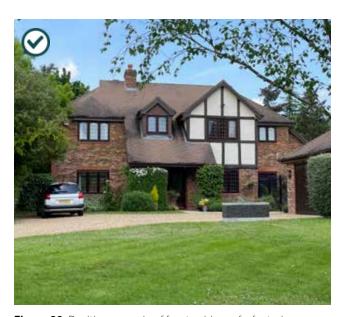


Figure 29: Positive example of front gable roofs, featuring dormer window and chimney which adds interest to the roofscape.

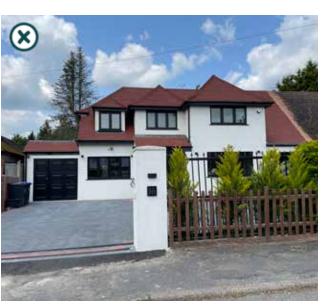


Figure 30: Negative example of hipped roofs. The set of hipped roofs placed uniformly in a row, adding an out-of-proportion feel to the roof and lacks interest in the roofscape.

Fenestration and Detailing

The intricacies of the architectural features and detailing in Farnham Royal are locally distinctive and define the unique built character. The range of features and detailing include sash and casements windows, white framed windows, tile hanging, dormers and some exposed timber framework. These elements provide visual interest and reduce the scale and bulk of the buildings. The use of architectural features and detailing is of particular importance given the generic architectural material palette and lack of details used in newer developments in some areas of the Neighbourhood Area and the wider South Bucks area. The follow guiding principles should be considered for developments to achieve locally distinctive design.

- Include locally distinctive fenestration and detailing in new development, drawing on examples in the Farnham Royal Conservation Area and listed buildings within other settlements;
- Avoid mixing historic styles into the one development, for example neo-Grecian columns and canopy on a modern home;

- It is better to have all modern or all traditional features on the same building than have a mix of two;
- Traditional features would normally follow the fenestration, materials scale, mass etc of the existing/ historic context.

 Modern could be something completely new to the context but would reference the existing context in an innovative and well designed way such as some materials, size of window openings, gable end detailing or roofscape. It would not for example be a building which is designed from the inside out, for example it must have 5 bedrooms and how it looks outside is secondary.
- Development involving multiple houses should ensure a variety of detailing is utilised across the development to provide visual interest along the street and avoid homogeneous building designs;
- Include detailing on roofs and facades to minimise the bulk and scale of buildings, for example ornate brickwork around fenestration and across walls.



Figure 31: Positive example of use of fenestration and detailing within a new development. The mixed use of materiality (red brick, render, flint), variation in the building lines, quoins detailing, gabled front door canopy create a locally distinctive design.



Figure 32: Generic building style within a new development. The lack of fenestration and detailing creates a non-specific feel.

LB05 Materials and colour palette

There are a range of materials used within the Farnham Royal Parish. However, the historical palette is fairly restrained, with strong roots in the typical architectural vernacular. Common wall materials are mainly red brick, render, and flint stone. Fenestration is generally timber painted in white or upvc window trim. The following guidelines should be considered when deciding on the materials and colour palette of any new development.

 The choice of colour and finish of materials is an important design factor in reducing the impact of the buildings on the surrounding landscape and in continuing to maintain the consistent built vernacular:

- The use of traditional, natural and preferably locally sourced materials is generally more appropriate than manmade synthetic, pre-coloured materials, as they lack the variation on colour and texture found in natural materials;
- Generally large areas of intense strong colours do not blend well with the landscape setting;
- Use of materials on roofs that encourage moss growth is favoured and any chemical treatment to remove moss growth should be discouraged.



Figure 33: Positive example of use of materials and colour palette



Figure 34: Negative example of use of materials and colour palette

LB06 Extensions, conversions, and infill

Extensions

There are a number of principles that residential extensions and conversions should follow to maintain character. It should be noted that many household extensions are covered by permitted development rights, and so do not need planning permission. These rights do not apply in certain areas such as Conservation Areas.

- The original building should remain the dominant element of the property regardless of the scale or number of extensions. The newly built extension should not overwhelm the building from any given viewpoint;
- Extensions should not result in a significant loss to the private amenity area of the dwelling or its neighbours;
- Designs that wrap around the existing building and involve overly complicated roof forms should be avoided;
- The pitch and form of the roof used on the building adds to its character and extensions should respond to the existing building where appropriate;
- Extensions should consider the materials, architectural features, window sizes and proportions of the existing building and respect these elements to design an extension that matches and complements the existing building;

- In the case of side extensions, the new part should be set back from the front of the main building and retain the proportions of the original building. This is in order to reduce any visual impact of the join between existing and new;
- In the case of rear extensions, the new part should not have a harmful effect on neighbouring properties in terms of overshadowing, overlooking or privacy issues;

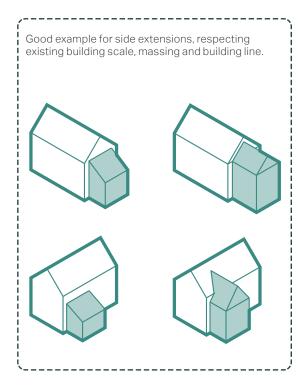


Figure 35: Some examples for different type of building extensions

- Any housing conversions should respect and preserve the building's original form and character;
- Where possible, reuse as much of the original materials as possible, or alternatively, use like-for-like materials. Any new materials should be sustainable and be used on less prominent building parts.

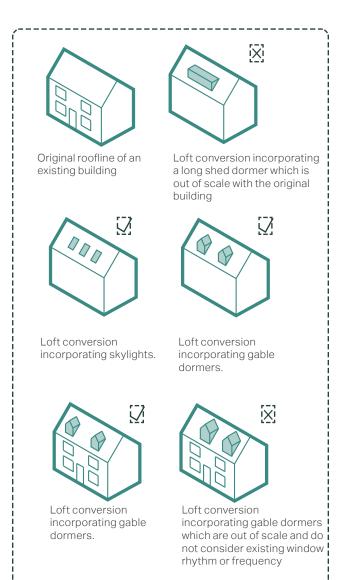




Figure 37: Poor use of infill opportunity, and out of character design



Figure 38: Negative example of ground surfacing, overuse of brick paver. Permeable paving materials and surfacing are preferred and should be used.

Figure 36: Design treatment in case of loft conversion.

Conversions

As previously described, the Farnham Royal neighbourhood area has a rich history and features a number of historic buildings. Any conversions should consider the following.

- Features and general layout of the site setting that signify the historic working of the building/s should be retained. For instance, loose courtyard arrangements of buildings, physical boundary treatments, openings or wagon doors.
- New openings should generally be avoided and kept to a minimum when necessary. Agricultural sites should remain open and not be divided by fences or walls:
- The use of domestic add-ons such as chimneys, porches, satellite dishes, domestic external lighting and hanging baskets should be avoided:

- Boundary treatment should reflect the existing materials of the building and be sympathetic to the surroundings, for example beech hedges;
- Features such as dormer windows may be possible but they should be appropriate to the context and well designed. If rooflights are used, they should be sited discreetly so as to not become over dominant in the landscape;
- Courtyards, streets and footpaths should be surfaced in a material that reflects its rural setting and the original building materials;
- Parking spaces within residential plots should not be formally marked out;
- Boundary brick walls should be left intact, and not chopped through or reduced for access or to create visual splays.



Figure 39: Positive example using modern but sympathetic material palette



Figure 40: Negative example using unsympathetic material palette, out of proportion windows

Infill

Infill sites will vary in scale, context and location within any given settlement. An infill can have significant impact on the character and appearance of the built environment. The following principles should be applied in any future infill site.

- Infill development should complement the street scene into which it will be inserted. Points of continuity in the streetscape can be created by material, colour palette, roofscape features (such as chimneys and ridge/eave heights), scale and massing;
- The above elements also need to be considered in relation to topography, views, vistas and landmarks. In particular, important views should not be blocked by any new development;
- The building line of new development should generally be in keeping with the existing. Building set backs should provide some defensible space and should not front straight onto the pavement edge. Very often, with terraced or dense groupings, the building line will be exactly the same, but it might be acceptable that it closely aligns with the existing arrangement of buildings where there is an irregular, meandering building line:
- The density of any new infill development should reflect its context and its location in the village (centre or edge), or in a smaller settlement nestled in a wider landscape. The optimum density will respond to surrounding densities whilst making efficient use of land.

A potential site for infill. The future infill property should complement the street scene.

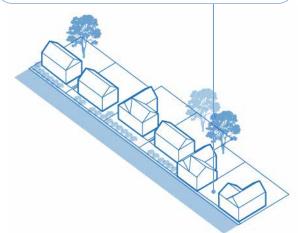


Figure 41: An indicative site before infill.

New properties should generally be consistent with existing building line patterns. Building lines should be set back from the road.

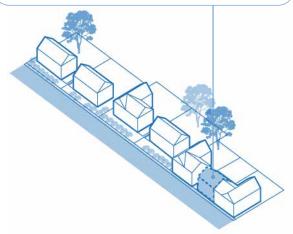


Figure 42: An indicative site after infill.

LB07 Housing mix

Providing a good housing mix within Farnham Royal is crucial for meeting the needs of different groups within the community.

- Any new development should enrich the supply of housing by providing a variety of options in terms of size and height, whilst still respecting the existing surroundings;
- Development that accommodates first time homes and homes for downsizing with their own front doors and outdoor green space are encouraged in order to improve the balance in the population of Farnham Royal.



Figure 43: Positive example of introducing housing mix using terraced houses for first time buyers and as houses for downsizing



Figure 44: Housing mix could also be introduce through more recent interpretation of the terrace typology

ACCESS AND MOVEMENT (AM)

AM01 Connectivity

Connectivity within the neighbourhood area and to the surrounding countryside is vital so that the local residents do not have to rely on private transportation. It is vital that the settlement core is well-integrated and connected. Public transport and other sustainable transport methods such as walking and cycling are encouraged.

- New footpath links should be provided wherever possible, and these must connect up with the existing walking network, placing the priority on the pedestrian, thereby encouraging people to favour active travel over the car;
- The design of the street network should respond to the topography and natural desire lines;
- Streets and footpaths should be laid out in a permeable pattern, allowing for multiple connections and choice of routes, particularly on foot. Any culde-sac should be relatively short and provide onward pedestrian links;
- Development should design internal streets and paths that are well connected and direct, responding to any desire lines.

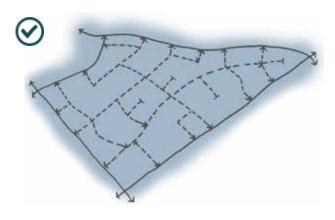


Figure 45: A connected layout, with some cul-de-sacs, balances sustainability and security aims in a walkable neighbourhood

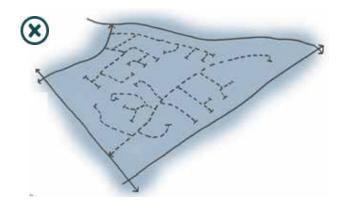


Figure 46:A layout dominated by cul-de-sacs encourages reliance on the car for even local journeys

AM02 Parking typologies

Parking areas are a necessity of modern development. However, they should avoid dominating views towards the development, and instead parking provision should be undertaken as an exercise of placemaking. Any parking provided should apply the 'Parking guidance for new developments' standards provided by the Bucks Council.¹

On-plot parking

- On-plot parking can be located to the front or the side of the main building;
- Detached garages must not be constructed in front of the principle building line;
- Parking can be covered by a car port if it is located to the side of the building in line with or setback from the building line;
- High-quality and well-designed soft landscaping should be used to increase the visual attractiveness of the parking;
- Boundary treatments such as hedges, trees, flowerbeds and low walls also increase attractiveness and provide a clear distinction between public and private space;
- Hard standing and driveways must be constructed from permeable materials to minimise surface water run-off.



Figure 47: Postive example of on-plot parking with garage on the side of the building, aligned with the principle building line, with permeable driveway ground surfacing.



Figure 48: Negative example of on-plot parking with attached garage at the side of the building, dominating the principle building line, with impermeable driveway ground surfacing.

¹ https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/parking-guidance-for-new-developments/the-standards/

Parking courtyards

- This parking arrangement can be appropriate for a wide range of land uses. It is especially suitable for terraces fronting busier roads where it is impossible to provide direct access to individual parking spaces
- Parking bays must be arranged into clusters with groups of 4 spaces as a maximum, and no more.
- Ideally all parking courts should benefit from natural surveillance
- Parking courts should complement the public realm through the use of highquality design and materials, both for hard and soft landscaping elements;
- Parking clusters should be interspersed with trees and soft landscaping to provide shade, visual interest and to reduce both heat island effects and impermeable surface areas.

Dwelling frontages should overlook the courtyard to provide surveillance. Desirable landscape should be encouraged in the courtyard.

Figure 50: Illustrative diagram showing an indicative layout of parking courtyards

On-street parking

- A parallel car parking space should be 2.5m x 6m long. There must not be more than 6 spaces in a row without a break;
- Street parking should be provided through recessed parking bays;
- Any on-street parking which may hinder pedestrian and car movement should be avoided:
- Landscape elements can be used to mitigate potential negative impacts on the streetscene by the use of recessed parking bays with planting in between.



Figure 49: Example of on-street parking with planting used to break up parking bays, St Andrews, Bromley-by-Bow.

LANDSCAPE SETTING (LS)

LS01 Green infrastructure

The abundance of green spaces and landscape features is one of the parish's greatest assets. Not only do they provide environmental and well-being benefits, they add life to the landscape and help shape and add character to open spaces. There are several green spaces which need to be protected such as the multiple areas of ancient woodland, village greens, playing fields and numerous pieces green spaces. The following guidelines focuses on the design aspects and landscape setting which should be considered.

 Preserve existing vegetation, native mature trees, and hedgerows by incorporating them into the new landscape design and using them as landmarks, where appropriate;

- The neighbourhood area is wooded with a number of woodlands, small copses, hedges, hedgerow and field trees and trees in gardens and villages. Any future development should preserve this characteristic;
- Consider canopy size when locating trees; reducing the overall number of trees but increasing the size of trees is likely to have the greatest positive longterm impact;
- New trees should be integrated into the design of new developments from the outset, especially within back gardens to help even 'leafy' suburban housing estates to mellow and blend into the landscape.

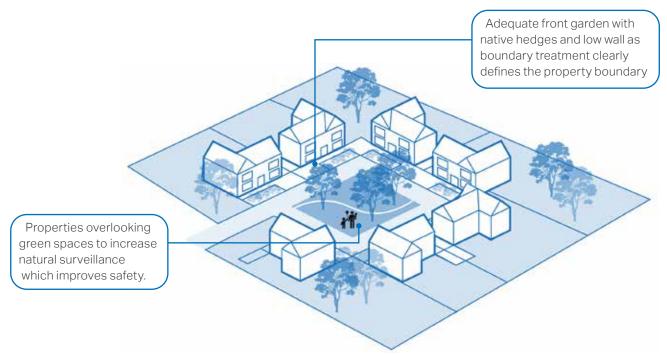


Figure 51: Diagram showing access to high-quality spaces for social interaction and interaction with nature

LS02 Wildlife and biodiversity

The neighbourhood area provides an abundance of woodlands, green spaces, trees and gardens to provide habitats for biodiversity. The surrounding countryside offers plentiful opportunity for wildlife and biodiversity to thrive. Future developments should seek to protect and enhance the natural environment surrounding the Farnhams by considering the following guidance.

- Natural assets such as ancient woodlands, designated sites, mature trees, and protected species must be protected and enhanced where possible;
- Development should create an interconnected ecological network that encompasses everything from doorstep spaces and private gardens to the surrounding countryside;
- Priority habitats and priority species should also be considered within the design process;
- Any trees or woodland lost to new development must be replaced. There should be a non-negative impact on biodiversity from a new development and a biodiversity net gain of 10% should be aimed for:¹
- Preserve existing vegetation, native mature trees, and hedgerows by incorporating them into the new landscape design and using them as landmarks, where appropriate;

- Create 'pockets for nature' through trees, shrubs, wildflower meadows, and small ponds;
- Consider how the layout can create wildlife corridors. For example, the layout of roads, front and back gardens, and green spaces;
- Incorporate wildlife friendly features that support movement and habitat. Bird or bat boxes, bee bricks and bug hotels can be installed to enhance biodiversity and wildlife;
- New street trees should be provided wherever possible. Trees and hedgerows should be incorporated into public realm and other open spaces as well as private development where appropriate.

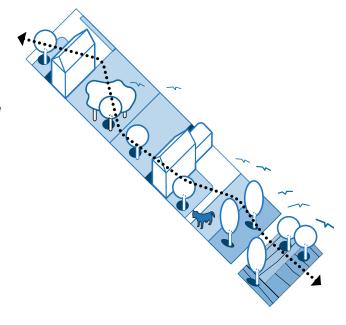


Figure 52: Diagram demonstrating how connected front and back gardens can enhance ecological connectivity for wildlife.

¹ https://www.local.gov.uk/pas/topics/environment/biodiversity-net-gain-local-authorities

LS03 Development edges in the rural landscape

Despite Farnham Royal's proximity to London, it has managed to retain much of its landscape setting with rich vegetation including woodlands, hedges, hedgerows, tree-lined and grass verge-lined streets, farms and open fields.

Ecological assets, such as Burnham Beeches (Figure 53) are much valued within the community and, thus should not be undermined by any new development. Any development at the edge of the rural landscape, near nature assets and farmland (Figure 54) should ensure that the landscape setting is respected. In particular, any new development set on the edges of the neighbourhood area or next to existing woodlands needs to respect the existing nature and enhance it.

Any new development should consider the following guidelines when considering the treatment of rural development edges.

- New development should conserve existing native trees and shrubs and incorporate any green/ecological asset within design, whilst any unnecessary loss of flora should be avoided;
- Abrupt edges with little vegetation or landscape on the edge of the development should be avoided;
- Rich vegetation including native trees and hedgerows should be in place to provide a smooth transition from the built-up areas to the rural landscape;
- Edges must be designed to link rather than segregate existing and new neighbourhoods;
- Green corridors should be proposed to provide additional pedestrian and cycle links that will improve connectivity between neighbourhoods and contribute to the successful integration of any new development within the parish;



Figure 53: Burnham Beeches Nature Reserve. View from Hawthorn Lane looking towards Bedford Drive.



Figure 54: Old Oak Farm, Parsonage Ln.

SUSTAINABLE FUTURES (SF)

SF01 Sustainable buildings

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

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

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

It must be noted that eco design principles do not prescribe a particular architectural style and can be adapted to fit a wide variety of built characters. A wide range of solutions is also available to retrofit existing buildings, included listed properties, to improve their energy efficiency¹ to the heritage significance.

Implementing eco-design into homes

The guidelines and suggestions illustrated overleaf (Figure. 55) focuses on improving the energy efficiency of properties through the implementation of eco-design principles.

- By default, new development should adopt a fabric first approach in line with the governments emerging Future Homes Standard, to attain higher standards of insulation and energy conservation;
- Thermal insulation can be provided for any wall or roof on the exterior of a building to prevent heat loss. Particular attention should be paid to heat bridges around corners and openings at the design stage;
- Consider the thermal mass of building materials to even out variations in internal and external conditions, absorbing heat as temperatures rise and releasing it as they fall. This can be beneficial during the summer and winter;
- Provide acoustic insulation to prevent the transmission of sound between active (i.e. living room) and passive spaces (i.e. bedroom), and attached dwellings.

^{1 &}lt;a href="https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/">https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/



Figure 55: Sustainable design features

Existing homes

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

Additional features for new build homes

- High levels of airtightness
- Triple glazed windows and external shading especially on south and west faces
- Low-carbon heating and no new homes on the gas grid by 2025 at the latest
- More fresh air with mechanical ventilation and heat recovery, and passive cooling

- Water management and cooling more ambitious

water efficiency standards, green roofs, rainwater harvesting and reflective walls

- Flood resilience and resistance

e.g. raised electrical, concrete floors and greening your garden

- Construction and site planning timber frames, sustainable transport options

(such as cycling)

- - Solar panel
- Electric car charging point

SF02 Recycling materials and buildings

To meet the government's target of being carbon neutral by 2050, it is important to recycle and reuse materials and buildings. Any new development should consider the following to meet the targets.

- Reusing buildings, parts of buildings or elements of buildings such as bricks, tiles, slates or large timbers all help achieve a more sustainable approach to design and construction;
- Recycling and reuse of materials can help to minimise the extraction of raw materials and the use of energy in the production and transportation of materials;
- Development should also maximise the re-use of existing buildings (which often supports social, environmental and economic objectives as well.

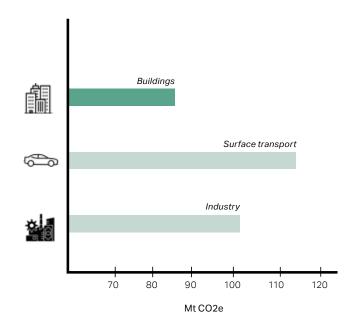


Figure 56: Diagram illustrates that buildings are the UK's third biggest source of greenhouse gases.¹

^{1 &}lt;a href="https://historicengland.org.uk/whats-new/news/recycle-buildings-tackle-climate-change">https://historicengland.org.uk/whats-new/news/recycle-buildings-tackle-climate-change

SF03 Water management

The principles set out in national and local planning guidance require development across the Neighbourhood Area, not only in flood risk areas, to respond to climate change and flooding.

A key method is with the use of sustainable urban drainage systems (SuDS). SuDS are a range of approaches to manage surface water in a sustainable way to reduce flood risk and improve water quality and the overall urban environment. They work by reducing the amount and rate at which surface water reaches a waterway or combined sewer system. SuDs must be considered early in the design process to ensure they are sensitively designed and augment the landscape.

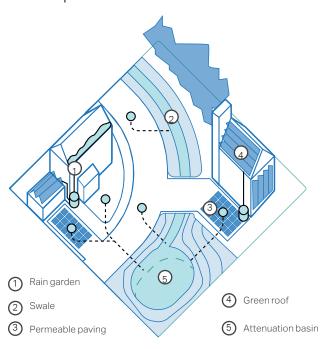


Figure 57: Diagram showing the best use of harvesting water systems rain garden, swales, permeable paving, green roofs

The use of permeable paving is not only a valid response to mitigating flood, but also has ecological benefits. Most built-up areas, including roads and driveways, increase impervious surfaces and reduce the capacity of the ground to absorb runoff water. This in turn increases the risks of surface water flooding. Permeable paving offers a solution to maintain soil permeability while performing the function of conventional paving.

- SuDS should be designed sensitively to augment the landscape and provide biodiversity and amenity benefits;
- Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow so that it does not overwhelm water courses or the sewer network;
- Improve water quality by filtering pollutants to help avoid environmental contamination. Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area;
- Permeable paving can be used where appropriate on footpaths, private access roads, driveways, car parking spaces (including on-street parking) and private areas within the individual development boundaries.





5. CHECKLIST

As the design Guidelines and Codes in this section cannot cover all development scenarios, this concluding section provides a number of questions based on established good practice against which the design proposal should be evaluated.

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

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under 'General design guidelines for new development'. Following these ideas and principles, a number of questions are listed for more specific topics.

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;

- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Positively integrate energy efficient technologies;
- Positively integrate green infrastructure in accordance with national design guidance to positively contribute to liveability, biodiversity and climate change resilience;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

Street grid and layout:

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

3

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?

Local green spaces, views & character:

- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?

Local green spaces, views & character:

- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

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

Buildings layout and grouping:

- What is the typical built pattern of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

8

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design?
 For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced?
 E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

About AECOM

AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivalled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a *Fortune 500* firm and its Professional Services business had revenue of \$13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at aecom.com and @AECOM.



