locality
the power of community

AECOM

Albury

Design guidance and codes

Final report
October 2023

Delivering a better world

Quality information

Prepared by	Checked by	Approved by
Jessie Watson	Jessie Watson	Ben Castell
Associate Director	Associate Director	Director
Holly McMahon		
Graduate Urban Designer		
Sunayana Ramanand		
Graduate Urban Planner		

Revision History

Issue no.	Issue date	Details	Issued by	Position
4	11.09.2023	Final Report	Locality	Client
3	14.08.2023	Review - Final Report	Jessie Watson	Associate Director
2	08.06.2023	Review - 2nd Draft	Jessie Watson	Associate Director
1	02.03.2023	Review - 1st Draft	Jessie Watson	Associate Director
1	24.02.2023	Drawings	Holly McMahon	Graduate Urban Designer
1	06.02.2023	Site Visit, Research	Jessie Watson, Sunayana Ramanand	Associate Director, Graduate Urban Planner

CONTENTS

INTRODUCTION

01

1. INTRODUCTION

1.1 PURPOSE

This design guide supports the emerging Neighbourhood Plan. It provides a common reference point and understanding of the local character in the Neighbourhood Area of Albury (NA) as valued by the community. Practical guidelines and codes for development in the NA will ensure locally sensitive design achieves this purpose.

1.2 PROCESS TO PREPARE THIS DESIGN GUIDE

The Neighbourhood Plan Steering Group (SG) manage the preparation of the Neighbourhood Plan for Albury.

Through the Department for Levelling Up, Housing and Communities Neighbourhood Planning Programme led by Locality, AECOM was commission to provide design guidance to support the SG.

To ensure this design guide accurately reflects the Albury community's aspirations, the SG provided AECOM with guidance and local knowledge. Figure 01 provides a brief overview of the key milestones for its preparation.

STEP 2

Character and context analysis based on site visit, photographs and desktop research.

STEP 4

Preparation of second draft design guide in consultation with the SG.

STEP 01

STEP 02

STEP 03

STEP 04

STEP 05

STEP 1

Inception meeting and site visit with the SG.

STEP 3

Preparation of first draft design guide in consultation with the SG.

STEP 5

Final design guide issued to the SG for inclusion in the Neighbourhood Plan.

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

1.3 HOW TO USE THIS DESIGN GUIDE

This design guide should be a valuable tool in securing locally distinctive, high quality development in Albury. It may be used differently by various stakeholders during the planning and development process, as summarised in Table 1.

A valuable way the design guide can be used is as part of a process of co-design and involvement that seeks to understand and take account of local preferences and expectation for design quality. As such, the Design Guidelines and Codes (refer to **Section 4**) can help to facilitate conversations on the various topics to help align expectation and aid understanding on key local issues. The design guide alone will not automatically secure optimum design outcomes, but should help to influence that.

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

Table 01: How stakeholders may use this design guide

1.4 AREA OF STUDY

1.4.1 County of Surrey

The villages of Surrey are often seen as idyllic places to live - a combination of surrounding countryside, high streets filled with independent shops, characterful historic buildings and a strong sense of community often give them a unique sense of character. This lifestyle within close proximity to London makes the villages extremely desirable places to live.

Surrey is the most wooded county in England and many of its settlements are situated within woodland. The landscape varies across the county, with the Surrey Hills in the south forming a stunning area of open countryside.

Figure 02: Surrey: connected to London and the South East.
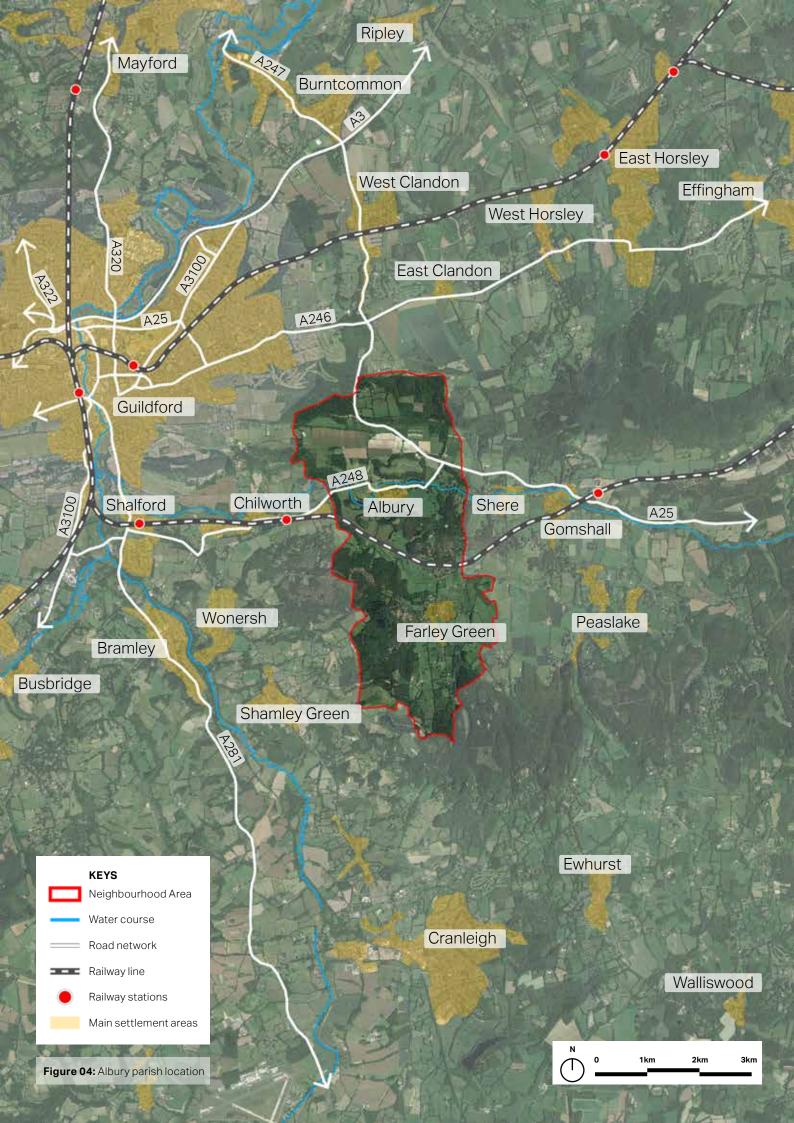
1.4.2 Borough of Guildford

The parish of Albury is located in the Borough of Guildford, which is a town and borough within the county of Surrey. Guildford is its largest settlement and only town, and is the seat of the Borough Council.

The parish is located approximately four miles to the southeast of Guildford on the southern edge of the North Downs and entirely within the Green Belt and the Surrey Hills AONB and Area of Great Landscape Value (AGLV).

The extent of the borough, with its main settlements, including Albury, is shown in the diagram, right.

Figure 03: Borough of Guildford.
Source: https://www.wearetheview.com/our-work/corporate/guildford-borough-council/

Figure 04: Albury parish location

KEYS

- Neighbourhood Area
- Water course
- Road network
- Railway line
- Railway stations
- Main settlement areas

Mayford

Ripley

A247

Burntcommon

A3

West Clandon

West Horsley

East Horsley

Effingham

A320

A3100

East Clandon

A322

A25

A246

Guildford

A3100

Shalford

Chilworth

A248

Albury

Shere

Gomshall

A25

Wonersh

Farley Green

Peaslake

Bramley

Busbridge

Shamley Green

A281

Ewhurst

Cranleigh

Walliswood

N

0   1km   2km   3km

1.4.3 Parish of Albury

The parish of Albury is rural in character with extensive open views to the surrounding countryside. It stretches from Newlands Corner in the north to Farley Green in the south, and along the A248 from Chilworth in the west to Shere in the east, with the rural hamlets of Brook and Little London in between.

The Parish has five main settlement areas: Albury Village, Farley Green Village, Albury Heath (including Little London & Brook), Sherbourne, & Newlands Corner and North Downs. The first three account for 81% of the 465 residential properties in the parish (ref: 2018 electoral roll).

Until the early 20th century the bulk of the land in the Parish was owned by the Albury Estate which meant that non-Estate related building was very limited until the early 20th century when parts of the Estate were sold.

The Albury Estate Fisheries has a number of recreational fisheries along the Tillingbourne. There are extensive footpaths and bridleways throughout the various open green spaces in the Parish, which bring a lot of visitors, such as Newlands Corner, Albury Heath, Farley Heath and Silent Pool. The Tillingbourne river flows through the middle from east to west.

Albury Parish is a generally prosperous and attractive area, which is located in the Surrey Hills AONB.

1.4.4 Surrey Hills

The Parish is referred to as a peaceful and beautiful place. The Surrey Hills AONB is considered to be the 'countryscape' for the urban areas of Guildford, surrounding boroughs and London; walking and cycling being popular pursuits.

The document 'Building Design into the Surrey Hills' describes the Surrey Hills as:

"...One of the first landscapes to be designated an Area of Outstanding Natural Beauty in 1958 in recognition of its natural beauty. Although geology, soils and climate have created the bones of the landscape, the appearance of the Surrey Hills has been shaped for centuries by the changing patterns of land use and settlement.

And goes on to describe the varied settlement pattern as being one of its unique features:

"Settlement pattern in the Surrey Hills is surprisingly varied with some villages still having an isolated, remote feel. Woodland cover and topography in the Surrey Hills combine to conceal even expansive development, and create a perception of quietness and seclusion. Many villages integrate well into the fabric of the landscape."

"The end result is a rich and diverse built heritage featuring many small farmsteads, pleasant hamlets with village greens, and grand houses set in parkland. Local materials like stone, flint, tile, brick and timber are featured throughout the Surrey Hills, defining the sense of place..."

Figure 05: Statue behind Albury Village Hall (top left).
Figure 06: Recently constructed housing in the Albury Estate vernacular, Albury (top right).
Figure 07: Newlands Corner, with sweeping views towards Albury (bottom left).
Figure 08: Property set back on a large plot in a contemporary style in Farley Green (bottom right).

1.5 PLANNING POLICY AND GUIDANCE

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

1.5.1 NATIONAL POLICY AND GUIDANCE

National Planning Policy Framework
Department 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.

At this time of preparing this report, the period of consultation on the new draft NPPF has closed and a revised publication is imminent. It has not yet received Royal Assent.

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/ vehicle dominated layouts but place the needs of pedestrians and cyclists first.

National Farmsteads Character Statement
Historic England

This document, published October 2014, provides a summary introduction and a structured framework for understanding England's traditional farmsteads. It is noted that a traditional farmstead or farm building will have significance if it makes a positive contribution to local character and distinctiveness, whether it is designated as a heritage asset or not. Some, including non-traditional buildings, will also have special rarity or significance in a local or national context.

1.5.2 LOCAL POLICY AND GUIDANCE

Landscape Character Assessment
Surrey County Council

The Surrey Landscape Character Assessment, published in April 2015, is one of Guildford Borough Council's Supplementary Planning Documents (SPD) and sets out the general characteristics of Alburys' townscape/landscape and how development can be sympathetic to and/or mitigate its impact. Albury is located within the ''Chalk Ridge' landscape type'.

Vehicular and Cycle Parking Guidance
Surrey County Council

The guidance (2018) sets out maximum and minimum (recommended level of provision) vehicular parking levels for the County.

The Guildford Borough Local Plan
Guildford Borough Council

The Guildford Borough Local Plan uses policies from two Local Plans to guide development across the Borough:

- Local Plan: Strategy and Sites 2015-2034 (GLPSS). Updated 22 March 2023.

- Local Plan: Development Management Policies (GBDMP). Adopted 22 March 2023.

Albury is recognised as a parish within a 'Designated Rural Area' , it has not been inset from the Green Belt and has not been set new housing targets.

Selected GLPSS policies specific to Design are listed below.

- GLPSS Policy D1: Place shaping

- GLPSS Policy D2: Climate change, sustainable design, construction and energy

- GLPSS Policy D3: Historic Environment

- GLPSS Policy P1: Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value.

GBDMP policies of particular relevance to Albury include:

- Policy H4: Housing Extensions and Alterations including Annexes

- Policy H5: Housing Conversion and Sub-division

- Policy P7: Biodiversity in New Developments

- Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness.

Supplementary Planning Documents
Guildford Borough Council

Relevant SPDs to consider are:

- Residential Design Guide (adopted 2004)

- Climate Change, Sustainable Design, Construction and Energy SPD (adopted 2020)

- Residential Extensions and Alterations Guide SPD (adopted 2018)

- Parking Standards for New Development SPD (adopted 2023)

Building Design into the Surrey Hills
Surrey Hills AONB Board

This document sets out guidance on the preparation of Design Statements for new development within the Surrey Hills AONB.

Environmental Design Guide
Surrey Hills AONB Board

This document sets out guidance, principles and best practice for conserving and enhancing country lanes in the AONB to help stakeholders.

Surrey Hills AONB Management Plan 2020-2025
Surrey Hills AONB Board

This document was prepared with a focus on the whole of the Surrey Hills AONB and is primarily focused on the purpose of AONB designation, which is the conservation and enhancement of natural beauty.

The aim of the Planning Management policies (P1-6) set out is so that new development enhances local character and the environmental quality of its nationally important setting.

LOCAL CHARACTER ANALYSIS

02

2. Neighbourhood Area context

This chapter describes the local context and key characteristics of Albury Parish regarding heritage, built environment, streetscape, views, landscape, and topography.

2.1 Access and movement

2.1.1 Main road network

The A25 road from Guildford to Dorking runs down from Newlands Corner in the northwest of Albury. The only other "major" road, the A248, runs through Albury Village to Chilworth, Shalford and Guildford. The local road network comprises of largely unimproved rural B-class roads and unclassified country lanes as well as part of the A25 from Coombe Lane, up the hill to Newlands Corner and the Guildford Manor Hotel and Spa. The other A road in the Parish is the A248 which begins at the junction with the A25 and proceeds through the centre of Albury Village and on to Chilworth, Shalford and Guildford. This road is referred to as the 'Guildford southern by-pass'.
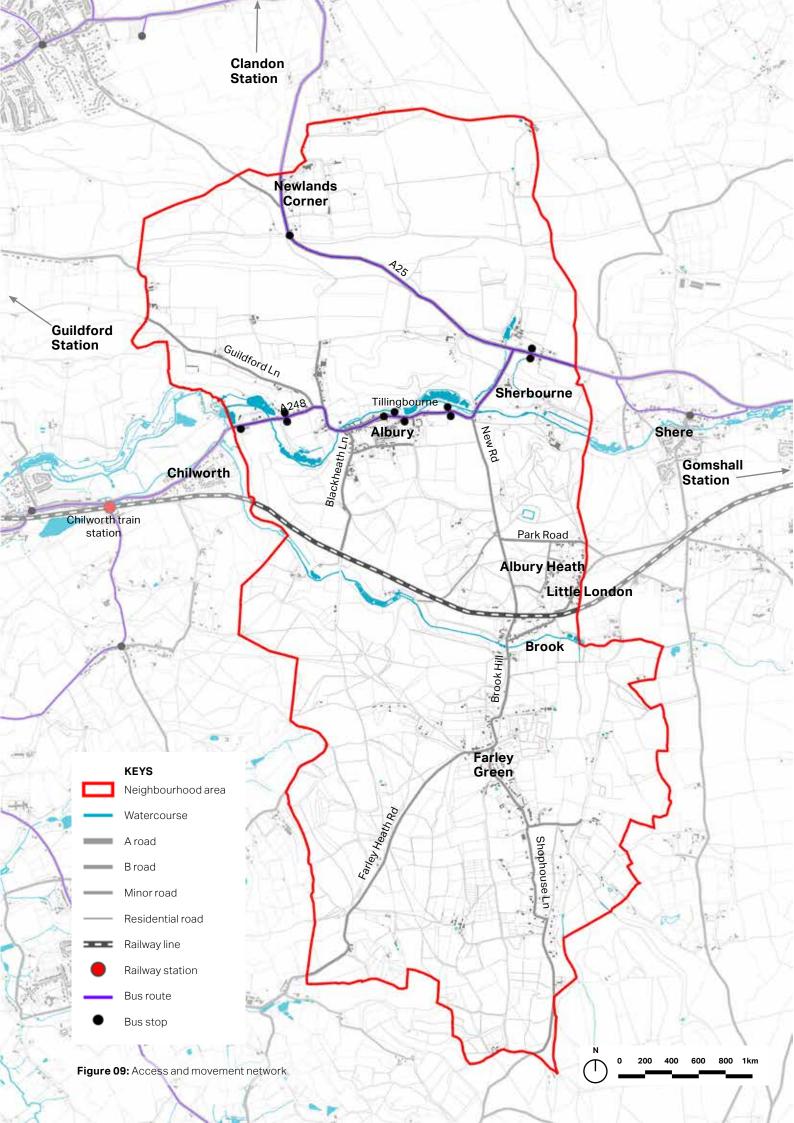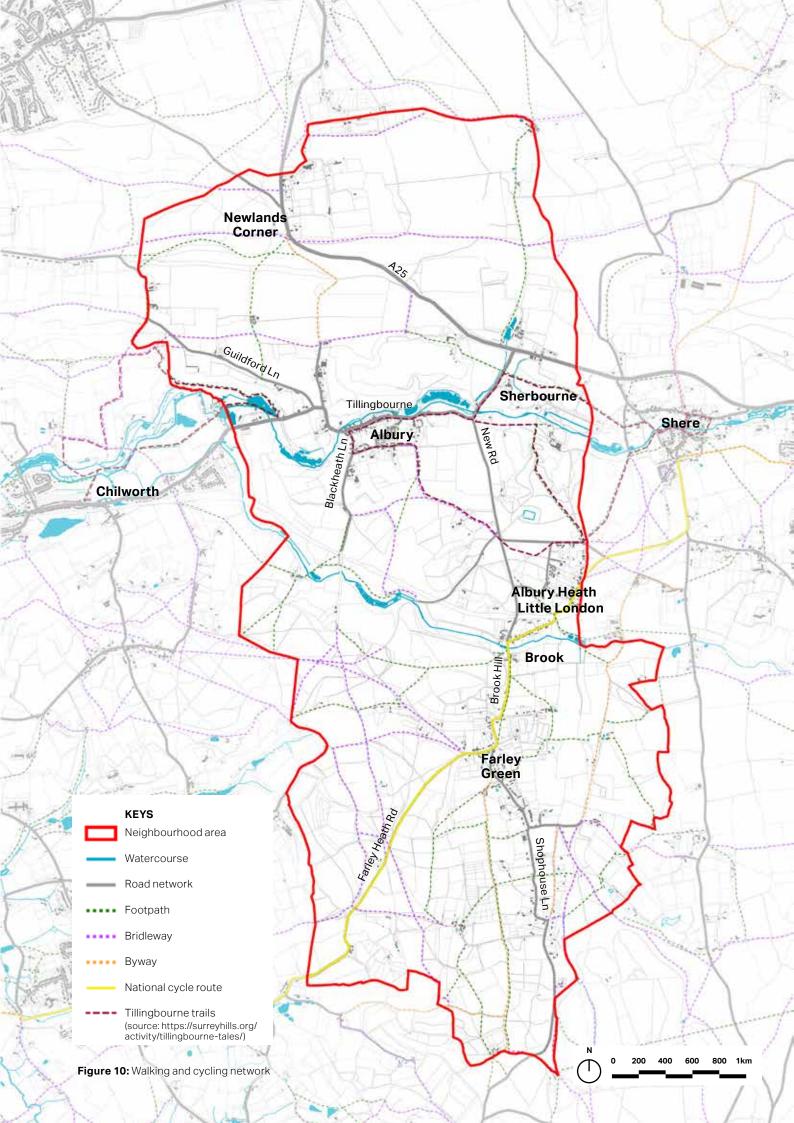
2.1.2 Public transport network

There is limited public transport in the Parish. The Guildford to Dorking bus route goes via Albury village stopping 10 times each way every weekday every 60-90 minutes. There is also a bus between Guildford and Cranleigh which stops at Newlands Corner five times each way every weekday every two hours. There are 13 bus stops located across the Parish.

However, the timetable is not suitable for commuting to schools outside the Parish.

- No 32: Guildford to Strood Green (Stagecoach in Hants and Surrey)
- No 32: Guildford - Dorking – Strood Green – Redhill (Compass Travel)
- No 525: Albury to Cranleigh (Carlone Buses)
- No 545: Walliswood – Guildford (Carlone Buses)
- No 625: Guildford – George Abbotts School – St Peters School (Compass Travel)

The Guildford to Redhill railway line runs through the middle of the Parish but there are no longer any stations within its boundaries. The closest stations are Chilworth (2 miles to the west) and Gomshall (2.5 miles to the east). These stations are, unfortunately, only served by one train in either direction every two hours. There are also stations nearby at Guildford (5.5), Clandon (6 miles), Horsley (8 miles) and Effingham Junction (10 miles) which sit on the line to London – these are popular with commuters. The closest Park and Ride is situated in Merrow.

KEYS

▭	Neighbourhood area
▬	Watercourse
▬	A road
▬	B road
▬	Minor road
▬	Residential road
▦	Railway line
●	Railway station
▬	Bus route
●	Bus stop

Clandon Station

Newlands Corner

A25

Guildford Station

Guildford Ln

A248

Tillingbourne

Sherbourne

Albury

Shere

Blackheath Ln

New Rd

Gomshall Station

Chilworth

Chilworth train station

Park Road

Albury Heath

Little London

Brook

Brook Hill

Farley Green

Farley Heath Rd

Shophouse Ln

N

0 200 400 600 800 1km

Figure 09: Access and movement network

KEYS

- Neighbourhood area
- Watercourse
- Road network
- Footpath
- Bridleway
- Byway
- National cycle route
- Tillingbourne trails
  (source: https://surreyhills.org/
  activity/tillingbourne-tales/)

Figure 10: Walking and cycling network

Newlands Corner

A25

Guildford Ln

Tillingbourne

Sherbourne

Shere

Albury

Blackheath Ln

New Rd

Chilworth

Albury Heath
Little London

Brook

Brook Hill

Farley Green

Farley Heath Rd

Shophouse Ln

N

0   200   400   600   800   1km

2.1.3 Walking and cycling network

Surrey County Council is primarily responsible for transport planning in the NA. The County's policies on transport recognise the need for a shift towards more sustainable, active transport options, and are supported by improvement plans for the active transport network, which includes Rights of Way. The Active Travel in Surrey report found the greatest trip types that would allow for behavioral change are those for pleasure or leisure. Infrastructure, such as wider footpaths and bicycle lanes was a key intervention to encourage this shift. The County has identified a suggested route - The Tillingbourne Trail (Tillingbourne Tales) (refer to **Figure 10**) but, at the time of preparing this design guide, was yet to identify Public Rights of Way enhancement opportunities.

Most of the land in the parish is accessible to the public with an extensive network of footpaths and also plenty of parking areas from which to access it. As such, the inhabited areas are separate but connected by this movement network. Enhancing pedestrian connections between the settlements in the Parish is considered important in the emerging Neighbourhood Plan.

The National Cycle Route 22, a designated cycle route, runs through the NA, connecting to Banstead (near Epsom) and Brockenhurst via Dorking, Guildford, Farnham, Petersfield, Havant, Portsmouth and the Isle of Wight between Ryde and Yarmouth.

There is an established wayfinding palette of wooden signage in Albury to support active travel.

Figure 11: View north towards Newlands Corner.

Figure 12: View south from Newlands Corner, with bridleway access towards Albury.

2.2 Historic and Environmental Designations

2.2.1 STATUTORY DESIGNATIONS

There are two Conservation Areas in the parish: one around Albury village and the other forming part of the Chilworth Conservation Area in the west of the parish.

The parish contains two scheduled listed structures as follows:

1. The site of the Romano-British Temple on Farley Heath (which is believed to have been built at the end of the first century AD).

2. Bowl barrow at Newlands Corner.

It has two Grade I buildings and 42 Grade II Listed structures and buildings, the bulk of which are in Albury village and Sherbourne.

There are currently 3 structures in the NA which are locally listed by Guildford Borough Council

2.2.2 LANDSCAPE CHARACTER

The landscape of the NA makes a significant contribution to its character and setting. The countryside is very varied, and is unusual in that it features hills, mixed ancient woodland, ancient yew stands, heathland, chalk grassland, streams, lakes, water meadows, some agriculture, and grazing for cattle, sheep and horses. Its biodiversity reflects the amount of countryside and the variation in habitats.

Albury is a rural parish, situated in the Surrey Hills Area of Outstanding Natural Beauty (AONB), and the Green Belt, and an Area of Great Landscape Value (AGLV). Much of it is Common Land and there are Sites of Special Scientific Interest (SSSI), and areas of Ancient Woodland. It also has local designations with many Sites of Nature Conservation Importance (SNCIs), Regionally Important Geological / Geomorphological Sites (RIGS) and a large Biodiversity Opportunity Area (BOA).

Figure 13: Map at The Hurtwood nature reserve in Farley Green (top).
Figure 14: Map at Newlands corner (bottom).

Newlands Corner/Merrow Downs SNCI is probably the most important ancient yew site in Europe. It has over 600 ancient, veteran and mature yews, many of huge girth, up to 1,000 years old. Albury Park SNCI has over 300 trees on the Ancient Tree Inventory, including oaks, sweet chestnuts and yews, and is the most important site for lichens in Surrey. Albury Parish is accordingly an area of national and international importance for its environment and natural heritage.

Albury Warren in Albury village, Albury Heath and Kiln Rough are Sites of Nature Conservation interest (SNCIs). It also has local designations with Regionally Important Geological / Geomorphological Sites (RIGS) and a large Biodiversity Opportunity Area (BOA). These designations distinguish it as an area of high environmental importance.

Unlike other local villages, Albury village was not inset from the Green Belt in the Guildford Local Plan 2019 and was not allocated housing targets.

A Housing Needs Survey was undertaken in the Neighbourhood Area in 2018. It identified a need for up to 10 dwellings of predominantly 2/3 bedrooms aimed at young families, with a mix of affordable rental and shared ownership dwellings. The SG have commissioned an update for the Housing Needs Survey; results are expected in late 2023.

The Surrey Landscape Character Assessment[1] provides a more localised assessment of landscape character. The Parish is located in the 'Chalk Ridge' landscape type, with south facing scarp slope extending eastward from Guildford to Dorking.
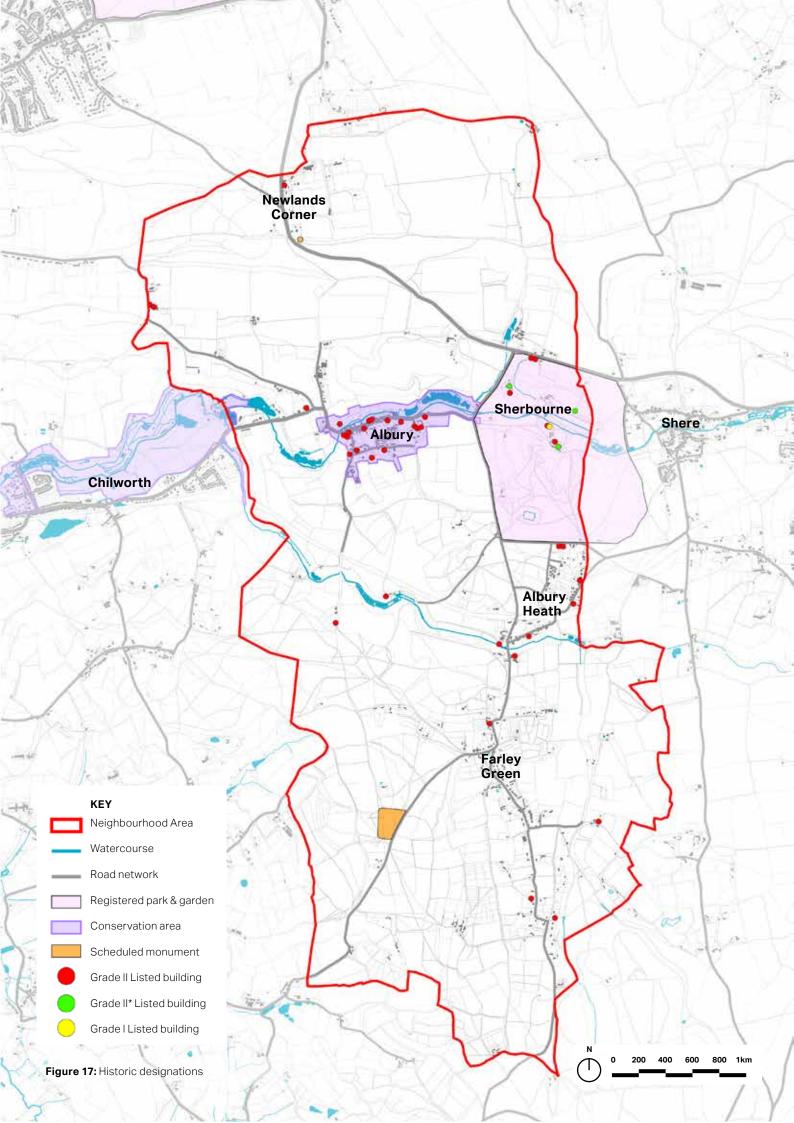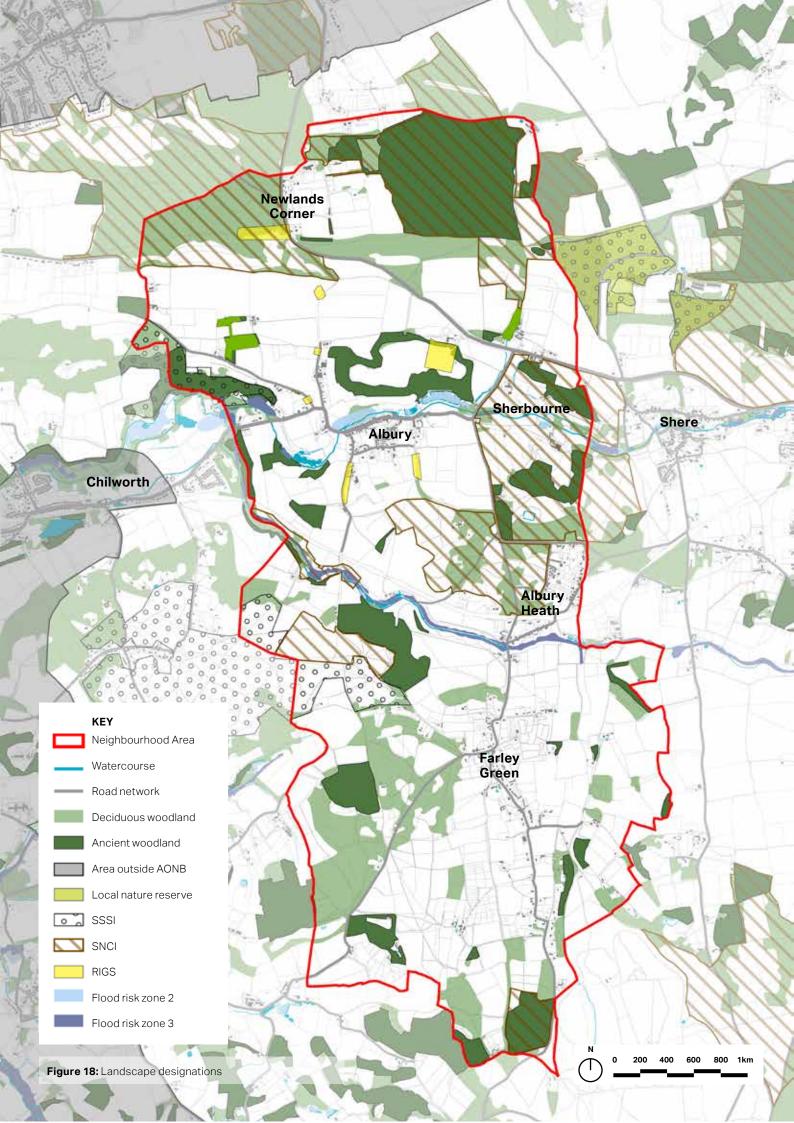

Figure 15: Greenspace behind Millennium Cottages, Albury (top).
Figure 16: The Tillingbourne River passes through Albury Village (bottom).

1 Surrey Landscape Character Assessment.

KEY

▭ (red outline)	Neighbourhood Area
— (teal line)	Watercourse
— (grey line)	Road network
▭ (pink)	Registered park & garden
▭ (purple)	Conservation area
▭ (orange)	Scheduled monument
● (red)	Grade II Listed building
● (green)	Grade II* Listed building
● (yellow)	Grade I Listed building

Labels on map: Newlands Corner, Chilworth, Albury, Sherbourne, Shere, Albury Heath, Farley Green

0 200 400 600 800 1km

Figure 17: Historic designations

KEY

- Neighbourhood Area
- Watercourse
- Road network
- Deciduous woodland
- Ancient woodland
- Area outside AONB
- Local nature reserve
- SSSI
- SNCI
- RIGS
- Flood risk zone 2
- Flood risk zone 3

Newlands Corner

Sherbourne

Shere

Albury

Chilworth

Albury Heath

Farley Green

N

0 200 400 600 800 1km

Figure 18: Landscape designations

2.2.3 TOPOGRAPHY AND FLOOD RISK

The River Tillingbourne which runs through Albury village is a tributary to the River Wey and helps to drain surface water run off in the Parish. Waterways and ponds along, and leading to, the Tillingbourne, include Albury Water Meadows, Belmount Lake, Mill Lake, Sherbourne Pond, Silent Pool, Vale End Pond, Waterloo Pond, Weston Pond.

2.2.4 VIEWS AND VISTAS

The Parish has some of the most iconic views in Surrey, particularly from Newlands Corner, which runs along the Pilgrims Way, an historical walking route between Winchester and Canterbury. This area of the Parish is most used for walking, mountain and road biking events and horse riding. The Neighbourhood Plan identifies several 'Iconic views' across the NA which should be protected.

2.2.5 GREEN INFRASTRUCTURE

A multi-functional network of green infrastructure is the hallmark of livability in settlements and access to green infrastructure helps to improve wellbeing. 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 NA are detailed in the 'Green Infrastructure and Environment' section of the emerging Neighbourhood Plan. Key elements are shown on Figure 18, previous page.

Figure 19: View southwards from Newlands Corner (top).
Figure 20: Panoramic view southwards towards the Surrey Hills from Newlands Corner (bottom).

2.3 LAND USES, FACILITIES AND SERVICES

The Parish of Albury is well served with a number of community facilities including two churches which are in regular use for services (the Barn Church in Farley Green and St Peter's and St Paul's Church in Albury village), one church is open daily and is used for occasional community events (the Old Saxon Church), sporting and recreational facilities covering football, cricket, crown green bowls and a recreation ground with a children's playground. The Village Hall and Memorial Library provide meeting space for a number of active local clubs. The full list of facilities are:

1. Village Hall

2. Memorial Library Meeting Room

3. Albury Bowls Club

4. The Church of St. Peter and St. Paul's – Albury

5. Allotments

6. Recreation Ground

7. Riverside Meadow

8. The Old Church of St Peter and St. Paul, Albury – Albury Park

9. St. Michael's Church (The Barn Church) – Farley Green

10. Albury Sports Club (The Pavilion)

11. Albury Fisheries

There are two cafes, both at Newlands Corner, a post office and separate village shop in Albury village.

There is also one hotel (Guildford Manor with Gym and spa), close to Newlands Corner and two pubs (The Drummond in Albury village and The William IV in Little London) and further bed and breakfast/self catering facilities. There is also Carlo's Restaurant next to Guildford Manor Hotel.

There are no schools or nurseries in the Parish. All children attending senior schools have to commute outside the Parish. There is inadequate public transport to support them and children rely on school buses or cars to get to and from school.

Silent Pool combines a vineyard, gin distillery and several quality food businesses and draws attention to what can be achieved and provides additional opportunity for development as a craft/food area, though parking is sparse.

There is a bike shop at Home Farm, which attracts cyclists. Olympic cycling events have attracted increased recognition of the area and annual events such as Ride London strengthened the trend. The roads and lanes are also very popular for road cycling attracting many cyclists especially at weekends.

Figure references for photographs, overleaf:
Figure 21: The lawn at Albury Bowls Club (top).
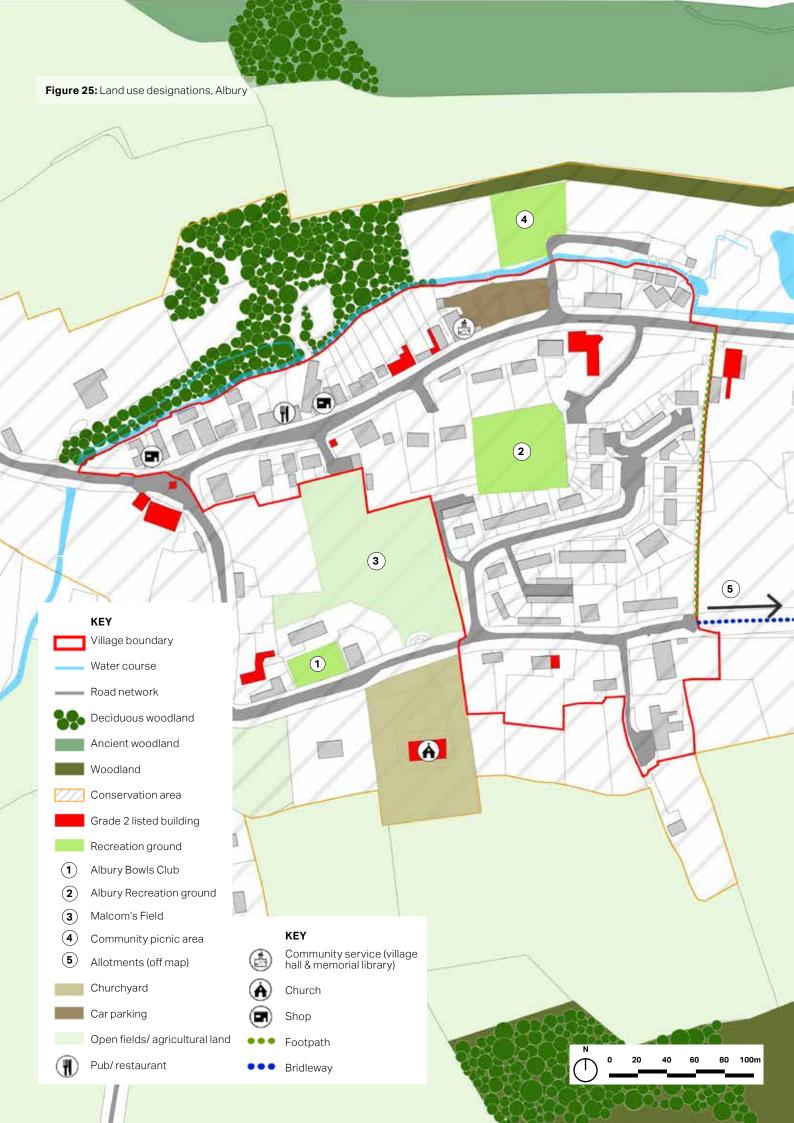**Figure 22:** Pratt's Stores and Post Office, Albury (centre left).
Figure 23: Recreation ground, Albury (bottom left).
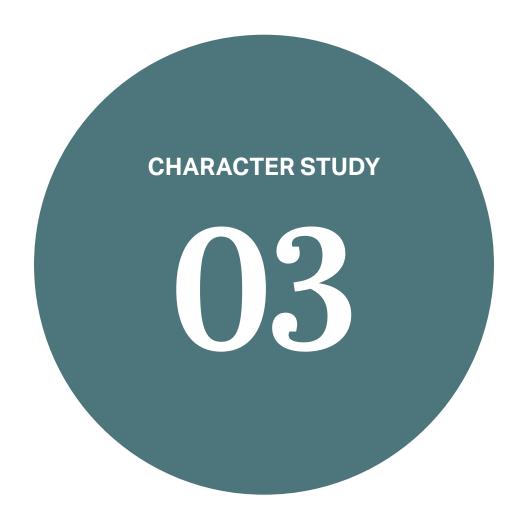**Figure 24:** The Drummond pub and village store, Albury (right).

21

22

23

24

Figure 25: Land use designations, Albury

KEY

- ▭ Village boundary
- ▬ Water course
- ▬ Road network
- 🟢 Deciduous woodland
- 🟩 Ancient woodland
- 🟩 Woodland
- ▨ Conservation area
- 🟥 Grade 2 listed building
- 🟩 Recreation ground
- ① Albury Bowls Club
- ② Albury Recreation ground
- ③ Malcom's Field
- ④ Community picnic area
- ⑤ Allotments (off map)
- 🟫 Churchyard
- 🟫 Car parking
- 🟩 Open fields/ agricultural land
- 🍴 Pub/ restaurant

KEY

- 🏛 Community service (village hall & memorial library)
- ⛪ Church
- 🏪 Shop
- ●●● Footpath
- ●●● Bridleway

N

0 20 40 60 80 100m

CHARACTER STUDY

03

3. CHARACTER STUDY

This section outlines five character areas of the Parish, which are defined and described in detail in the Design and Heritage section of the emerging Neighbourhood Plan. Therefore a succinct summary is provided here.

The areas vary in character primarily due to their location, setting and period of development. They are set and shown on the following pages.

1 ALBURY VILLAGE

Within the Conservation Area up to the junction with New Road, Water Lane, Blackheath Lane, includes Boundary Cottages and Guildford Lane.

2 SHERBOURNE

Area includes light industry at Silent Pool, former landfill site, Albury Vineyard, Home Farm, A25 Shere Road and around Apostolic Church, Albury Park and Old Saxon Church.
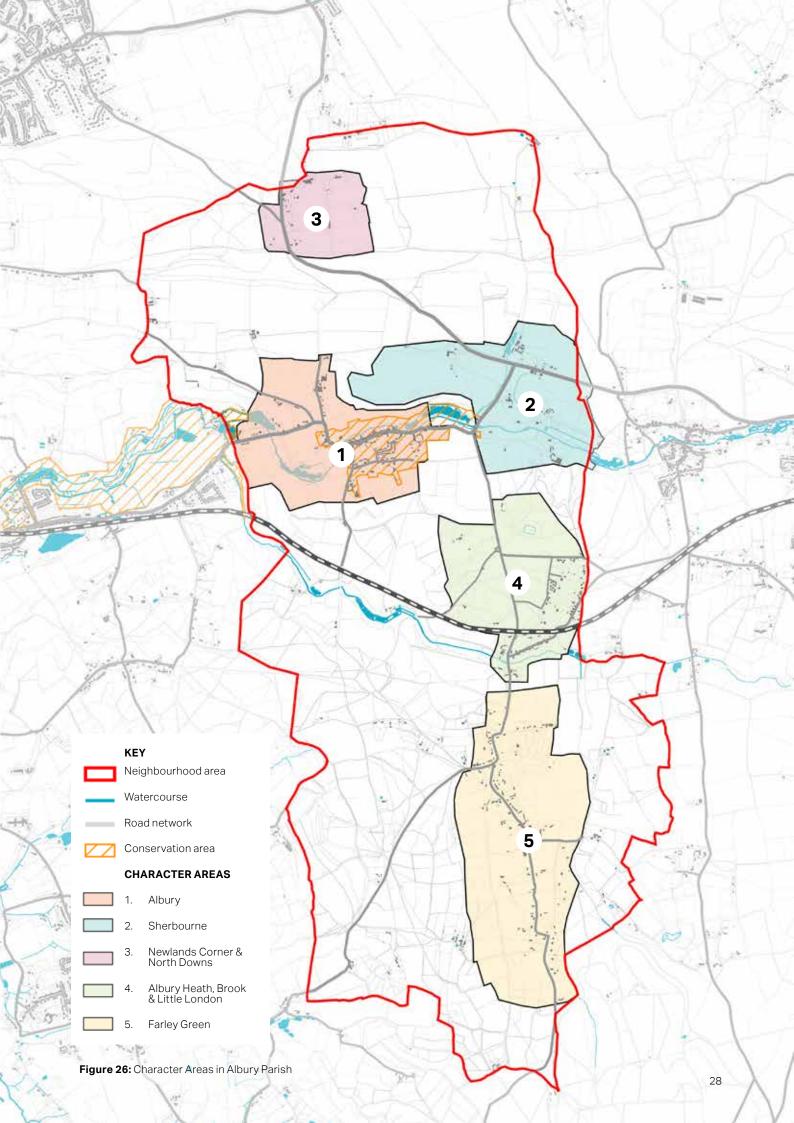
3 NEWLANDS CORNER & NORTH DOWNS

Viewing point and Newlands cafe, Guildford Manor hotel, Carlo's Restaurant, Old and New Scotland Farm, Plucky Pheasant cafe and nearby houses, and the northern part of Trodds Lane.

4 ALBURY HEATH, BROOK & LITTLE LONDON

Albury Heath, Brook Lane, Little London, Park Road, Heath Lane, New Road

5 FARLEY GREEN

Area to the south of the top of Brook Hill, Edgeley Park and Farley Heath.

KEY

▭ Neighbourhood area

━━ Watercourse

━━ Road network

▨ Conservation area

CHARACTER AREAS

1. Albury
2. Sherbourne
3. Newlands Corner & North Downs
4. Albury Heath, Brook & Little London
5. Farley Green

Figure 26: Character Areas in Albury Parish

3.1 ALBURY VILLAGE

3.1.1 LAND USE AND LAYOUT

The village of Albury is laid out in an 'L' shaped pattern. It sits next to the Tillingbourne River and the A248 dissects the village running through the middle.

Buildings in the village are generally located along the A248 or Church Lane/Weston fields, which leads off it. Weston Yard is the management base for the Albury Estate.

The predominant use is residential, but it is well served with local day-to-day amenities, such as a church (St. Peter and St. Paul's, built in 1842), a pub (The Drummond Arms), a post office, and also, more recently, a village shop.

Most of the village but not all of it is in the only settlement boundary in the Parish. Birmingham Farm and Water Lane also provide light rural industry.

3.1.2 BUILT CHARACTER

All of the village of Albury is within a Conservation Area and some of the properties within it are truly unique. Albury Estate has played a significant part in the design of buildings in the Parish since the mid 1800's. It defines the character of Albury today, which is typically of the Arts and Crafts architectural style, which rose to prominence in the late 19th and early 20th centuries and features natural materials, such as stone, wood and clay. The rooflines are a particularly defining feature, with asymmetrical, steeply sloped gables, prominent, decorative Pugin designed high chimneys being a common element. Front porches are also common.

St. Peter and St. Paul's Church is a unique and remarkable example of Victorian Parish architecture, built of traditional red brick.

There are also some examples of buildings with bargate stone and flint, such as Weston House and Weston Lodge.

The material palette is also very distinctive, with the green detailing of the Estate being a consistent feature on eaves, guttering and drainpipes throughout the village.

There are some early to mid-twentieth century structures set back from the A248 and approximately 50 local authority properties in Westonfields.

There is a second Conservation Area to the west of the village - the 'Chilworth Gunpowder Mills Conservation Area' but this lies mainly in St Martha's Parish. It's buildings characterise the industrial significance of the Tillingbourne Valley.

3.1.3 BUILDING SCALE

There are no high-rise buildings, and most are 2 storeys or less. Next to the village hall are is a row of 3 storey houses with the distinctive Albury chimneys and there are some detached Victorian dwellings in the village which are 2.5-3 storeys, with higher pitched roofs than the more commonplace Arts and Crafts style vernacular.
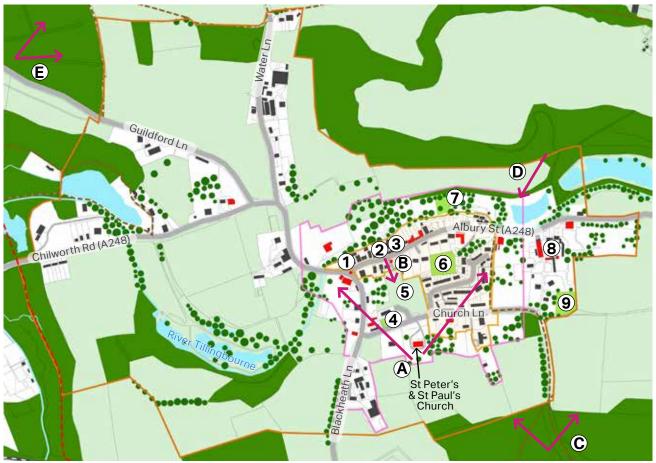
Figure 27: Albury land uses

KEY

🔲 (red dashed)	Neighbourhood Area
🔲 (pink)	Conservation area
🔲 (orange)	Village settlement boundary
🔲 (brown)	Albury Village Character Area
⬛	Building
🟥	Grade 2 listed building
🟦	Water bodies
🟩	Woodland

🟩 (light green)	Open field
🟢 (bright green)	Recreational green space
▬	Road network
┄┄	PROW
●	Trees
➤	Indicative key views

(A) View from Albury Parish Church towards St Martha's and Newlands Corner

(B) View from The Street in Albury across Malcom's field to the parish church of St Peter and St Paul

(C) View from Albury Warren towards St Martha's and Ranmore Common (at junction of 2 field gates - off map)

(D) View across Weston Pond (Albury Fisheries) towards the village

(E) View from Guildford Lane towards Downs and Newlands Corner

1. Shop and post office
2. Pub
3. Village store
4. Bowling green
5. Malcom's Field
6. Recreation ground
7. Community picnic area
8. Albury Estate office and yard
9. Allotments

Figure 28: Typical Albury vernacular with gables, tile hung detailing and green timber.

Figure 29: Terraced housing in the Albury Estate style, originally built for the Estate workers.

Figure 30: 3 storey houses along the Albury Village street with elaborate Pugin style chimneys (top left).

Figure 31: Substantial detached house in the Albury Estate style with green woodwork and barge boarding, Albury Villlage (centre left).

Figure 32: Contemporary residential development in keeping with the Albury Estate style, Albury Village (bottom left).
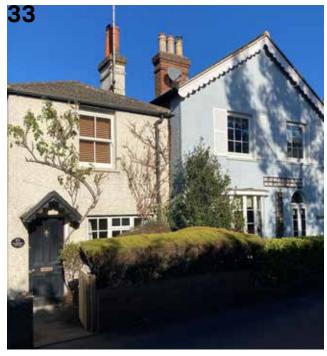
Figure 33: Victorian cottages, Albury Village (top right).

Figure 34: A large detached house in the Albury Estate style with green barge boarding , Albury Village(centre right).

Figure 35: Semi detached housing in Arts & Crafts style, Albury Village (bottom right).

3.2 SHERBOURNE

3.2.1 LAND USE AND LAYOUT

Sherbourne lies to the east of the village of Albury and is also dissected by the Tillingbourne River. The A25 runs across the character area and is joined by the A248 creating a severance in the landscape. Whilst the development pattern is more dispersed, Sherbourne has a very distinct character within the Parish.

Sherbourne is the site of the original village of Albury – before it was moved by Henry Drummond in the 1830's. It contains the many businesses and some fascinating historical buildings of unique character but it does not have many residences.

Of particular note in Sherbourne is Albury Park Mansion, with its 63 chimneys (all different and modelled on genuine Tudor originals by Pugin situated in Albury Park).

The Old Church in Albury Park is a Grade I Listed ancient church and churchyard, the earliest parts of which date back to Saxon times. Built of stone with flint gemmed walls and set amongst the Albury Park estate, the interior is set with a flagstone floor. The door dates from the 13th century, a well-preserved painting of St Christopher dates from the 15th century.

It is also the site of the Silent Pool - linked by legend to King John - which is popular with visitors. Parking is limited and therefore the area can get very congested.

There are many thriving businesses in Sherbourne. Around Silent Pool there are now two vineyards, a gin distillery, and an Indian Food shop. On the other side of the A25 there is a light industrial facility, Home Farm, with several small enterprise businesses, including a bicycle repair shop.

In addition to this, Sherbourne features a new visitor viewing platform and several light industrial units on land adjacent to the previous landfill site.

3.2.2 BUILT CHARACTER

The Old Saxon Church in Albury Park is over 1000 years old and is Listed in the Doomsday book of 1085. It is a Grade I Listed building and was modified extensively over time, including by Pugin in 1839. It fell into disrepair after the village was moved but has been restored and while no longer in regular use as a place of worship, it is still used for some village events.

Albury Park Mansion is a Grade II listed building within Albury Park and has been converted into 12 private residences.

The Catholic Apostolic Church is a Grade II listed building and is still visited by followers of the Catholic Apostolic church faith, though it is not open to the public.

3.2.3 BUILDING SCALE

Given the historic nature of the character area, the building scale is similar to that of the village of Albury. There are no high-rise buildings, and most are 2 storeys or less, including the industrial and commercial use buildings. Albury Park Mansion is higher in scale at 3-4 storeys. The Old Saxon Church and The Catholic Apostic Church are the most notable in terms of their massing.

The Albury Estate vernacular is present in some 19th century red brick cottages which have detailed brick work and the forest green door and window detailing. Newer developments are characterised by cream rendering or with red brick, which is also common in the village of Albury.

Figure 36: The Old Saxon Church, Sherbourne (top left).

Figure 37: Commercial uses set back from the A25, Silent Pool, Sherbourne (centre left).

Figure 38: Albury Estate building now used by small businesses at Home Farm, Sherbourne (bottom left).

Figure 39: View of the Apostolic Church, Sherbourne (top right).

Figure 40: Housing set back from the A25, Sherbourne (bottom right).

Figure 41: Sherbourne land uses

KEY

- - - - Neighbourhood Area

Sherbourne Character Area

Building

Grade 1 listed building

Grade 2* listed building

Grade 2 listed building

Water body

Woodland

Open fields

Albury Park

Road network

PROW

Trees

Indicative key views:

(A) Albury Park entrance road towards the old Saxon Church

(B) View from Sand Pit top viewing platform towards Albury village

(C) Top of New Road towards the Downs and Newlands Corner

(D) View from A25 across Sherbourne to Catholic Apostolic Church

1. Albury vineyard
2. Silent Pool gin distillery
3. Mandira's kitchen (restaurant)
4. Home farm business units
5. Old Saxon church
6. Albury Park Mansion

3.3 NEWLANDS CORNER AND NORTH DOWNS

3.3.1 LAND USE AND LAYOUT

Newlands Corner is a popular visitor attraction with stunning views of the Surrey Hills to the south. There is a large car park with facilities and two café/restaurants.

The development pattern is linear and follows the A25 north to south.

There are only 14 residential properties in this area of the Parish. In addition there is an Italian restaurant and a spa hotel adjacent to the A25.

3.3.2 BUILT CHARACTER

Residential development comprises 20th century detached properties set in large plots, set well back from the A25, with high hedgerow planting, providing a dense privacy screen. As such, these properties are not visible from the A25.

3.3.3 BUILDING SCALE

Properties have private access and are generally 2 storey in scale.

Figure 42: View southwards of the Surrey Hills from Newlands Corner (top).

Figure 43: View of Newlands Corner car park and footpath towards Albury (bottom).

KEY

Neighbourhood Area	
Newlands Corner and North Downs Character Area	
Buildings	
Grade 2 listed buildings	
Scheduled monument (Bowl barrow LEN: 1017719)	
Woodland	
Open fields	
Road network	
PROW	
Trees	
Indicative key views:	

Ⓐ Newlands Corner west of A25 from car park towards Albury village

Ⓑ Newlands Corner east of A25 from North Downs Way viewpoint towards Albury

1. Guildford Manor Hotel & Spa
2. Carlo's Trattoria
3. Newlands Cafe
4. Plucky Pheasant Cafe

Figure 44: Land uses in Newlands Corner.

Figure 45: Panoramic views southwards from top of Newlands Corner.

3.4 ALBURY HEATH INCLUDING BROOK AND LITTLE LONDON

3.4.1 LAND USE AND LAYOUT

Albury sports club is in the centre of the Parish and provides a key recreational facility, with Albury cricket club and football club based there. A new cricket pavilion has been erected, which houses Albury sports club. In addition to sporting activities, the club also hosts events and is used for the Annual Produce Show (held almost continuously since 1861) and music festival.

Brook sits on the south side of the railway line. It has the most eclectic selection of properties, most of which are located along Brook Lane, which is a single-track lane running from Little London to the junction of New Road and Brook Hill. Brook also contains two farms, Brook Farm and Ponds farm, both of which are now used for equestrian purposes.

Little London is located north of the railway line, east of Brook.

3.4.2 BUILT CHARACTER

There are five Listed structures in Brook & Little London: one is William IV pub and the other four are residential properties.

As is common with most of the parish there are no street lights.

Albury Heath straddles New Road and whilst none of the properties have the character of the Estate built properties, there are many examples of the character carried over from the village of Albury, in particular the characteristic high chimneys, as can be seen along Park Road.

In Brook, unlike most of the rest of the Parish there is no sign of Estate building. Most of the properties are over 100 years old.

Little London has many more examples of properties associated with the Estate (mainly built in the 1870's). There are also cottages (on the boundary with Shere) which, unusually, do not follow the Estate style, and are predominantly semi detached with occasional detached examples in building form.

3.4.3 BUILDING SCALE

Around the Heath there is a mixture of 2 storey cottages and 2-3 storey Victorian houses, some of which are large and sit in extensive grounds. In Brook and Little London, properties are 2 storey.
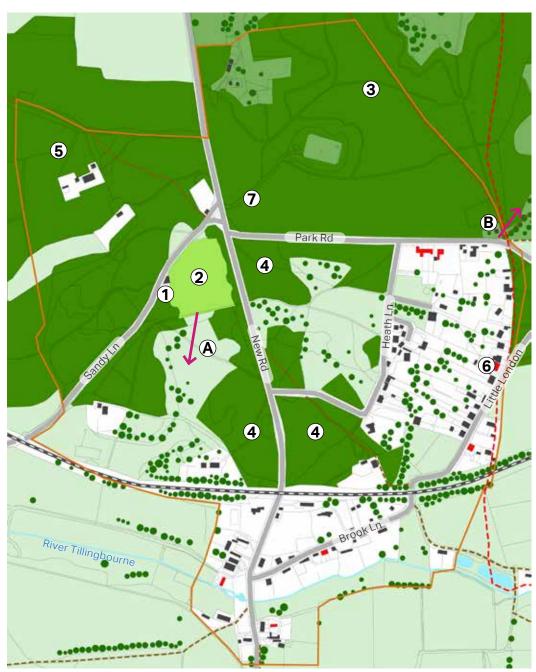
Figure 46: Land uses, Albury Heath, Brook & Little London.

KEY

- Neighbourhood Area
- Albury Heath Character Area
- Building
- Grade 2 listed building
- Water body
- Woodland
- Open fields
- Recreational space
- Road network
- PROW
- Trees
- Indicative key views:
- (A) View from Totem Pole on Albury sports pitches towards North Downs
- (B) View from Park Road down footpath towards Shere

1. Albury Sports Club Pavilion
2. Albury sports pitches
3. Albury Park
4. Albury Heath
5. Albury Warrren
6. William IV pub
7. Igas Well Site

Figure 47: Simple semi-detached property with intricate decorative detailing, Little London (top left).
Figure 48: Arts & Crafts style rendered concrete construction semi-detached properties, Little London (top right).
Figure 49: Albury sports ground located within Albury Heath, Brook and Little London Character Area (bottom).

3.5 FARLEY GREEN

3.5.1 LAND USE AND LAYOUT

Farley Green is the most geographically diverse settlement in the Parish. The bulk of the properties are either close to the green or spread along a mile of single-track road (Shophouse Lane) up into Winterfold.

Facilities in Farley Green are very limited. There are no schools, shops or other amenities.

There is a small church – St. Michaels which is in a converted barn. The barn was built between 1840 & 1880 and consecrated as a church in 1930.

The only non-agricultural commercial operation is Edgeley Park Caravan site. This occupies approximately 26 acres. It is a site of privately owned recreational mobile homes with a few rented out for holidays and has been further expanded. It contains approximately 250 mobile homes, which is significant in ratio given there are only 464 other residential properties in the parish. It is densely laid out and appears incongruous in its rural setting.

The Roman Temple is a scheduled monument on Farley Heath and is believed to have been built just before the end of the 1st century AD.

3.5.2 BUILT CHARACTER

Until the early 20th century, the majority of the structures were linked to agriculture. Some of the characteristic Albury Estate structures can still be seen but following the sale of land by Albury Estate in the 1920's other developments began which changed the style of building leading to the introduction of more varied styles.

On the older structures the characteristic tall Albury (Pugin) chimneys can still be seen, although they are not as ornate as the ones in Albury village.

At the Edgeley Park Caravan site, all mobile homes are wooden style structures which are uniform in size and appearance, with private and communal amenity spaces for the residents to use.

Farley Green also features the Parish's only thatched roof property.

High hedgerows demarcating property boundaries are prevalent.

3.5.3 BUILDING SCALE

The majority of structures are 2 storeys with tiled roofs and are a mixture of houses or cottages.
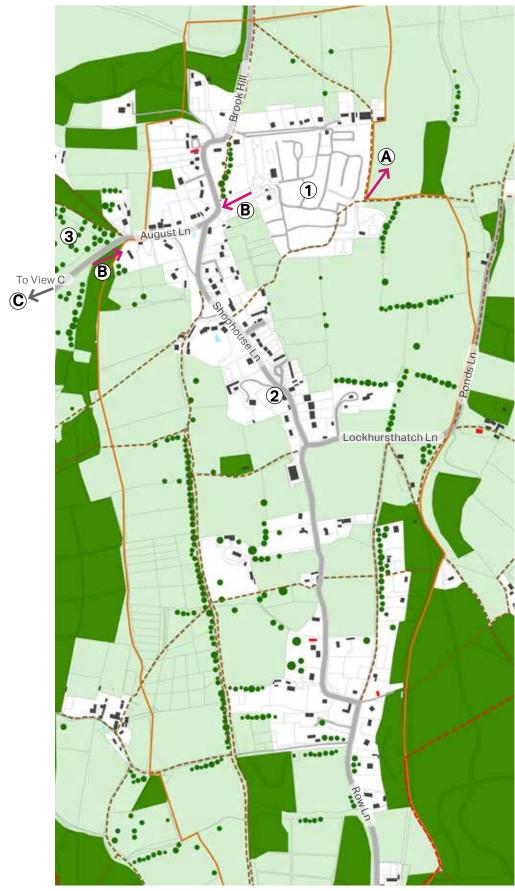

Figure 50: Roman Temple sign.

Figure 51: Land uses, Farley Green

KEY

- ⌐¬ Neighbourhood Area
- ☐ Farley Green Character Area
- ■ Buildings
- ■ Grade 2 listed buildings
- ■ Woodland
- ■ Open fields
- — Road network
- - - - PROW
- ● Trees
- → Indicative key views:
- Ⓐ Views from intersection of footpaths 212 and 218 at Edgeley Park boundary towards North Downs
- Ⓑ Farley Green entrance from North to South
- Ⓒ Winterfold view towards the South (outside of map extent)

1. Edgeley Park Caravan site
2. St Michael's Barn Church
3. Farley Heath (Roman temple off plan, to the west)

Figure 52: A large traditional 2 storey residential property in Farley Green (top right).

Figure 53: The only thatched roof property in Farley Green (top left).

Figure 54: Residential property screened by hedges in Farley Green (middle left).

Figure 55: Well screened 2 storey detached house with gabled roof, Farley Green (bottom right).

Figure 56: Lodges in Edgeley Park, in the background, Farley Green (bottom left).

DESIGN GUIDANCE AND CODES

04

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 NA 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 general design considerations which should be addressed by developers and their design teams. Where those considerations are covered by planning documents or design guides at national, district or parish level, the relevant link is provided.

The second part is a set of design guidelines and codes, regarding key aspects/ characteristics of Albury's Parish.

Overall, both the general design considerations and the design guidelines and codes included in this design guide, focus on residential environments including small-scale or limited infill new housing development in the Parish, as well as any potential conversion or housing extension.

Design Guidance	Design Code
1. Access and movement	– **DG.1** Footpath and cycle network – **DG.2** Wayfinding
2. Parking and utilities	– **DG.3** Public realm and streets
3. Built form	– **DG.7** Extensions, conversions and infill; – **DG.8** Built form: scale and roofscape; – **DG.9** Built form: fenestration and detailing; – **DG.10** Built form: materials and colour palette;
4. Views and landmarks	– **DG. 4** Landscape setting (views) – **DG.5** Patterns of growth within the rural landscape – **DG.6** Development affecting conservation areas and heritage assets
5. Architectural details and eco-design	– **DG.12** Eco-design; and – **DG.13** Dark skies
6. Green infrastructure and landscape	– **DG.11** Biodiversity;

Table 02: Design codes and the guidance they fall under.

4.2 Part 1: General design considerations

1. Access and movement

- Development should demonstrate synergy with, and be complimentary to the nearby settlement in relation to settlement pattern and types and the function of streets and other movement/access routes;

- Development should favour accessibility and permeability over cul-de-sac layouts. However, where cul-de-sac layouts are proposed and are in keeping with the rural character, pedestrian connectivity should be promoted;

- Development should integrate with existing walking and cycling networks and streets;

- Development should propose street design that meets the needs of all users; pedestrians, cyclists, wheelchair and buggy users; and

- Development should propose streets that incorporate opportunities for landscaping, green infrastructure and surface water drainage.

Relevant planning documents

- **Manual for Streets (2007),** Department for Transport. Link: https://assets.publishing. service.gov.uk/government/uploads/system/ uploads/attachment_data/file/1072722/ Essex_Manual_for_Streets_Redacted.pdf

- **National Model Design Code (Part 2 - 2021),** DLUHC. Link: https://assets. publishing.service.gov.uk/government/ uploads/system/uploads/attachment_data/ file/1009795/NMDC_Part_2_Guidance_ Notes.pdf

- **Building for a Healthy Life (2020),** Homes England. Link: https://www.udg.org.uk/sites/ default/files/publications/files/14JULY20%20 BFL%202020%20Brochure_3.pdf

- **Local Transport Note 1/20,** https://assets. publishing.service.gov.uk/government/ uploads/system/uploads/attachment_data/ file/951074/cycle-infrastructure-design- ltn-1-20.pdf

Figure 57: The A248 which runs through Albury, with a narrow footpath on one side.

2. Parking and utilities

– Parking should be well integrated and not dominate the public realm;

– High-quality and well-design soft landscaping, hedgerows and trees should be used to increase the visual attractiveness of the parking facilities and enhance the rural character of the Parish;

– Driveways must be constructed from porous materials to minimise surface water run-off and help mitigate potential flooding;

– Electric vehicle charging points, both for off-street and on-street parking, should be integrated;

– Garages must not dominate the appearance of the dwelling and must not reduce the amount of active frontages to the street;

– Adequate provision should be made for bin storage, including areas for waste separation, holding and recycling;

– Adequate provision should be made for cycle parking, on public and private land; and

– Lighting should enhance safety, whilst ensuring the protection of the dark skies within the NA.

Relevant planning documents

– **Manual for Streets (2007),** Department for Transport. Link: https://assets.publishing. service.gov.uk/government/uploads/system/ uploads/attachment_data/file/1072722/ Essex_Manual_for_Streets_Redacted.pdf

Figure 58: Parking on street in Albury, which is frequent.

Figure 59: An example of how parking of cars has been hidden behind a hedge in Albury Village.

3. Built form

- Development should respect surrounding buildings in terms of scale, height, form and massing;

- Development should retain and incorporate those landscapes and built features which add interest;

- Buildings should front onto streets and avoid blank façades, which hinder activity and movement;

- Buildings should overlook public spaces and any other green spaces, to create natural surveillance;

- Development should propose a combination of mixed native hedgerows and brick wall boundary treatments, with some limited fences where there is a real need;

- Development should propose design that creates different levels of enclosure along the streetscape to offer visual interest;

- Development should propose design that allows for relatively irregular building lines and setbacks to match the surrounding built character of Albury Parish;

- Buildings located at corners and crossroads could play an important role in navigation acting as landmarks too. For that reason, the massing of those buildings could be slightly larger than the surrounding ones to help them stand out;

- Development should propose design that respects the low density of the NA and enhances the rural character;

- Development should propose a range of house types and sizes, including affordable housing, to attract a balanced range of residents; and

- Infill development should complement the street scene into which it will be inserted. Thus, building lines, boundary treatments, massing and heights should reflect the immediate context.

Figure 60: Albury Park Mansion.

Figure 61: Recent residential development in Albury village, in keeping with the Albury Estate style.

4. Views and landmarks

– Development should preserve long-distance views towards key landmark buildings and the surrounding countryside;

– Development should retain and reinforce key short-distance views towards important landmarks or heritage assets; and

– Strategic gaps should be retained between settlements.

Figure 64: view of the Church of St Peter and St Paul in Albury across Malcolm's Field from the Street in Albury.

NB: More information on key views is included in the Neighbourhood Plan document

Relevant planning documents (for 3 & 4):

– **Guildford Borough Local Plan Strategy and Sites 2015-2034 (Policy P1),** Guildford Borough Council. Link: https://guildford.gov.uk/localplan/2015-2034

– **Residential Design Guide Supplementary Planning Guidance (2004),** Guildford Borough Council. Link: https://guildford.gov.uk/boroughwideplanningguidance

– **Building for a Healthy Life (2020),** Homes England. Link: https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf

– **National Model Design Code (Part 2 - 2021),** DLUHC. Link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009795/NMDC_Part_2_Guidance_Notes.pdf

Figure 62: Views of the North Downs and the Church of St. Peter and St Paul, Albury.

Figure 63: Views of the Albury Downs from the Church of St. Peter and St Paul, Albury village.

5. Architectural details and eco-design

- Development should reflect, respect and reinforce local architecture and historic distinctiveness, avoiding pastiche replication;

- Development should aim for high quality design that reflects and respects the local vernacular;

- Development should ensure all spatial and built components e.g. buildings, open space, planting, access routes and parking are well related to each other;

- Development should incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;

- Development should adopt low energy and energy generative current technologies within the development at the start of the design process, including solar panels and electric heat pumps or equivalent;

- Development should adopt contextually appropriate materials and construction details. Embodied carbon toolkits should act as a guide to material specification;

- New development should demonstrate strong design rationale, quality material specifications and architectural detailing;

- Zero Carbon development over-and-above building regulations, should be a key design driver for new development;

- Window, door, eaves, verge and roof details should be refined and reflect the prevailing built character;

- Development should not take place on land susceptible to future flood risk, the design should not increase local flood risk, and it should adapt to the effects of expected changes in climate;

- Development should not pollute or adversely affect air, land or water quality;

- Development should demonstrate high standards of sustainability of resources; and

- Development should demonstrate high standards of reduced water consumption and reduced water waste.

Relevant planning documents

- **Guildford Borough Council Local Plan Strategy and Sites 2015-2034 (Section 4.5),** Guildford Borough Council. Link: https://guildford.gov.uk/localplan/2015-2034

- **Climate Change, Sustainable, Construction and Energy Supplementary Planning Document,** Guildford Borough Council. Link: https://guildford.gov.uk/boroughwideplanningguidances

- **Residential Extensions and Alterations Supplementary Planning Document,** Guildford Borough Council. Link: https://guildford.gov.uk/boroughwideplanningguidances

- **Building for a Healthy Life (2020),** Homes England. Link: https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf

- **National Model Design Code (Part 2 - 2021),** DLUHC. Link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009795/NMDC_Part_2_Guidance_Notes.pdf

- **Surrey Hills AONB Environmental Design Guide,** Surrey Hills Board, Link: https://www.tandridge.gov.uk/Portals/0/Documents/

6. Green infrastructure and landscape

– Development should protect existing green assets, of any form including trees and hedgerows, flora and fauna, from direct and indirect damage, 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 promote walking and cycling within the Parish by improving access to the countryside and offering more opportunities for walking or cycling;

– Development should promote green links (well landscaped cycle ways, footpaths, tree lined streets) wherever possible;

– Development should incorporate an understanding of the landscape context and character of Albury Parish; and

– Development should protect blue features in the Parish from direct or indirect damage, and incorporate and integrate them into the design, incorporating natural drainage solutions wherever possible.

Relevant planning documents

– **Guildford Borough Council Local Plan Strategy and Sites 2015-2034 (Section 4.3),** Guildford Borough Council. Link: https://guildford.gov.uk/localplan/2015-2034

– **Climate Change, Sustainable, Construction and Energy Supplementary Planning Document,** Guildford Borough Council. Link https://www.guildford.gov.uk/climatechangespd

– **Local Nature Recovery Toolkit (2020),** Natural Cambridgeshire. Link: https://naturalcambridgeshire.org.uk/wp-content/uploads/2021/01/Doubling-Nature_Local-nature-recovery-toolkit.pdf

– **National Model Design Code (Part 2 - 2021),** DLUHC. Link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009795/NMDC_Part_2_Guidance_Notes.pdf

– **Green and Blue Infrastructure Strategy,** Surrey County Council, Link: https://www.surreycc.gov.uk/community/climate-change/what-are-we-doing/green-and-blue-infrastructure

Figure 66: Tillingbourne River.

Figure 65: Silent Pool.

4.3 Part 2: Key design codes and guidance

The design guidelines and codes analysed in part 2 include all key features that are of utmost importance for Albury Parish.

Those are:

- **DG.1** Footpath and cycle network

- **DG.2** Wayfinding

- **DG.3** Public realm and streets

- **DG. 4** Landscape setting (views)

- **DG.5** Patterns of growth within the rural landscape

- **DG.6** Development affecting conservation areas and heritage assets

- **DG.7** Extensions, conversions and infill;

- **DG.8** Built form: scale and roofscape;

- **DG.9** Built form: fenestration and detailing;

- **DG.10** Built form: materials and colour palette;

- **DG.11** Biodiversity;

- **DG.12** Eco-design; and

- **DG.13** Dark skies

DG.1 Footpath and cycle network

Albury Parish is characterised by a well connected network of footpaths, which enables residents and visitors to exercise and get closer to nature. Therefore, protection, improvement and design of existing and new footpaths should be considered in new developments. Some relevant design guidelines are:

– Where possible, new developments must retain or provide direct and attractive footpaths between neighbouring streets and local facilities and amenities. Establishing and maintaining a robust pedestrian network across the parish area is fundamental.

– Footpath networks need to be in place before first occupation of houses and walking/cycle routes within new communities should be the primary network and first consideration, whilst roads should be secondary;

– Pedestrian and cycle links within residential communities should always be overlooked by properties to create natural surveillance and offer good sight lines and unrestricted views to make people feel safer;

Figure 67: Positive example of permeable paving in Little London along a gravelled lane. The material palette is muted and earthy, which could also be used in footpaths.

Figure 68: Negative example of impermeable concrete paving in Albury Village.

– Obstructive or unsafe design features such as barriers to vehicle movement, gates to new developments, or footpaths between high fences should be avoided;

– Cycle parking should be implemented in both private or public spaces, next to amenities or even along cycle lanes within the countryside, to encourage cycling;

– Paving used along pedestrian and cycle routes should, in principle, be permeable to help absorb surface water and mitigate flooding. Thus, concrete paving should be avoided; and

– Materials can vary depending on the context, however, an overall earthy palette is recommended to reflect the rural context and a natural surface should be retained through countryside areas.

Figure 69: Example of signage to navigate people towards important destinations around the parish.

Figure 70: Poor example of a gated property with a non-continuous and narrow pedestrian route in Albury Village.

Figure 71: Route for cyclists and pedestrians at Newlands Corner.

DG.02 Wayfinding

When places are legible and welcoming, they are likely to both function well and be pleasant to live in or visit. Some design guidelines are:

- A familiar and recognisable environment makes it easier for people to find their way around. Obvious and unambiguous features should be used in any new development;

- Corner buildings or those at the end of a vista can play a significant role in navigation. For that reason, the architectural style or scale of such buildings can vary slightly to mark them;

- Landmark elements can also be a public art, signage totem, Pugin chimneys or a sizeable tree;

- New signage should be easy to read and provide for people with visual impairment. Elements likes languages, fonts, text sizes, colours and symbols should be clear and concise to avoid any confusion and elements could also include tactile paving or lettering;

- Signage can also help highlight existing and newly proposed footpaths and cycle lanes, encouraging people to use them more; and

- Signage can be strategically located along walking and cycling routes to show location of local and heritage assets and raise people's awareness.

Figure 72: Example of signage in Albury Village that could be added to, which would help navigate people towards important destinations/ provide information about habitats and other species in the area.

Figure 73: Existing signage in the Parish is well established and in keeping with the Albury Estate style.

DG.3 Public realm and streets

Public realm

The rural nature of the Parish is critical to the setting of Albury. This is influenced by the streets and public realm.

In terms of the public realm, care must be taken when choosing appropriate materials and when detailing paved areas as part of the overall design. High quality materials such as stone, gravel and brick can provide a durable and attractive hard surface, although there is an extensive range of modern materials that can contribute positively to the quality of outdoor spaces if chosen with care. The laying pattern and materials used should make a significant contribution to the overall appearance, quality and success of a scheme. If laying patterns, random bond, broken bond, gauged width, and the European fan are preferred.

- The public realm should provide high quality paving sensitive to the surrounding context using sustainable and durable materials;

- Permeable paving is encouraged to contribute to rain water infiltration;

- Street trees and grass verges, where appropriate, should be integrated into the design of the public realm;

- Street furniture should be added in the public realm only if they serve a purpose, whilst unnecessary features should be avoided; and

- Large unbroken areas of a particular surface material should be avoided, especially tarmac. Areas can be made distinctive by using materials of a similar colour but with different textures.

Figure 74: Example of a historic signage post in Albury Village alongside a contemporary public art feature, which provided a playful wayfinding element.

Figure 75: Benches provide an opportunity for people to rest and socialise, Tillingbourne, Albury village.

Rural streets

Safe, attractive and integrated movement networks are based on streets that are permeable, legible, accessible and comfortable. Development should deliver a street network that demonstrates best practice design principles in addition to considering how to enhance Albury's rural lifestyle.

The following principles should be considered by development to ensure streets are locally distinctive:

– Design streets to have the appearance of a rural village by incorporating:

  • Gently, curving network of streets rather than rigid layouts;

  • Narrow geometric street layouts that encourage active frontages, slow traffic and avoid large impervious areas;

– Ensure streets are laid out to encourage connectivity. Designers should collaborate with adjacent landowners and provide connections to existing and future development areas, particularly via walking and cycling routes;

– Encourage public access to community facilities, green space and the countryside by ensuring publicly accessible streets are adjacent, and provide direct access and views, to these places;

– The use of street furniture such as timber bollards, ornate bollards (replicating the Pugin chimneys) and wayfinding signs that are already present in the NA may be appropriate for reducing speeding;

– Landscaping along streets in the NA, particularly with native woodland, hedges and hedgerows, is a defining characteristic. Refer to Section DG.4 and DG.5.

– Sunken lanes, their existing landscaping, trees and flora should be protected.

Figure 76: Narrow lane with no footpath contributes to rural setting.

Figure 77: Ornate and bespoke wooden bollards in Albury village, visually referencing the unique built vernacular of the village.

DG.4 Landscape setting (views)

Albury Parish has a rich heritage which is influenced by its landscape and in particular by the topography, which affords many scenic views. It is important to maintain the openness of Newlands Corner and Albury Heath, as well as retaining views of the many historic buildings, which provide important landmarks in the Parish. Some design guidelines are:

– Gaps between buildings, open views and vistas should be respected and aim to demonstrate the significance of the asset; and

– New development proposals should maintain visual connections to the surrounding landscape and long views out of the Parish. Development density should allow for spaces between buildings to preserve views of countryside setting and maintain the perceived openness of the residences;

– Potential small enterprise buildings within the rural landscape (e.g., in Sherbourne) should be setback from the road and be bordered with rich mixed native vegetation to mitigate any visual impact from the road. In addition, the height of new buildings should not generally exceed 2-3 storeys; and

– Creating short-distance views broken by buildings, trees or landmarks helps to create memorable routes.

Figure 78: View from Albury Parish churchyard towards Newlands Corner.

Figure 79: Filtered view of the Catholic Apostolic Church and housing, set in open green space, Sherbourne.

DG.5 Patterns of growth within the rural landscape

The Parish owes much of its character to the historic pattern and layout of the roads and buildings as well as its close relationship with the surrounding countryside. Design guidelines for small scale development within the Parish are:

– New development should preserve the landscape gap between built up areas in the Parish and the surrounding landscape;

– New development along the edge of any settlement in the Parish should provide landscaping along the boundary, to screen and soften the visual impact of the building to ensure it is integrated into the rural setting of the Parish;

– New development in close proximity to designated and non-designated heritage assets must propose green screening to mitigate visual impact, while also preserving key views;

– New development must demonstrate a good understanding of the scale, building orientation and enclosure of the settlement pattern in the Parish;

– Development densities should reflect the character of the Parish and in particular the specific 'character area';

– The size and pattern of any new development plot should be varied to contribute to the rural character;

– Any proposal that would adversely affect the physical appearance of a rural lane, or give rise to an unacceptable increase in the amount of traffic, noise, or disturbance must be avoided;

– New development should preserve existing native trees and hedgerows and incorporate new greening. Loss of flora should be avoided to protect local biodiversity; and

– New planting should aim to connect up any gaps in isolated woodlands and hedgerows with native species to promote the connectivity of habitats and biodiversity.

DG.6 Development affecting the Conservation Area and Heritage Assets

There are several elements of historic significance in Albury Parish which make a positive contribution to the character of the area, including the Conservation Area. In particular, the Grade I and II listed buildings, scattered amongst the settlements, which include the Church of St Peter and St Paul and the Old Saxon Church, as well as other unlisted Heritage features of interest. Therefore, the following guidelines apply:

– New development in close proximity to designated and non-designated Heritage assets must propose distinct boundaries, in keeping with the local landscape setting in each case (e.g., tall hedgerows) to mitigate visual impact;

– New development in close proximity to a Heritage Asset must respect its significance and demonstrate how local distinctiveness is reinforced. For example, the new development should allow for a generous setback from the asset and be of a massing and scale that is sensitive to the neighbouring structure. Views to that asset should also be maintained or created;

– New development should retain the existing open spaces, vegetation and trees within the Conservation Area to preserve the historic form and pattern of development in the Parish;

Figure 80: Building line slightly set back with low brick walls and railing atop forming a clear defensible boundary, Albury

Figure 81: Stone wall and high hedgerow boundaries, in Albury village.

– New development should propose architectural details and materials that reflect the surrounding Heritage Assets and the Conservation Area, to preserve and respect the strong local vernacular, particularly that of the Albury Estate;

– Boundary treatments should be in keeping with the prevalent form in the Conservation Area to maintain the sense of privacy and enclosure along the main streets in Albury. Brick / stone walls, high hedgerows and black railings are commonplace, forming clear defensible boundaries and influencing the restrained, unified and rural character of the Conservation Area;

– New development should reflect the prevalent building line and roof line in the Conservation Area, which varies along the Street in Albury village in particular; and

– Parking should be carefully designed so that it does not negatively impact on the setting of the Heritage Asset or Conservation Area. In particular, on-street parking must be limited and parking should generally be provided on plot, to reduce the visual impact of vehicles on the street;

– Any street furniture, signage, lighting or road markings should be sympathetic to the Conservation Area.

Figure 82: Building line close to the street edge, with a parked vehicle dominating the streetscape

Figure 83: Tight knit cottages with a varied roofline and material palette, located close to the street edge. A clipped, high hedgerow provides privacy.

DG.7 Extensions, infill and conversions

New development should be appropriate and sensitive to the rural setting and therefore, some design guidelines are presented over the following pages.

Extensions

Extensions to dwellings can make a dwelling more suited to its occupant's space requirements. There are multiple ways to create extra space within a building using different types of extensions. However, it is important that housing extensions are designed to an appropriate scale to the original building to preserve the character and appearance of the building itself as well as the street scene within which it sits.

It is important that extensions are not excessive in scale such that they turn smaller/ modest houses into overly larger ones. The 2018 Housing Needs Survey identified that this is contributing to a loss of smaller properties for young people and families entering the property market. As such the Parish is losing this type of housing to extensions.

– The pitch and form of a building's roof forms part of its character; therefore, extensions should respond by enhancing the prevailing existing character. This varies for the Character Areas and should be place specific (see DG.6).
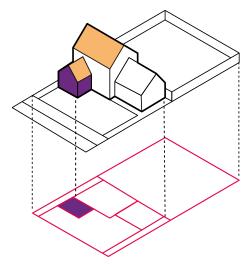
Figure 84: An example of a front extension.
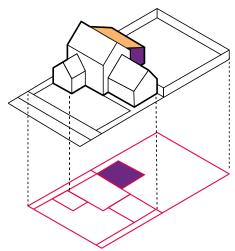
Figure 86: An example of a rear extension.
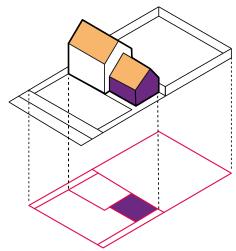
Figure 85: An example of a side extension.

- Extensions should consider the materials, architectural features and proportions of the original building and should be designed to complement these existing elements.

- Extensions should be modest in size compared to the host dwelling in order to prevent the loss of smaller dwellings.

- Conversions should be subservient to the host dwelling and should not of become independent of the host dwelling.

- In case of the conversion of multiple small outbuildings to create one larger building or extension, it should not dominate or overly extend the host dwelling.

Many household extensions outside the AONB are covered by permitted development rights, meaning that they do not need planning permission. There are exceptions, though, that are relevant to Albury, such as Conservation Areas, the Green Belt and AONB. Refer to the latest guidance here: https://www.planningportal.co.uk/info/200130/common_projects/17/extensions.

Rear extensions

Single storey rear extensions are generally the easiest way to extend a house and provide extra living space.

- The extension should be set below first-floor windows and designed to minimise impact on neighbouring properties, such as blocking daylight; and

- Double storey rear extensions are becoming more common but they can affect neighbours' access to light and privacy, however, sometimes the size and style of the property allows for a two-storey extension. In these cases, the roof form and pitch should reflect the original building and sit slightly lower than the main ridge of the building.

Side extensions

Side extensions are a popular way to extend a building to create extra living space. However, if poorly designed, they can negatively affect the appearance of the street scene, disrupting the rhythm of spaces between buildings.

- Side extensions should be set back from the main building line to the front of the dwelling and complement the materials and detailing of the original building, particularly along the street elevation.

- The roof of the extension should harmonise with that of the original building. Side windows should also be avoided unless it can be demonstrated that they would not result in overlooking of neighbouring properties.

Outbuildings

- Secondary outbuildings should be of a softer rustic/rural/agricultural character.

- Pre-fabricated, pre cast concrete and plastic panelled are to be avoided.
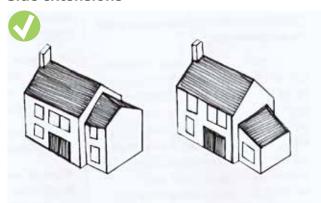
Side extensions

Figure 87: Sympathetic side extensions, respecting existing building scale, massing and building line.
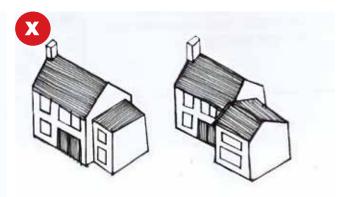

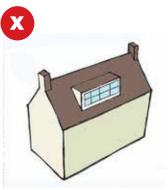**Figure 88:** Example of an unsympathetic roofline and building line.

Loft conversion design principles

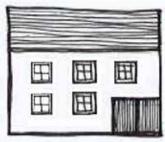Loft conversion incorporating skylights, like the Corn Mill

Loft conversion incorporating gabled dormers

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

Original roofline of an existing building

Loft conversion incorporating gabled dormers.

Loft conversion incorporating gabled dormers which do not reflect window rhythm/frequency

89

91

92

90

Figure 89: Example of a sympathetic extension to the rear of a property in the typical Albury Estate vernacular (top left). Colour palette, roof and window type are all in keeping.
Figure 90: Example of an unsympathetic rear extension to a property which features an uncharacteristic flat roof and bulky, atypical massing (bottom right).
Figure 91: Example of a sympathetic extension to the front of property in Albury Village, with a pyramid hipped roof which reduces its massing. Materials and window scales reflect the original property (top right).
Figure 92: Example of a sympathetic extension, in a contemporary style, to the front of property, utilising a refined and similar material / colour palette to the original building and similar casement windows. (middle right)

Infill

Infill sites will vary in scale, context and location within any given settlement. Infill sites are not common in the parish of Albury. An infill can have significant impact on the character and appearance of the built environment.

The GLPSS Policy P2 ' Green Belt' defines Albury and Farley Green as villages where infilling should be limited. Refer to this document for more detail.

The following principles should be applied in any future infill site, if any do come forward in the future:

− 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 adjacent buildings. Building set backs should provide some defensible space but will vary, depending on where they are in the Character Area. 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, such as in the conservation area; and

− The density of any new infill development should reflect the prevailing average density in its nearby location. 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 93: 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 94: An indicative site after infill.

Figure 95: A successful example of infill development within the Parish which comprises elements of the Albury Estate vernacular such as green timber detailing, white window frames, red brick and red clay tiles.

Conversion including existing agricultural and out buildings

As previously described, the Parish has a rich history and features countless historic building. These include agricultural dwellings such as barns, as well as mill buildings along the Tillingbourne river and around the other various water features.

Some of these buildings have successfully been converted to residential and employment uses and therefore are positive examples of conversion within the Parish. These are shown in this section, alongside some design guidance relevant to any other future conversions:

- 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;

- Wall treatment should reflect the existing materials of the building and be sympathetic to the surroundings;

- Features such as dormer windows need to be avoided. If roof lights 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 should not be formally marked out; and

- Boundary brick walls should be left intact, and not chopped through or reduced for access or to create visual splays.

Figure 96: Conversion of Albury Mill with retention of existing wall and sympathetic tiled surface material for parking area.

Figure 97: Conversion of agricultural buildings to small business units in Sherbourne, with retention of existing scale and Albury Estate colour palette.

Development of rural enterprise sites

There are some sites within the Parish that could be classified as rural enterprise sites, such as the Silent Pool, Birmingham Lane and the old SITA landfill site.

Some of these sites have already been successfully developed in the past, as previously discussed. These sites are described in this section, alongside some design guidance relevant to any other future development:

- Commercial buildings are most responsive to local character when they take on the form of either residential buildings or agricultural buildings such as sheds, stables or barns;

- Building height and mass should not create abrupt changes in proximity to existing residential areas, but should be integrated within the surrounding context;

- Parking or hard standing should not dominate the area and should be screened by vegetation and mature trees and, where possible, located to the rear of buildings;

- Where possible, active frontages should overlook public spaces and routes;

- The design of new buildings within the overall enterprise site should be in keeping with the scale of nearby industrial / commercial building and should not be overbearing to any nearby buildings which illustrate local vernacular;

- Proposals for new development should carefully design access and egress, in relation to surrounding residential areas;

- Vehicle traffic using the site should not over burden rural roads. Sufficient on site parking provision must be provided to avoid overspill;

- Landscape buffer zones should be provided between the residential and the enterprise site, to soften the impact of any new development;

- Building orientation should be used to minimise the visual impact of new development within the context of the rural setting of Albury;

- New development should feature high quality contemporary building forms and materials, which complement the existing vernacular; and

- Any new development must demonstrate that it adheres to DG11 Biodiversity, D12 Eco Design and Zero Carbon Development, DG13 Dark Skies and have no negative impact on the existing natural environment, heritage or species or adversely affect air, land or water quality.

Figure 98: Conversion of rural barn building into successful restaurant / take away, Sherbourne

Figure 100: Converted agricultural barns, Silent Pool

Figure 99: Sandpit site

DG. 8 Built form: Scale and roofscape

Development, whether traditional or contemporary, should be rooted in Albury's historical architectural character to retain is uniqueness. 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.

Creating variety and interest in the roofscape is an important element in the design of attractive buildings and places.

Rooflines in Albury are varied, with staggered ridge heights and a mix of gable and hipped roofs (gabled are more commonly featured). There are some small clusters of consistent roofline, but this is not commonplace.

Roof materials and detailing features are also varied, and include stone tiles, clay and concrete pantiles. In Albury Village, Pugin chimneys create a consistent feature of the skyline and form a distinct part of the Albury vernacular.

The varied building height and roof elements make an important contribution to defining the character of the Neighbourhood Area. Guiding principles for development to consider in order to achieve a well-designed roofscape include:

01. Ensure the height of development responds to the surrounding buildings, street width and sense of enclosure, topography and mature vegetation;

02. Consider how the roof design integrates with the surrounding development or creates a new roofscape; and

03. Design the scale and pitch of the roof to be in proportion with the dimensions of the building, and avoid overly complex designs.

Figure 101: Varied roofline along The Street with the multiple chimneys creating variety and rhythm

Figure 102: Simplified roofline with hipped and gable features, Church Lane.

DG. 9 Built form: Fenestration and detailing

The intricacies of the architectural features and detailing in the Parish are locally distinctive and define the unique built character of Albury village in particular. The range of features and detailing include sash and casements windows, timber stained banding, lead flashing, wooden porches, galletted brick work, and diamond roof tiling. 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 restrained and regular architectural material palette that is distinctive of the parish and in some areas, the wider Surrey area.

Guiding principles for development to consider to achieve locally distinctive design include:

01. Include locally distinctive fenestration and detailing in new development, drawing on examples in the Albury Conservation Area and Listed buildings within other settlements. Avoid mixing historic styles;

02. 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; and

03. Include detailing on roofs and facades to minimise the bulk and scale of buildings, for example ornate brickwork around fenestration and across walls.

103

103

103

103

Figure 103: Above are multiple examples of the intricate architectural detailing in the Parish.

DG. 10 Built form: Materials and Colour Palette

There are a range of materials used within Albury Parish. However, the historical palette is fairly restrained, with strong roots in the typical Surrey architectural vernacular.

Common wall materials are red brick and white render, some of which have exposed painted timber frames and/or timber banding. More recently constructed developments utilise a creamy-white render, which has less visual glare in the sunlight compared to white render.

Fenestration is generally timber painted white, or the Albury Estate green.

The seamless, consistent material palette, alongside with locally distinctive landscape features such as high hedgerows and woodland forms an extremely well defined and distinct built and landscape setting.

Guiding principles for development to respond to the local character include:

01. 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 in the Parish. Generally large areas of intense strong colours do not blend well with the rural landscape. The frequent accents of Albury Estate green, however, provide a consistently connected townscape, particularly in Albury village and Albury Heath. The colour palette, right, provides an idea of some of the most frequently present tones in the Parish; and

02. The use of traditional, natural and preferably locally sourced materials is generally more appropriate than man-made synthetic, pre-coloured materials, as they lack the variation on colour and texture found in natural materials.

Colour palette

Elevation
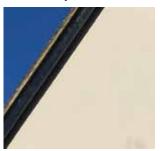

Warm red brick - sometimes contrasting

Decorative stonework

Scalloped cut tile

Weatherboarding

Painted render

Galletted stone work

Fenestration

Casement window

Sash window

Bay window

Diamond pane glass

Intricate doorway

Green timber detailing

Roof

Plain red clay tile

Horsham slab tile

Ornate chimney

Slate

Barge board details

Dormer window

DG. 11 Biodiversity

This code focuses on additional design guidelines and suggestions that should be implemented in private properties, for instance front and back gardens or roofs, or public spaces.

Some design guidelines are:

- Biodiversity interventions in the public space could help improve the environment as well as inform and educate the community about the existing species and habitats. For instance, having hedgehog streets, wildlife friendly show gardens, community forests or designated areas within green space for wildlife can raise awareness about biodiversity;

- In private properties, smaller interventions can be proposed or implemented to provide species with cover from predators and shelter during bad weather. Some examples are bat boxes, bug hotels and frog houses. Those interventions can also help create new habitats and wildlife corridors;

- Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species, as well as to retain the rural character of the Parish. For that reason, rich vegetation and planting is suggested, whilst less permeable boundaries like brick walls and timber fencing should be used less and allow for regular gaps to facilitate movement for species. Timber fencing with no gaps between panels should not be accepted;

- Blue assets can also contribute to biodiversity connectivity. Therefore, the existing ditches and streams should be considered in design proposals, in the form of ponds or pollinator gardens when planning for wildlife corridors;

- Green roofs could also help boost biodiversity as well as improve the aesthetics of the surroundings.

Figure 105: Example of a pollinator garden that could be placed in a communal green space within the built environment.

Figure 104: Example of bin storage surrounded by flowers and plants improving the surroundings and enhancing biodiversity.

DG. 12 Eco-design and Zero Carbon Development

This code will focus on some additional design guidelines and suggestions for properties to improve their energy efficiency.

Buildings contribute almost half (46%) of carbon dioxide (CO_2) emissions in the UK. The government has set rigorous targets for the reduction of CO_2 emissions and minimising fossil fuel energy use.

There are a good number of energy efficient technologies that could be incorporated in buildings. The use of such principles and design tools is strongly encouraged to future-proof buildings and avoid the necessity of retrofitting.

The Guildford Borough Local Plan[1] and Climate Change, Sustainable Design, Construction and Energy SPD[2] contains policies and guidance specific to this.

Site analysis

- Determine the position of the sun throughout the year;
- Identify the direction of the prevailing wind;
- Determine seasonal characteristics; and
- Identify topographical features that might optimise or degrade the

1 Guildford Local Plan, available at: https://www.guildford.gov.uk/guildfordlocalplan
2 Climate Change, Sustainable Design, Construction and Energy SPD available at: https://www.guildford.gov.uk/climatechangespd

performance of the buildings. For instance, slopes, tree belts, the shape and orientation of the site.

Building orientation

- One of the main glazed elevations should be within 30° due south to benefit from solar heat gain. Any north-facing facades might have a similar proportion of window to wall area to minimise heat loss on this cooler side;

- If houses are not aligned east-west, rear wings could be included so that some of the property benefits from solar passive gain;

- Neighbouring houses to the east and west can provide protection from low east and west sun;

- Homes should be designed to avoid overheating through optimisation of glazed areas, natural ventilation strategies including high- and low- level openings, longer roof overhangs, deep window reveals and external louvres/shutters to provide shading in hotter summer months;

- North facing single aspect units should be avoided or mitigated with the use of reflective light or roof windows; and

- Vegetation could be used about the site to promote sheltering. Arcs across the north of the site offer protection from cold northerly winds.

Figure 107: Solar panels on a recent development in the Albury Estate vernacular.
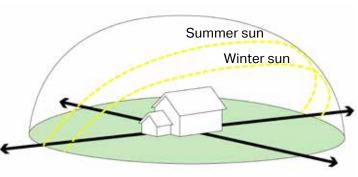
Figure 106: Diagram showing siting with the sun during summer and winter periods. In cooler months, the lower position of the sun can heat the indoors.

Figure 108 features an array of sustainable design features. Those on the top show the features that should be strongly encouraged in existing homes, while those on the bottom show additional features that new build homes should be encouraged to incorporate from the onset.
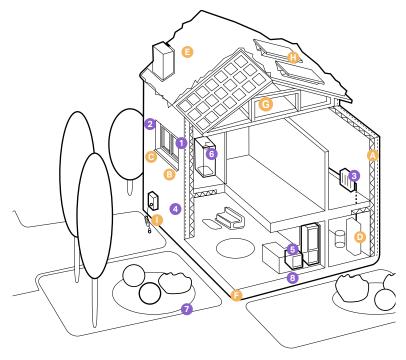

Figure 108: Diagram showing low-carbon homes in both existing and new build conditions.

Existing homes

1 **Insulation** in lofts and walls (cavity and solid)

2 **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)

3 **Low- carbon heating** with heat pumps or connections to district heat network

4 **Draught proofing** of floors, windows and doors

5 **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)

6 **Highly waste-efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats

7 **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating

8 **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Additional features for new build homes

A **High levels of airtightness**

B **Triple glazed windows and external shading** especially on south and west faces

C **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest

D **More fresh air** with mechanical ventilation and heat recovery, and passive cooling

E **Water management and cooling** more ambitious water efficiency standards, green roofs, rainwater harvesting and reflective walls

F **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden

G **Construction and site planning** timber frames, sustainable transport options (such as cycling)

H **Solar panel**

I **Electric car charging point**

Minimising construction waste

As part of the environmental management system it is important that the waste generated during construction is minimised, reused within the site or recycled.

Developers should plan to re-use materials by detailing their intentions for waste minimisation and re-use in Site Waste Management Plans. The actions that this plan will include are:

– Before work commences, the waste volumes to be generated and the recycling and disposal of the materials will be described;

– On completion of the construction works, volumes of recycled content purchased, recycled and landfilled materials must be collated;

– Identify materials used in high volumes; and

– The workforce should be properly trained and competent to make sure storage and installation practices of the materials is done under high standards.
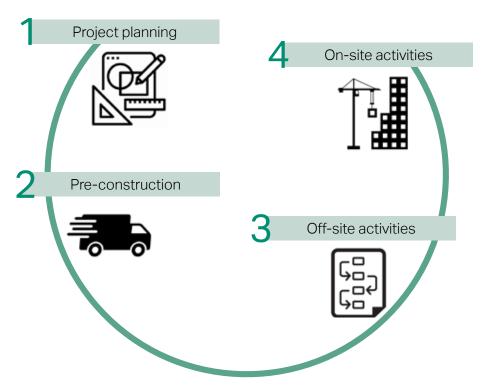

Figure 109: Diagram to illustrate the 4 main stages where waste management practices can be implemented.

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. Some actions for new development are:

– 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; and

– Development should also maximise the re-use of existing buildings (which often supports social, environmental and economic objectives as well).

Figure 110: Example of on-street electric vehicle charging points, elsewhere in the UK.

Figure 111: Example of off-street electric vehicle charging points, elsewhere in the UK.

Reducing car use

– Developments which do not require the use of a car to reach local facilities or enjoy a high quality of life will help reduce traffic, pollution, road accidents and environmental impact for all the community. They will also encourage healthy activities such as walking and cycling and enable more social interaction and neighbourliness; and

– If developments incorporate local shops and facilities, are close to public transport, and include attractive, safe pedestrian and cycling routes, this will help reduce car usage without reducing car accessibility or car ownership. It will also enable a high quality of life for those least likely to own a car – the very young and the very old.

Some design guidelines on how new development should design for electric vehicle charging points are:

– Car charging points should always be provided adjacent public open spaces. Albury village hall would be one such location. Street trees and vegetation is also supported to minimise any visual contact with the charging points; and

– Where charging points are located on the footpath, a clear footway width of 1.5m is required next to the charging point to avoid obstructing pedestrian flow.

Storage and slow release

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

Simple storage solutions, such as water butts, can help provide significant attenuation. However, other solutions can also include underground tanks or alternatively overground gravity fed rainwater systems that can have multiple application areas like toilets, washing, irrigation. In general, some design guidelines to well integrate water storage systems are:

– Consider any solution prior to design to appropriately integrate them into the vision;

– Conceal tanks by cladding them in complementary materials;

– Use attractive materials or finishing for pipes; and

– Combine landscape/planters with water capture systems.

Figure 113: Example of a gravity fed rainwater system for flushing a downstairs toilet or for irrigation, elsewhere in the UK.

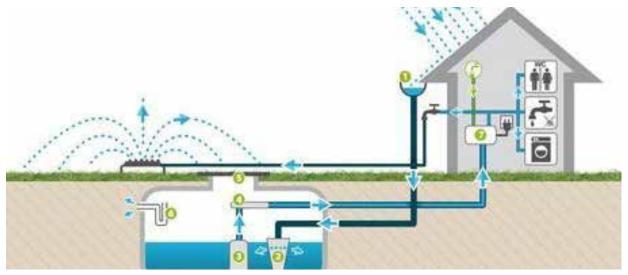**Figure 114:** Examples of water butts used for rainwater harvesting in Reach, Cambridgeshire.

Figure 112: Diagram illustrating rainwater harvesting systems that could be integrated into open space and residential developments.

Permeable paving

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. Therefore, some design guidelines for new development are:

– The choice of permeable paving units must be made depending on the local context; the units may take the form of unbound gravel, clay pavers, or stone setts; and

– 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.

Regulations, standards, and guidelines relevant to permeable paving and sustainable drainage are listed below:

– Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems[1].

– The SuDS Manual (C753)[2].

– Guidance on the Permeable Surfacing of Front Gardens[3].

---

1. Great Britain. Department for Environment, Food and Rural Affairs (2015). Sustainable drainage systems – non-statutory technical standards for sustainable drainage systems. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf
2. CIRIA (2015). The SuDS Manual (C753).
3. Great Britain. Ministry of Housing, Communities & Local Government (2008). Guidance on the Permeable Surfacing of Front Gardens. Available at:https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf
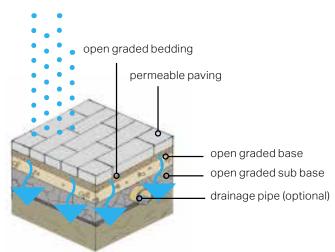

open graded bedding

permeable paving

open graded base

open graded sub base

drainage pipe (optional)

Figure 116: Diagram illustrating the function of a soak away,

Figure 115: Example of permeable paving in Albury Village.

DG. 13 Dark skies

Dark skies benefit both people and wildlife[1]. Albury is a dark skies village, as are other settlements in the parish and this should be protected.

Any new development should minimise impact on the existing 'dark skies' within the settlements and reduce light pollution that disrupts the natural habitat and human health.

The following guidelines aim to ensure there is enough consideration given at the design stage:

- Street lighting should be avoided within areas of public realm, in line with existing settlement character unless necessary for safety;

- Ensure that lighting schemes such as LED streetlights will not cause unacceptable levels of light pollution, particularly in intrinsically dark areas. These can be areas very close to the countryside or where dark skies are enjoyed;

- Residential lighting i.e. on or around a property; is to be sympathetic with the location and be of low light levels so as to avoid excessive light pollution;

- Consider lighting schemes that could be turned off when not needed ('part-night lighting') to reduce any potential adverse effects; i.e. when a business is closed or, in outdoor areas, switching off at quiet times between midnight and 5am or 6am. Planning conditions could potentially be used to enforce this. External lighting schemes should be PIR controlled and unnecessary lighting avoided;

- Impact on sensitive wildlife receptors throughout the year, or at particular times (e.g. on migration routes), may be mitigated by the design of the lighting or by turning it off or down at sensitive times;

- Glare should be avoided, particularly for safety reasons. This is the uncomfortable brightness of a light source due to the excessive contrast between bright and dark areas in the field of view. Consequently, the perceived glare depends on the brightness of the background against which it is viewed. Glare is affected by the quantity and directional attributes of the source. Where appropriate, lighting schemes could include 'dimming' to lower the level of lighting (e.g. during periods of reduced use of an area, when higher lighting levels are not needed);

- The needs of particular individuals or groups should be considered, where appropriate (e.g. the safety of pedestrians and cyclists);

- Any new developments and house extension designs should encourage the use of natural light sources; and

- Any new development should adhere to Surrey Hills AONB Dark Skies Statement and informal guidance (see footnote 1).

1 Surrey Hills Board information on Dark Skies. Available at:https://surreyhills.org/dark-skies/

4.4 Checklist

Because the design guidance and codes in this document cannot cover all design eventualities, this chapter provides a number of questions based on established good practice against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has considered 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 found in parts 1 and 2 of Chapter 4. Following these ideas and principles, several questions are listed for more specific topics on the following pages.

1

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;

- Include sufficient private outdoor amenity space relative to the size of the property being developed.

- 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;

- 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.

- Biodiversity Net Gain of at least 10% and use of the Biodiversity Metric for new major development will become a mandatory requirement of the Environment Act (2021) from Autumn 2023.

2

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?

3

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?

- 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?

3

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?

5

Buildings layout and grouping:

- What are the typical groupings of buildings?

- How have the existing groupings been reflected in the proposal?

- Are proposed groups of buildings offering variety and texture to the townscape?

- What effect would the proposal have on the streetscape?

- Does the proposal maintain the character of dwelling clusters stemming from the main road?

- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

- 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?

6

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?

8

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?
- Is the proposed design subservient to the host dwelling and integral to it?

9

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?

10

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.

aecom.com