

6 Design Guidance: Specific Development Types

6.1 Elmbridge is a primarily residential borough where the nature of development is generally small scale. The focus of this document is therefore on these sort of schemes, be they residential replacement/infill or mixed use schemes in and around the town centres.

6.2 There are occasions when development proposals fall outside of this category of development. Whilst the general principles of placemaking and sustainability still apply, an individual approach to the design of the building is likely to be more appropriate. It is impossible to provide guidance on all development types that would apply to all sites in this document, but there are certain aspects of this guide that are equally applicable to 'exceptional' developments. This section highlights some of the key issues that you need to consider when dealing with specific development types, for example commercial buildings and riverside development. It also provides some useful information relating to the provision of lifetime homes, affordable housing and accommodation for older people. Where other sources of information would be helpful, these have been referred to within the text.

6.3 It is important to note that before designing any type of new development in the Borough, you should take into account the settlement and sub-area analysis (contained in the relevant companion guide) in order to understand the context of the site. This will inform the design concept as set out at section 4 of the SPD.

Commercial Development

6.4 As commercial development is so varied it is not possible to give comprehensive guidance in this document. However, you should follow the stages of the design process (Section 4) in any application. The general design principles (Section 5) should also be adhered to.

6.5 Many commercial developments are located in prominent positions and therefore their potential role within the streetscape should be fully considered and taken account of in the design (section 5.64 onwards). It is likely that any commercial building will be required to incorporate active frontages and legible entrances in their street elevations.

6.6 Care should be taken when designing commercial development in close proximity to residential uses in order to preserve the amenity of existing and future residents. (Please see general design guidance on layout starting at paragraph 5.53 for further advice)

6.7 Additionally, aspects of Case Studies CS5 Town Centre Mixed Uses, and CS6 Edge of Town Mixed Use Development at section 7, will provide further guidance.

6.8 Design briefs may be issued in particularly critical locations, in those within sensitive contexts or those with which, due to their size, or use may have a critical impact.

6.9 If the guidelines above are fully incorporated into a design scheme, innovative architectural solutions which nevertheless respond sensitively to their context would be welcome.

Riverside Development

6.10 The riverside is a significant characteristic of Elmbridge and contributes to the landscape quality of the Borough. Therefore, it is crucial to ensure a high quality design of new development along the river frontage. In order to maintain its character and not detract from its appeal, some key points to take into account are highlighted below.

- Understand the character of the part of the riverside to be developed. (See section 4 on how to appraise the site and its setting). It is important to understand that the riverside has different elements of character from urban to pastoral.
- Future development should face the waterway in order to encourage access

and security and make a positive contribution to the waterside character.

- Development should avoid blocking riverside views.⁽¹⁹⁾
- Historical, archaeological and cultural features, including small items such as mooring bollards, provide reminders of the river's past and should be preserved and displayed wherever possible.
- Car parking should be set back from the riverside wherever possible.
- Wherever practical, new development should ensure public access to the waterway.
- It is highly likely that the site will fall within an area of high flood risk. The potential impact of this should be taken into account at the outset of site consideration.⁽²⁰⁾

For further information of the character and management strategy of Thames please see the Thames Landscape Strategy: an overall strategy for the riverside between Kew and Hampton.⁽²¹⁾

Lifetime Homes Standard

Core Strategy Policy CS17 - Local Character, Design and Density states that all new residential development will be built to Lifetime Home standards. This must be demonstrated and justified in the submitted Design and Access Statement.

6.11 Lifetime Homes are ordinary homes designed to accommodate the changing needs of occupants throughout their lives. Habinteg Housing Association's Lifetime Homes standards are nationally recognised principles to raise the standard of housing and are based around meeting 16 design

features⁽²²⁾. All 16 design features should be met or exceeded to reach Lifetime Homes standards to benefit everyone and help residents remain in their communities. Where it is not possible for all 16 features to be met due to site constraints, you should provide details of which standards cannot be met and justify the reasons for each through your Design and Access Statement.

Affordable Housing

Core Strategy Policy CS17 - Local Character, Design and Density states that in schemes including a mix of affordable and market homes, tenures will be integrated to ensure social cohesion.

6.12 Design guidance specifically related to affordable housing can be found in the Developer Contributions SPD⁽²³⁾.

Accommodation for Older People

Core Strategy Policy CS20 - Older People states that specialist accommodation for older people should utilise creative design, be of high quality specification, incorporate generous space standards and a high proportion of two bedroom units (at least 50%) and have full wheelchair access.

6.13 Specialist accommodation for older people should be designed appropriately to meet the needs of its residents. There is a particular need for larger, high quality units within the Borough. Schemes should incorporate creative design and have full wheelchair access throughout, internally and externally.

19 See Core Strategy policy CS14

20 Please refer to Core Strategy policy CS26 and the Council's most up to date strategic flood risk assessment.

21 www.thames-landscape-strategy.org.uk/

22 Lifetime Homes Standards - www.lifetimehomes.org.uk

23 Developer Contributions SPD - www.elmbridge.gov.uk/planning/policy

6.14 Flatted development, whether new or converted, should be designed to provide lifts to service floors above ground floor ensuring all flats are accessible.

6.15 Extra care schemes should offer at least 20% of the space as communal facilities unless this would result in a duplication of existing locally available facilities.

6.16 You should refer to the detailed standards and technical guidance within the "Wheelchair Housing Design Guide" (2nd edition), written by Stephen Thorpe and Habinteg Housing Association to ensure accommodation is fully wheelchair accessible.

Core Strategy Policy CS19: Housing Type and Size seeks to ensure that an appropriate proportion of new housing is wheelchair accessible, or easily adaptable for residents who are wheelchair users.

6.17 In designing accommodation to be wheelchair accessible, you should have regard to the Mayor of London's "Best Practice Guidance on Wheelchair Accessible Housing". The guidance is intended to ensure that designated wheelchair accessible dwellings are suitable and easily adaptable for occupation by a wheelchair user at a later date. Homes should therefore be designed so that they can be adapted without the need for structural alteration, through minor modifications such as fixing grab rails, replacing kitchen units or replacing a bath with a shower. Homes should be large enough to accommodate the additional circulation and storage space requirements of wheelchair users, in all rooms and circulation areas.

