

C5. Lovelace Design Standards

Introduction

For any village, the visual appearance of buildings are important to residents and visitors. Lovelace has a mix of unique architecture and historic buildings and we want the scale of our buildings to convey the particular 'flavour' of each different village area and have that reflected in future development, showing confident use of local and complimentary materials in innovative ways.

The Lovelace Neighbourhood Plan seeks to reflect the views and ideas of local residents, workers and visitors expressed in open meetings and surveys.

This design statement is intended for use by anybody involved in the planning of a building project in the Lovelace Ward: Residents, Community groups, Local Businesses, Local Councils, Statutory Bodies, Utilities Providers, Architects, Planners, Developers, Builders, Engineers and others.

General Guidance

When proposing to extend or alter the exterior of your property, or build new property in Lovelace the following points may help you consider whether your proposed design takes account of the main points made in this Statement:

Look at the front of the property from some distance, and from any other angle from which others will view the building. (In open isolated settings, this may be from considerable distances). If there are properties on either side, look at the row as a whole – are they prevalently all of a type, e.g. detached, bungalows, semi-detached two-storey or terraced. When you have assessed the environment alongside your project, consider the following points:

- Will the new work obstruct or interfere with a well-regarded view?
- Will the new building project beyond the front walls of your neighbours' houses ('the building line')?
- If there is to be a new front boundary, will it blend with those of your neighbours? If it is to be a hedge, will it be of indigenous nature?
- Is your house one in a row of others which have uniform 'characteristic' gaps between them, creating a rhythmically spaced appearance? Will your proposed development interrupt this regular spacing?
- Will there still be adequate space between your property when extended and your neighbours'? Will it block light to your neighbour's windows
- Will there be sufficient off-street parking?
- Will any roof windows or lighting be contrary to the Lovelace Dark Skies Policy?

Note existing features which make the property distinctive or help it to blend with its neighbours.

- Does the new work enhance these features?
- Does the roof line have the same pitch as the original building?
- Are the bricks to be used of the same colour as the original, and is any brick decoration in the original repeated in the new?
- Do the new tiles match the old?
- Is any proposed extension in proportion to the original, both in height and size?
- Are the windows the same size/proportion as those in the original building, with matching glazing patterns?

See the Lovelace Neighbourhood Plan and Ripley and Ockham Parish Council's websites for full policies on development in Lovelace.

Development Principles

The principles below apply to all development throughout Lovelace including those for which planning permission is not required.

All development proposals in Lovelace should refer explicitly to these principles, to demonstrate how the proposal helps to conserve and enhance the area, enhance and respect the pattern of the settlement, open space and green areas.

Any development within the broader settlement area should reflect established (historic) street and plot patterns; maintain variable building lines; respect the contribution of open spaces and village greens and encourage street layouts that support and enhance connectivity

Conserve and Enhance the Character of the Setting.

Development that alters skylines, prominent spurs and open slopes should be avoided; make maximum use of existing trees and landscape features to shield development; new buildings adjacent to traditional ones should link through elements such as height, scale, form, colour and materials to create a larger group.

Celebrate Local Distinctiveness.

The three parishes that make up Lovelace, Ockham, Ripley and Wisley have buildings of varying, distinctive styles and historical / architectural significance. All three villages have Conservation Areas.

Celebrate the Detailing of Buildings and Architectural Features.

Lovelace boasts numerous listed structures with several within the Conservation Areas that add significantly to the townscape. Developments will be especially sensitive to these heritage assets.

Choose Appropriate Materials and Finishes.

Surrey buildings have a wide range of styles; extensions should respect the host; new buildings should pick up local characteristics, forms of building, existing proportions (windows and doors), roof designs and elevation details. All tradition features should be retained in the Conservation Areas. High quality, well designed, contemporary architecture can complement the diversity of settlements in appropriate locations.

Complement the Scale, Height, and Proportion of Existing Buildings.

The aim is for harmony with the height and massing of existing development; retain existing density and relationship between roof scape and street scene when viewed from outside the settlement. Respect the hierarchy of the villages and the design code of existing buildings. Promote high quality innovative sustainable design that is ecologically and environmentally sound.

Value the Treatment of Boundaries and Landscapes.

Boundaries contribute to the sense of connectivity and community. Panel fencing and ranch style railings do little to enhance this, particularly in conservation areas. Walling and native hedging are the appropriate treatments in these areas. Gated community boundaries and gates, other than on single dwellings, run counter to this goal and are not acceptable as Lovelace is a safe area with a strong sense of community.

Characteristic Design Features of the Villages

Ripley

Many of the guidelines for design and materials (roofing, windows, joinery, landscaping and boundary treatment) as well as density policy apply to Ripley as to Ockham, though the diversity of design in Ripley means that developments should more broadly reflect their *direct* surroundings. This is not to assume a pastiche of imagined Georgian, or mixed-period structures are acceptable.

Developers have acknowledged the value enhancement that building in Ripley / Lovelace brings, so compliance to a higher design / build value should be acceptable.

Ripley Design Standards

Developments within the Ripley conservation area will match adjacent structures. Apart from less sensitive buildings, (many described in Guildford Borough Council's Ripley Conservation Area Assessment) these will be of Ockham brick or in some cases earlier Tudor type brick, thinner than Imperial and more irregular. In all cases brick choice should be physically checked and approved prior to development. It is important that all characteristics of proposed brick, not just colour proximity, are considered.

Where agreed and appropriate, render and horizontal timber cladding, suitably stained would be an acceptable exterior treatment.

Infill developments must be particularly sensitive to their surroundings and adjoining properties, both in style and height.

Developments that are visible from local accessible areas, e.g. Ripley Green, should show sensitivity to all visible elevations. Several properties have been less than sensitively extended and these developments in the Conservation Area shall be subject to more intense planning scrutiny. By the same token at least one rear extension / development demonstrates that creative use of modern materials and design can enhance a vista.

Ockham

Given the particular style, construction and placing of the buildings in the Hamlet, despite any supposed precedent of some recent inappropriate buildings, any new development shall conform to the design and quality criteria reflective of its locality. A generic red brick, tile hung Surrey vernacular will not sit well beside many of the buildings in Ockham / Ockham Park, in particular the distinctive and cherished buildings and structures associated with the particular Lovelace style.

Ockham Design Standards

Within the Ockham conservation areas, there is extensive use of local Ockham brick and tile. Products of local brick / tile making particularly associated with The Lovelace Estate. Developers will match these in terms of colour and texture. Flared (dark glazed) headers, incorporated in patterns, particularly at eaves level, or on gables, will be favoured.

Rat-trap bond is widely used in the Lovelace properties, often associated with distinctive shaped brick, panelling and tiling. Any addition or adjoining development should mirror this design / method in its exterior treatment, while conforming to Building Regulations. Within the conservation areas, uniform stretcher bond should be avoided. Flemish or English bond utilising matching imperial sized bricks, incorporating 'snapped headers' and matching pointing is to be used. "East Surrey traditionally produced red or orange bricks with individual bricks being of a single colour but with a range of hues. This is unlike modern 'multis' which have a darker core and with a lighter rind to the exposed face. A characteristic of east Surrey is the use of blue flared headers in Flemish bond brickwork. The use of Flemish or English bond can contribute greatly to any new development. "Surrey-Design

Where agreed, render and horizontal timber cladding, suitably stained would be an acceptable exterior treatment.

Windows will be side-hung casement, with no opening top vent, sliding sash when appropriate, and of timber or a suitably fine modern alternative, not UPVC. UPVC bulky moulded profiles jar with finer architectural detail. Modern 'conservation windows' match performance without sacrificing design.

Roofs will be varied in pitch and of typical handmade clay tile type for the area. Concrete tiles are not acceptable. Slate, in areas where there is existing use, will be natural; upvc ridge, verge, and eaves details are not acceptable.

Walling and hedging will be used to define boundaries and open, ranch style, undefined boundaries shall not form part of any development.

Infill developments must be particularly sensitive to surroundings and adjoining properties both in style and height.

Wisley

RHS Wisley has a mix of Arts & Crafts and more modern styles, which will change as a new development is completed. The village itself has no predominant characteristic, being a mix of 20th century styles with the occasional 16th / 17th C timber framed house and some Victorian properties. They are all low-rise and generally have gardens and garages, or off-street parking.

Wisley Design Standards

The Wisley conservation area comprises one 16th century house and a 12th century church. Both buildings are listed and there is unlikely to be any future development.

Infill developments must be particularly sensitive to surroundings and adjoining properties both in style and height and materials guidelines apply as for Ripley and Ockham, though sensitive high quality modern architecture has a place in Ockham.

Features to Avoid

Some building design and features may be considered inappropriate for either new buildings, altered or extended buildings, in Lovelace. All developments should enhance the setting of the area, compliment neighbouring properties and retain a sense of proportion between the building and the plot size. Developers, large or small should avoid the following features:

- Buildings must not exceed the height of existing buildings; they should enhance the setting of the road, compliment neighbouring properties and retain a sense of proportion. In this context three storey houses are not generally the standard in Lovelace.
- Large buildings on small sites, without adequate garden or landscaping.
- Overdevelopment of small and medium sized properties is discouraged, i.e. greater than 50% increase.
- Over-use of flat roofs.
- Garages in front of the building line, unless there is already a precedent on that road.
- The use of raised or coloured pointing on house or boundary walls.
- Use of concrete, multi-coloured, or composition roof and wall tiles.
- Window design is most important and should, where possible, harmonise with nearby window shapes and glazing patterns, leads and arches must be retained within the Conservation Area. uPVC is not a traditional, vernacular material and is unsuitable for use in historic or traditional buildings. uPVC windows are often crudely detailed, and the size of frame is usually much larger than that of a traditional window, giving uPVC windows an obtrusive, 'chunky' appearance. The shiny finish of uPVC is out of keeping with traditional materials.
- Use of cement or pebbledash rendering, except on extensions to an existing building so treated.
- The use of solar panels or satellite dishes on highly visible elevations in the Conservation Area that would affect the character and setting except in accordance with GBC guidance.
- Planting of coniferous hedges on front boundaries. Cypresses Leylandii or Laurel is considered particularly unsuitable within the conservation area and do little to enhance the natural environment.
- Ornamental gateposts are subject to the same rules as those that apply to other means of enclosure - fences, walls, and gates. The use of open panel wooden gates on front boundaries is felt to be more in keeping with the rural area.
- Gated developments are not permitted.

Residents and visitors value highly the open rural character of the villages and settlement areas, the Green Belt countryside and the historic heritage of the local area including many Listed buildings and a significant Conservation Area.