

weyside

urban village



NMDC Community Review Panel

Introduction



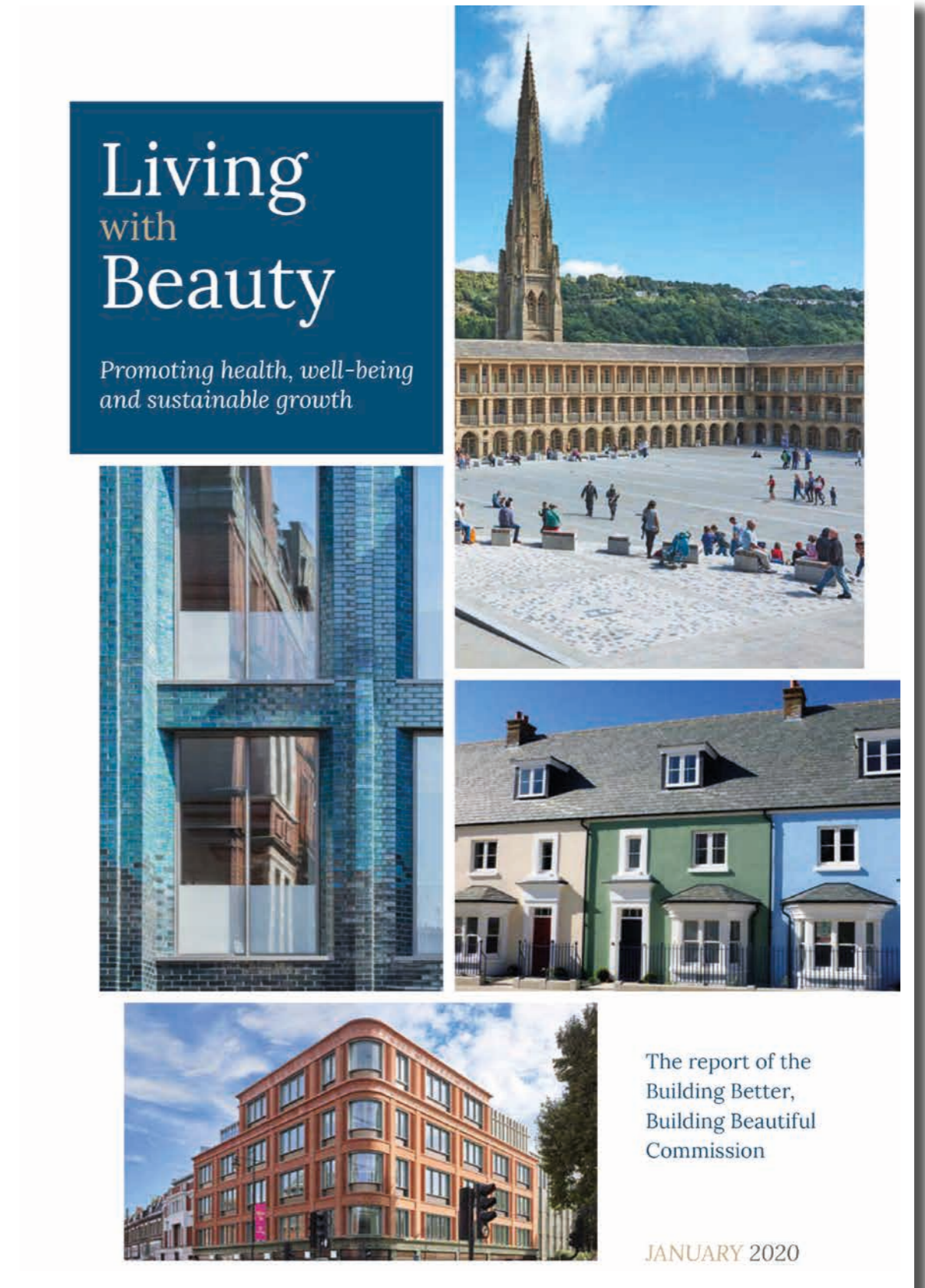
Policy Context

“If we are going to create new homes they need to be in beautiful and popular places. We should demand nothing less.”

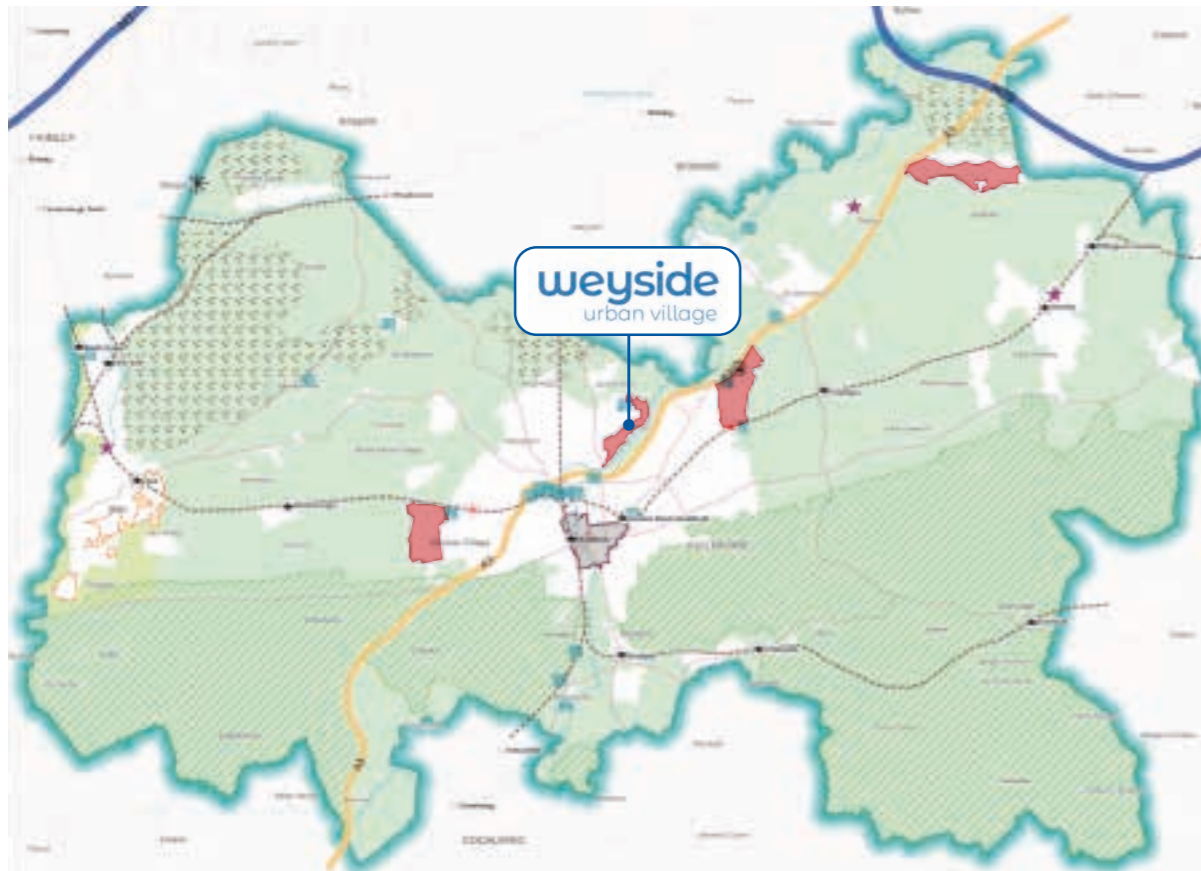
Nicholas Boys Smith - Chairman of the board advising the Government's Office for Place

Building Better, Building Beautiful Commission

- Ask for beauty
- Refuse ugliness
- Promote stewardship



One of Guildford's 4 Strategic Sites

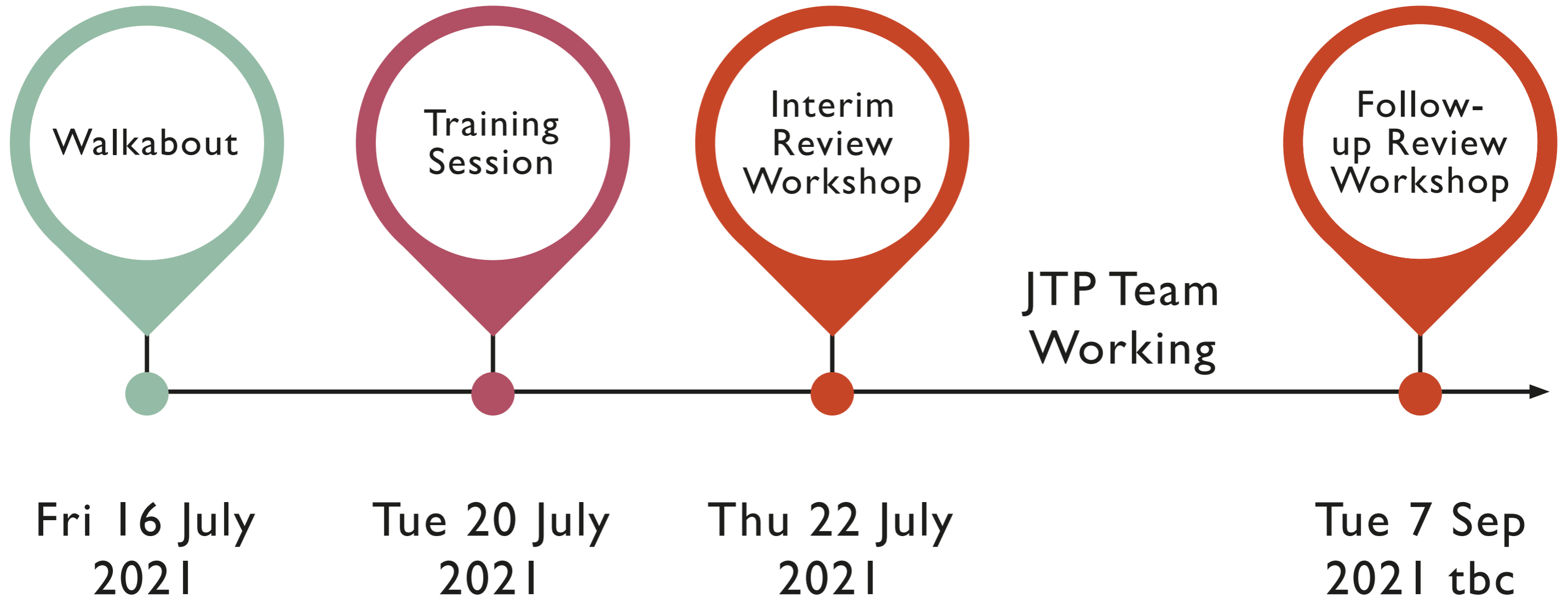


Illustrative Masterplan

Showing Phase 1



Community Review Panel Programme



Walkabout - Friday 16 July



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NMDC Community Review Panel

1. What is a Design Code?

What is a Design Code?

“A set of simple, concise, illustrated design requirements that...provide specific, detailed parameters for the physical development of a site or area.”

National Model Design Code

“Effective design codes are:

- Simple, concise and specific and;
- Rely on visual and numerical information rather than detailed policy wording”

National Model Design Code



What is the Purpose of a Design Code?

To inform development proposals by:

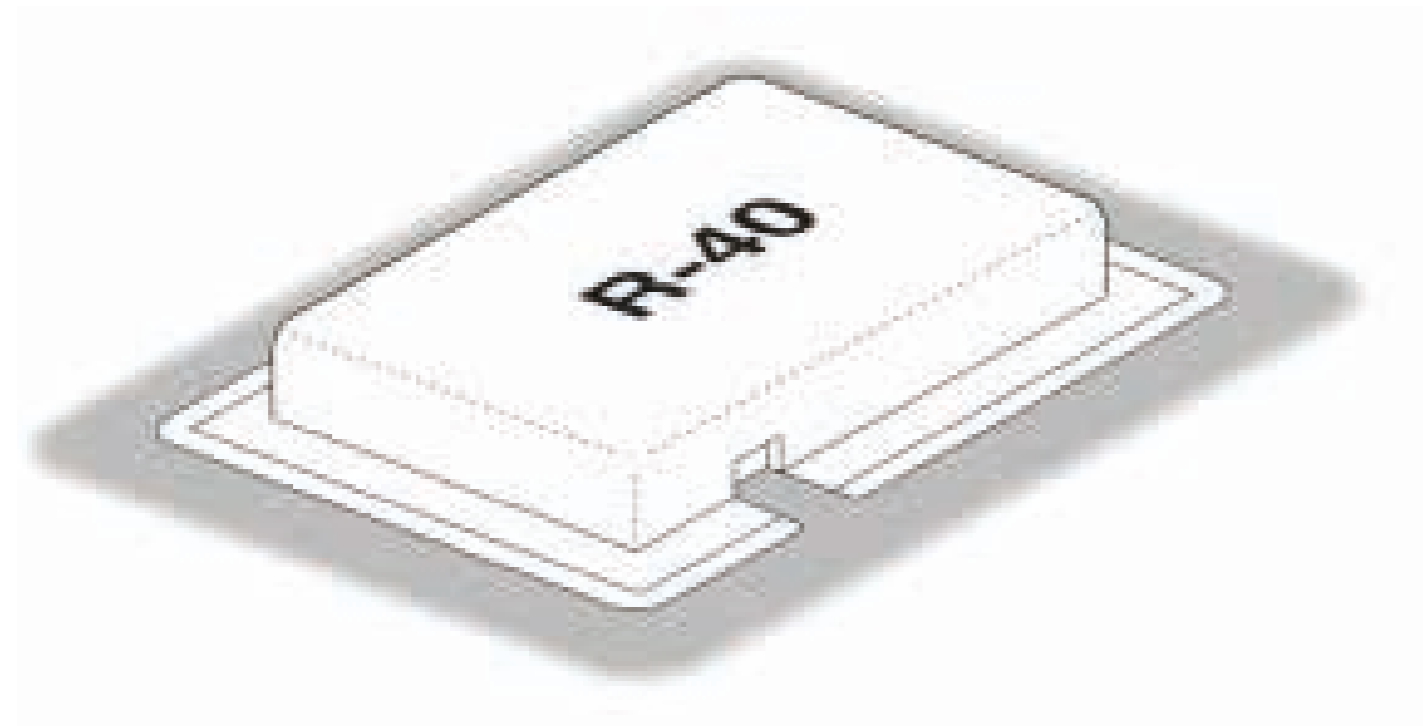
- Providing maximum clarity about design expectations at an early stage.
- Reflecting local character and preferences.
- Providing a framework for creating high quality places, with a consistent and high-quality standard of design.

The level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place and allow a 'suitable degree of variety' where justified.

Bridge from Outline to Detailed Design

Parameter Plans

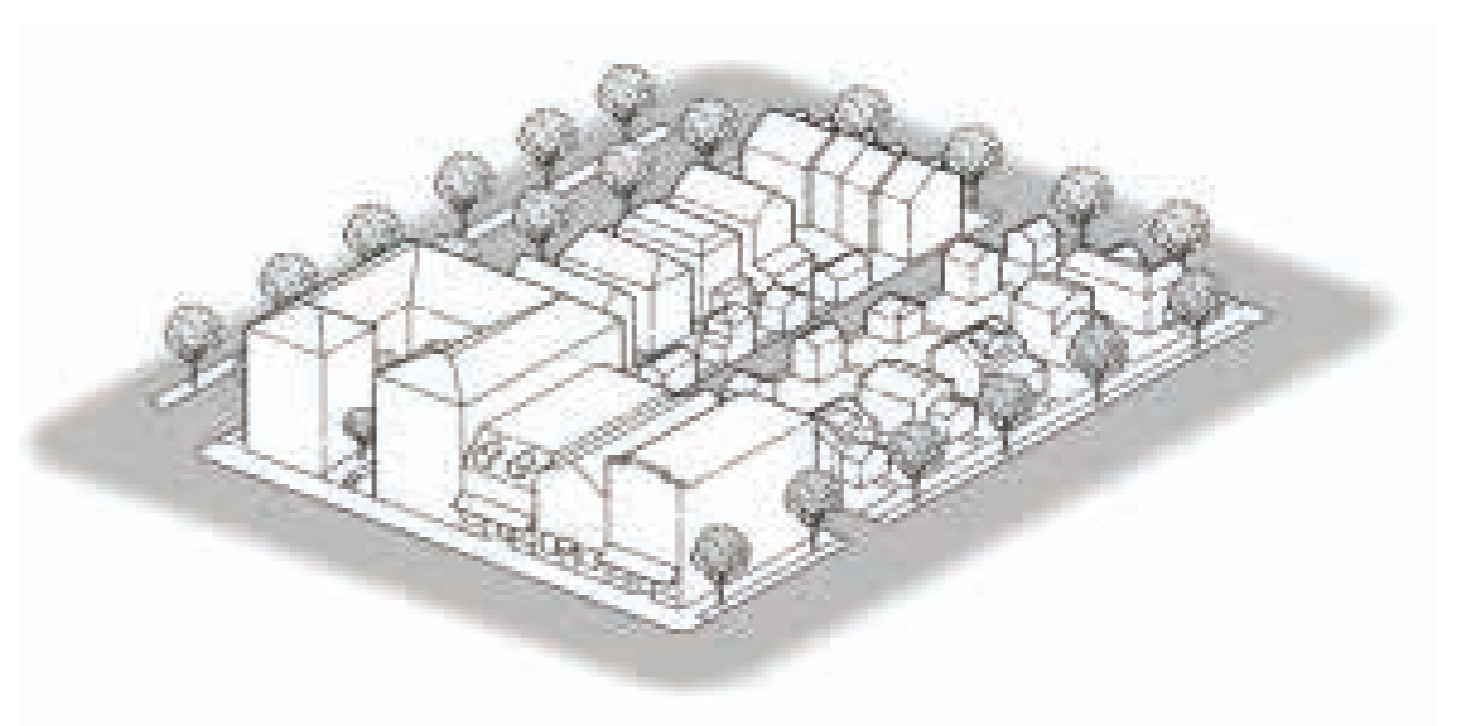
- Land use
- Density
- Max building heights
- Access and movement



Design Coding

The next level of detail with which future proposals must comply:

- Building types
- Architectural detailing/materials
- Public realm detailing
- Landscape and planting
- Technical standards



Who Creates the Design Code?

- **Local authorities**, in collaboration with **developers** and **landowners**, particularly in relation to specific sites.
- **Developers** and **landowners** as part of a planning application.
- **Neighbourhood planning groups** may choose to produce their own design codes or guides as part of the process.

The NPPF says that design policies should be developed with **local communities** so that they reflect local aspirations.



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2. The National Model Design Code

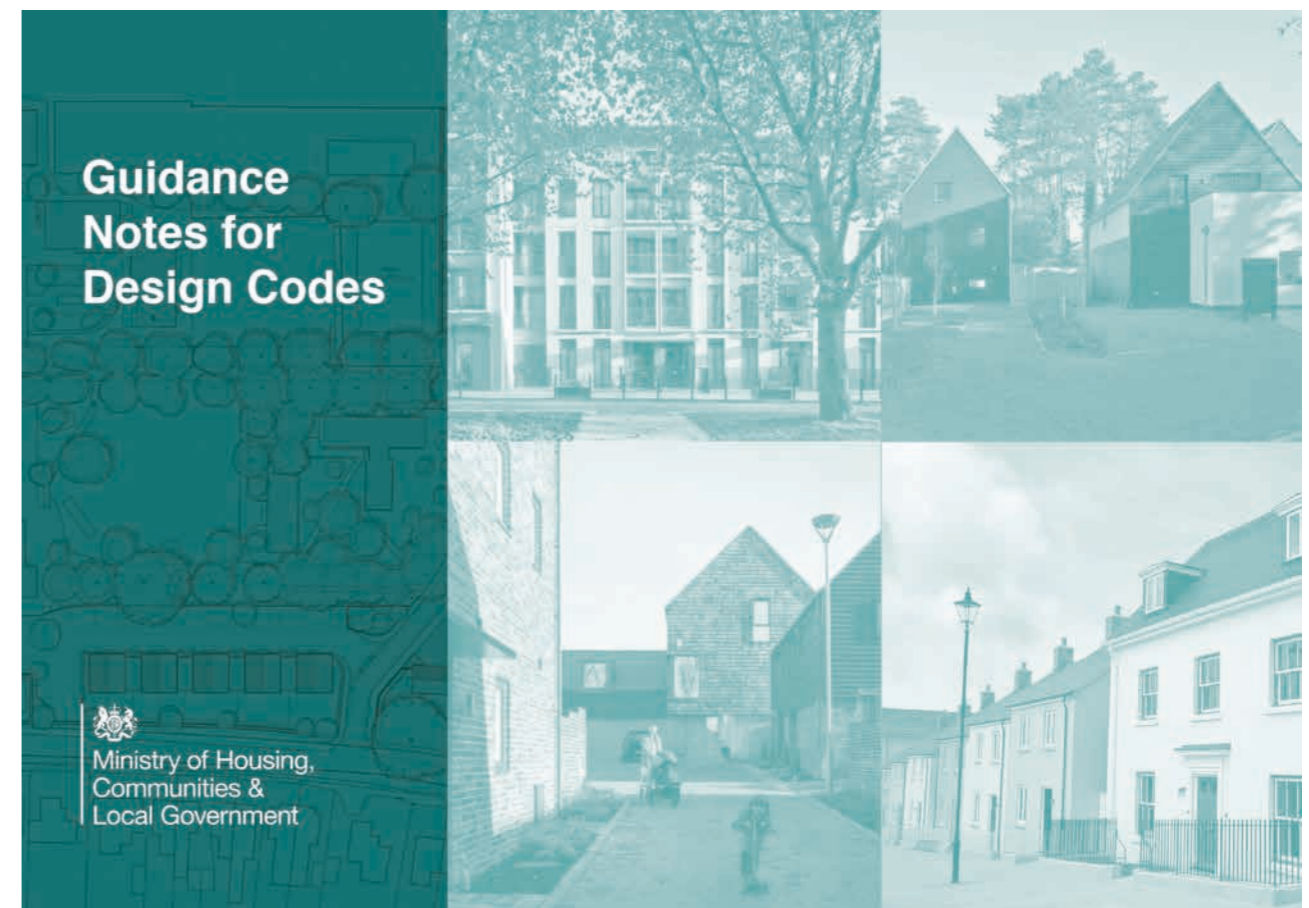
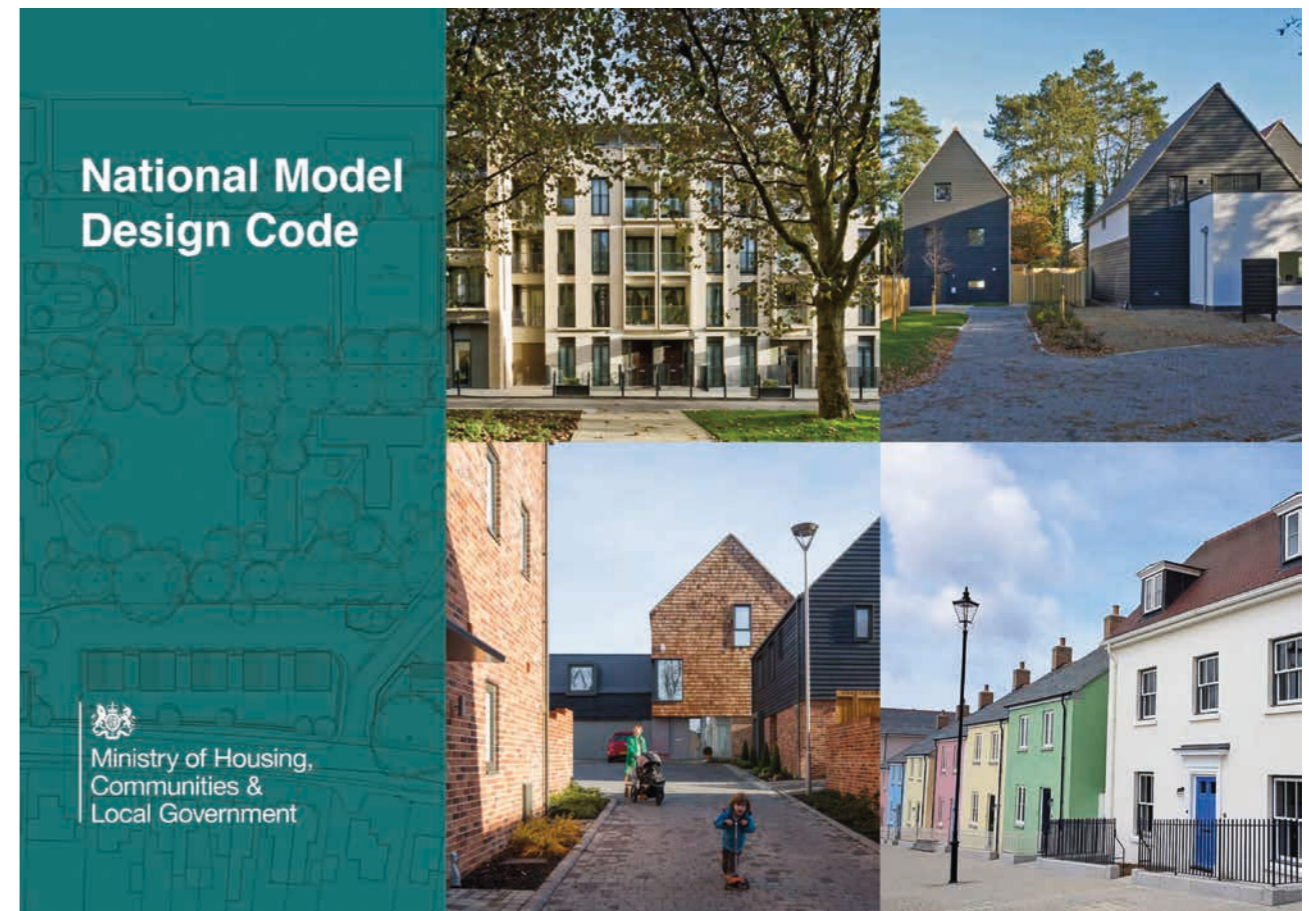
Introduction

The National Model Design Code (NMDC) is not a design code – it is instead a guide to producing a design code.

Its purpose is “...to provide detailed guidance on the production of design codes, guides and policies to promote successful design.”

Two parts:

1. **National Model Design Code**
Summarises the process
2. **Guidance Notes for Design Codes**
Provides greater detail on the possible content of a design code

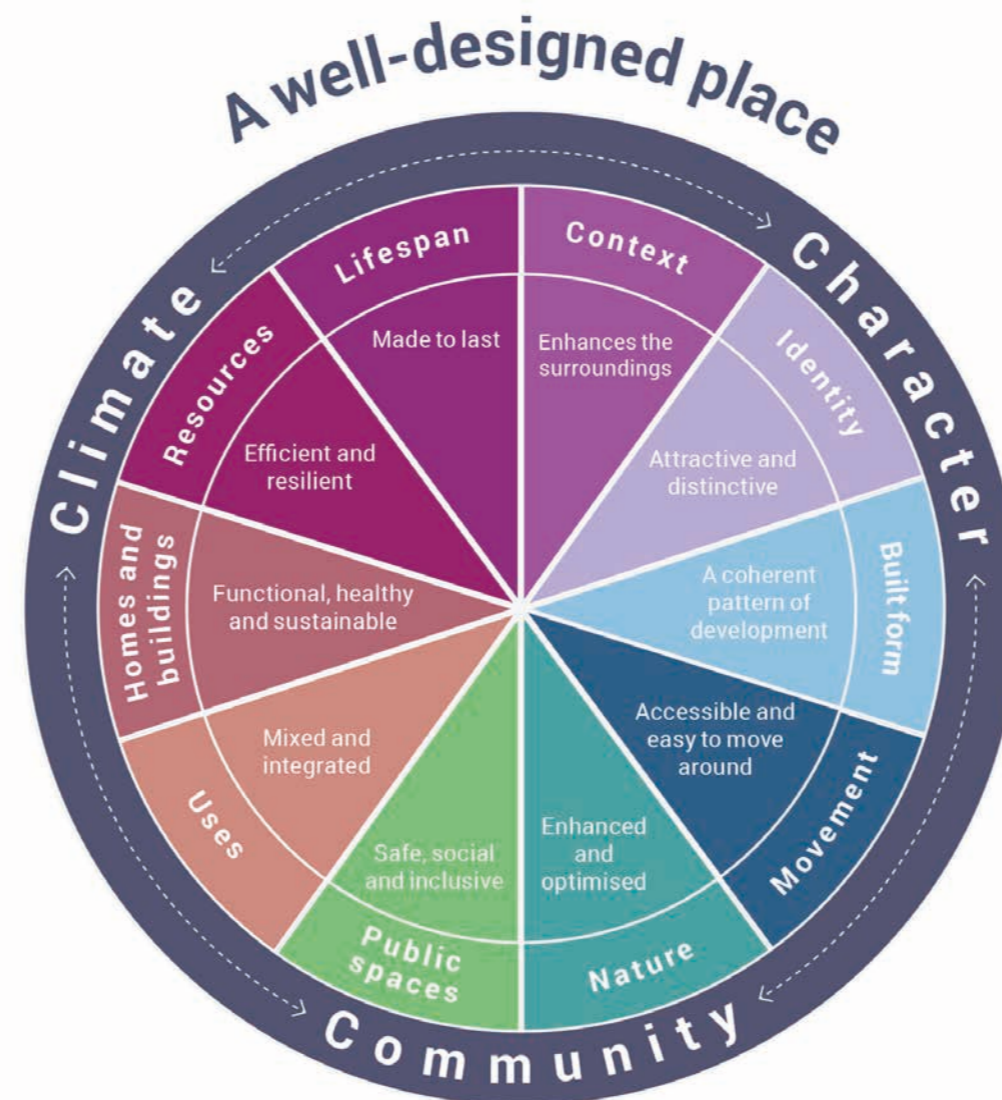


Introduction

The NMDC expands on the ten characteristics of good design set out in the National Design Guide, (October 2019).



- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



Purpose and Objectives

The National Model Design Code is a toolkit to:

- Guide local planning authorities on the design parameters and issues that need to be considered when producing design codes and guides.
- Provide guidance on methods to capture and reflect the views of the local community from the outset and at each stage in the process.

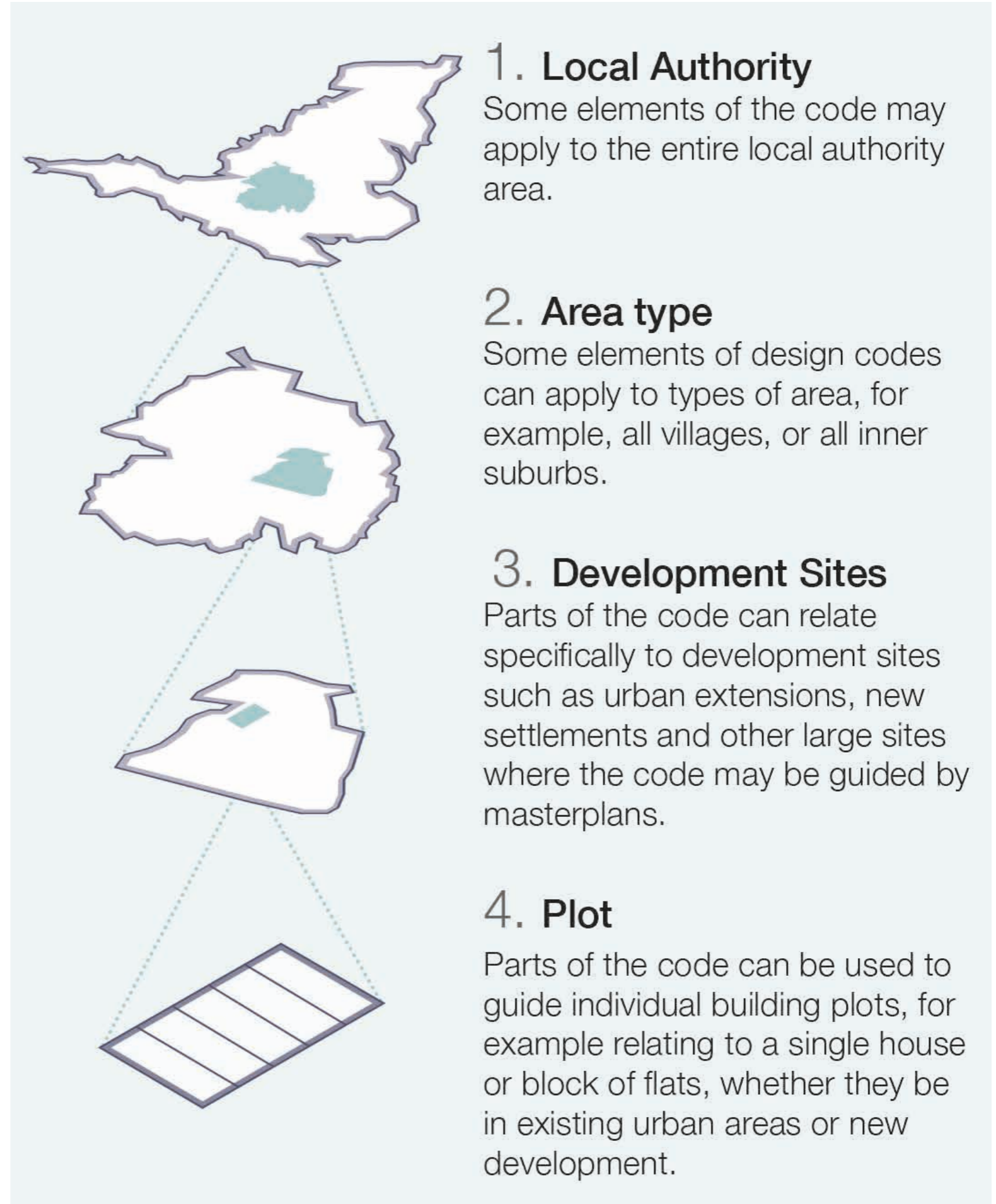
NMDC sets a baseline standard of quality and practice which local planning authorities are expected to take into account.

“...to help local authorities and communities decide what good quality design looks like in their area, based on local aspirations for how their area will develop, following appropriate local consultation.”

“...quality design does not look the same across different areas of the country...local vernacular differs, and design priorities differ for scale and type of development.”

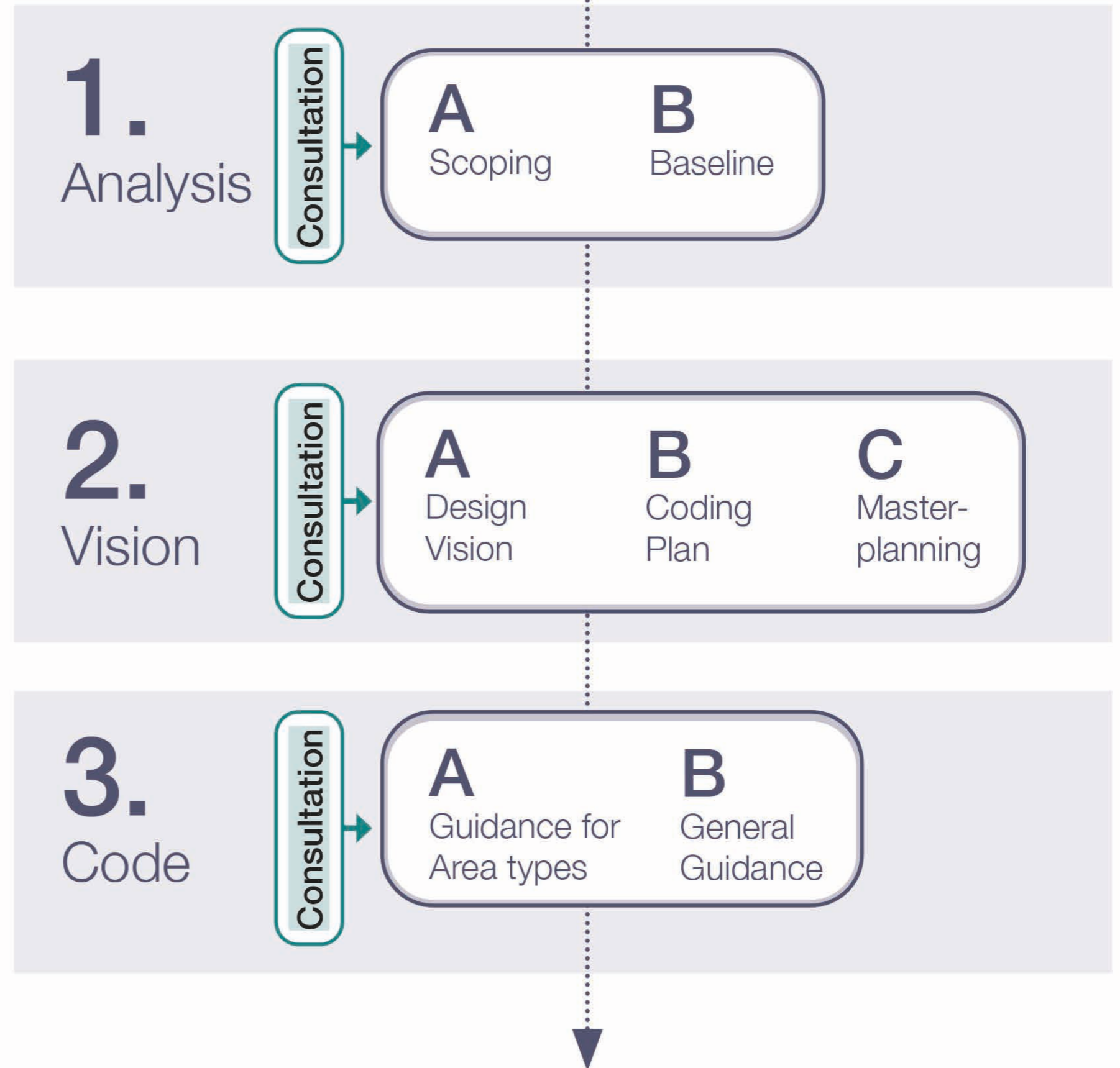
Application

The area covered by the design code and the level of detail is to be determined locally.



Coding Process

Figure 1. Design Code Process



1. Analysis

1A. Scoping

- Agree geographical coverage.
- Agree content.
- Agree consultation strategy.



1B. Baseline

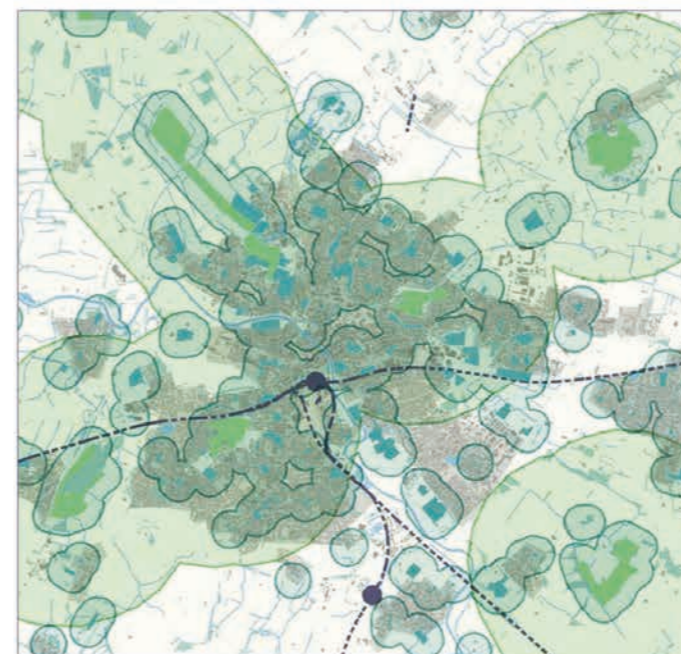
- Context study.



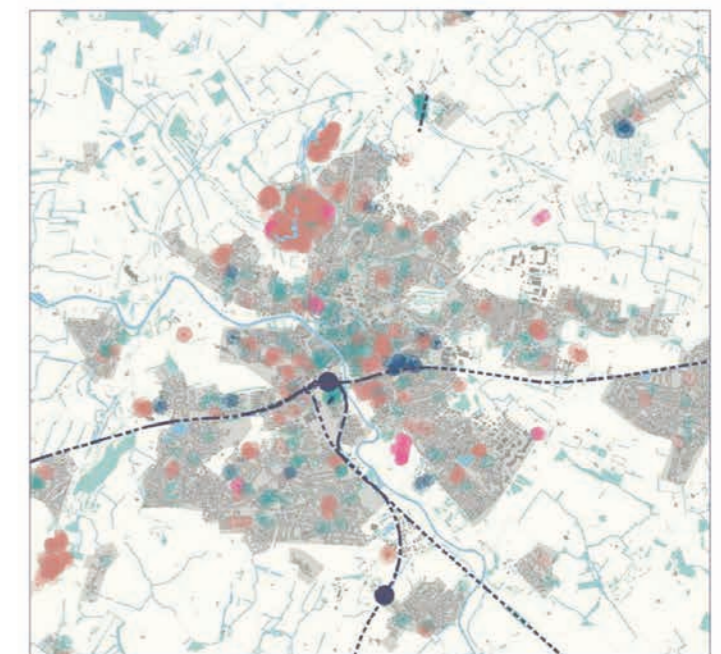
Street hierarchy



Transport accessibility



Open space provision



Land use pattern

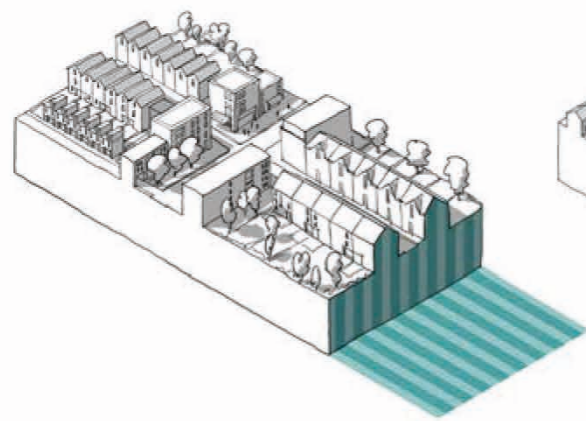
2. Vision

2A. Design Vision

- A clear articulation of what an area should be like in the future, developed with the local community.
- Identify Area Types

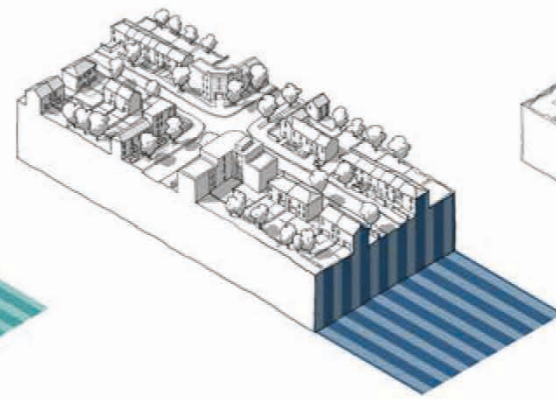


Example area type worksheet



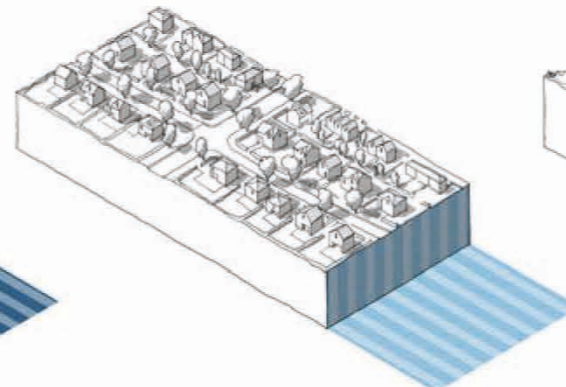
Urban neighbourhood

Urban neighbourhoods with net housing densities of 60-120 dph and a mix of uses.



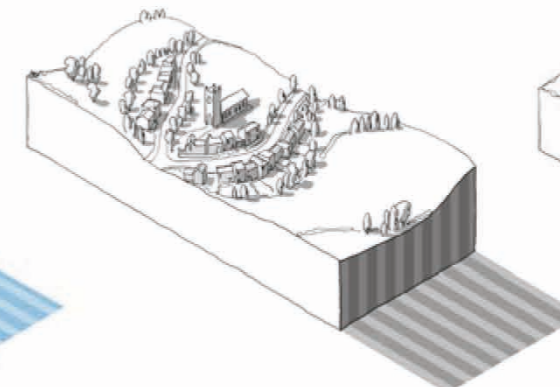
Suburbs

Neighbourhoods with net residential densities of 40-60 dph. A mix of short terraces and semi-detached units.



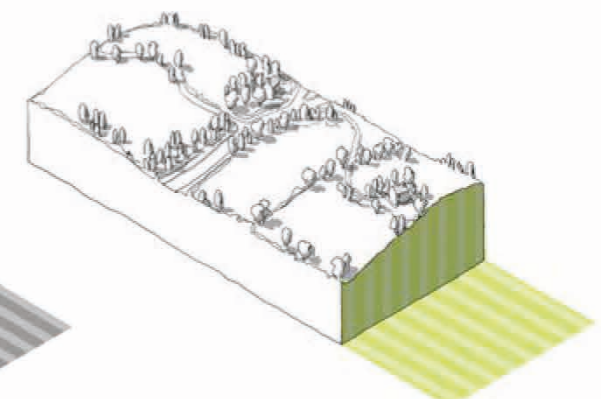
Outer suburbs

Lower density suburbs with net densities of 20-40 dph, few apartments and less of a mix of uses.



Villages

Villages have their own distinctive character often with 2 and 3 storey buildings in an informal layout.



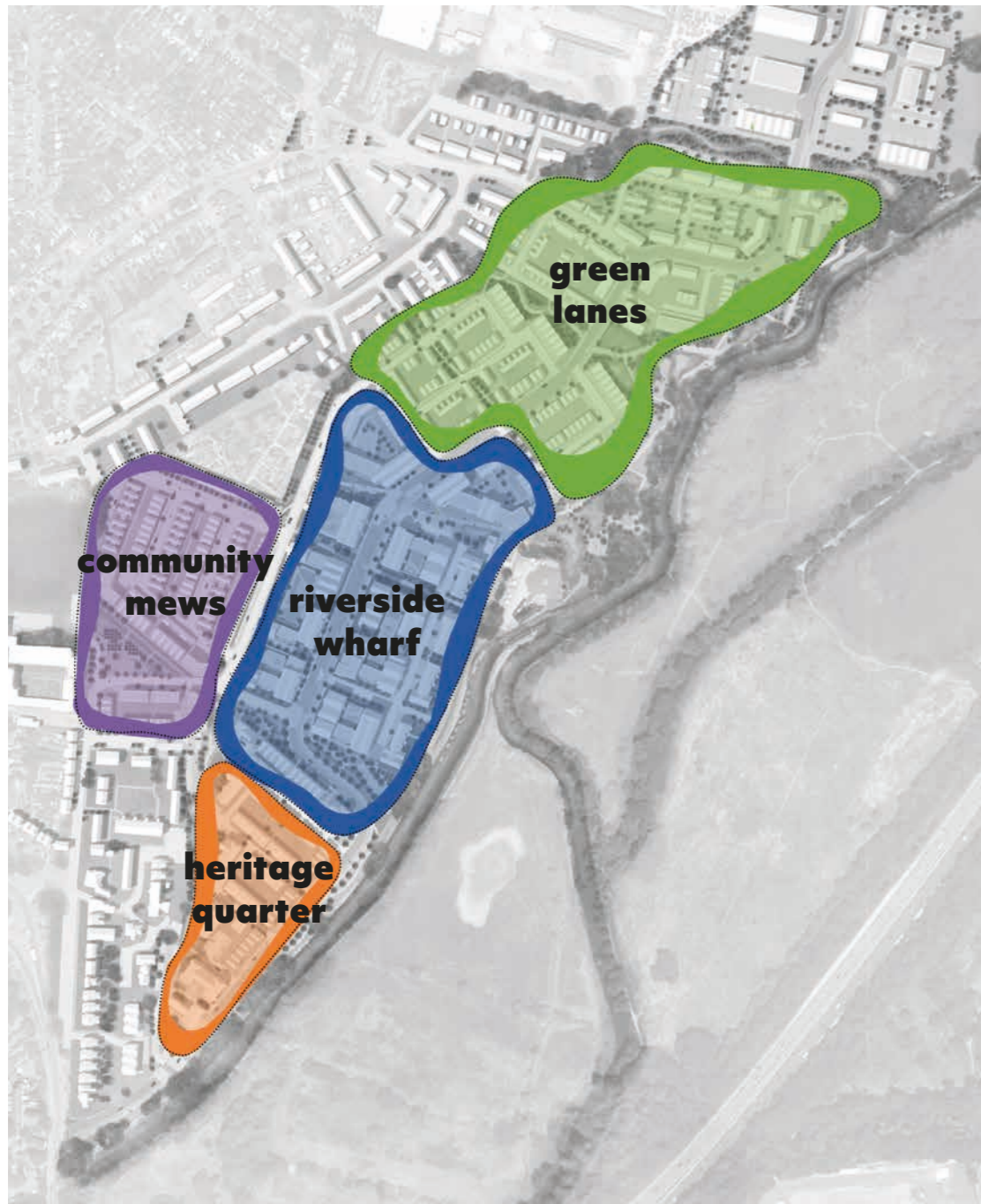
Rural settlements

Rural areas may include rural building and settlement types.

2. Vision

2B. Coding Plan

- Area to be covered by the code, divided into area types.



2C. Masterplanning



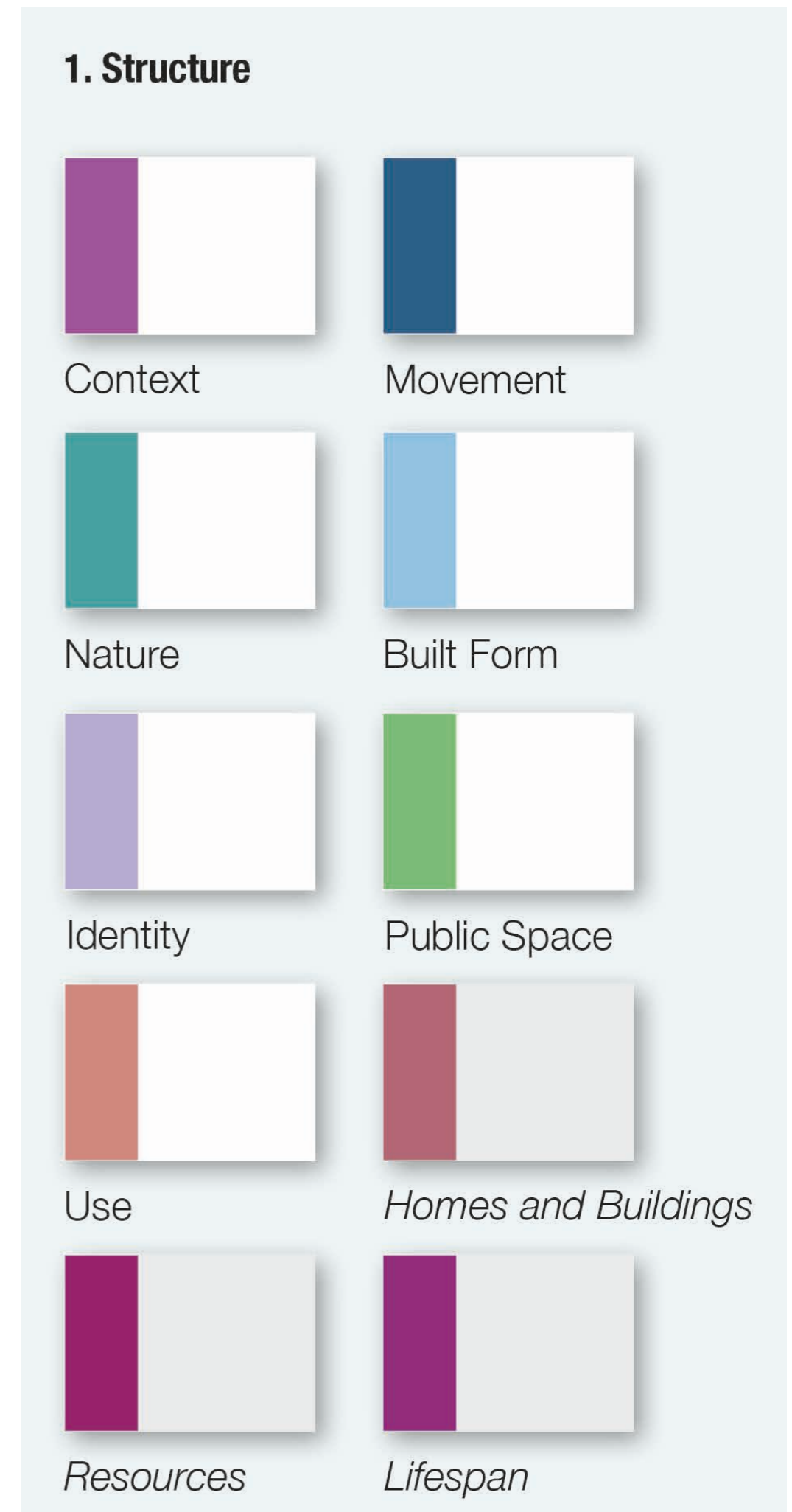
3. Code

3A. Guidance for Individual Area Types

3B. Code Wide Guidance (all topics)

Guidance Notes for Design Codes sets out potential content of a design code - providing both a framework and sample content.

Modelled on the 10 characteristics of well designed places set out in the **National Design Guide**.



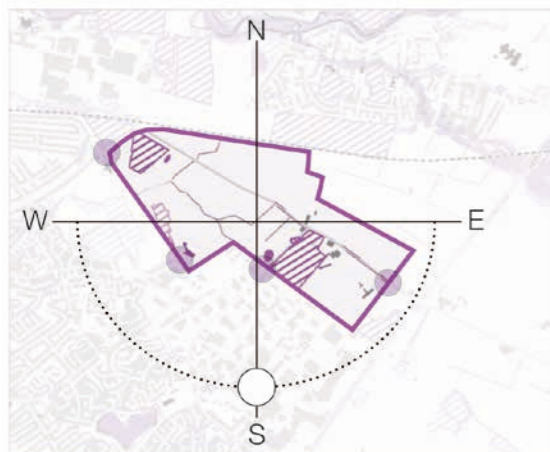
Possible Code Content

Context:

- How the scheme relates to the site and its local and wider context.
- The value of the environment, heritage, history and culture.



6. Historic map assessment: A historic assessment with plans from the 1800s, 1900s and the present day.

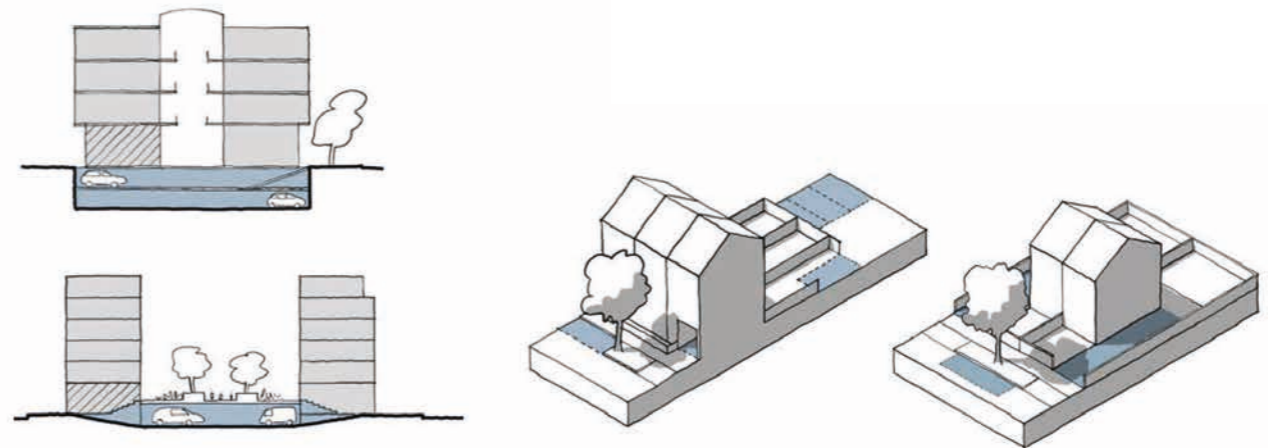


5. Site Study:

Movement:

- Connected network for all modes of transport.
- Promoting Active Travel.
- Well-considered parking, servicing and utilities infrastructure.

Figure 13. Parking Arrangements



Town centre: New provision should be at basement, semi-basement or decked. New surface parking might be prohibited where there is a clear and compelling justification.

Urban neighbourhood: Likely to be on-street (for visitors), within the building (townhouse), or to the rear in gardens or parking courts.

Suburbs: Likely to be in-curtilage, at the front (with suitable landscaping) or to the side of the property, so cars don't dominate the street. Visitor parking is likely to be on-street.

Possible Code Content

Nature:

- Green Infrastructure.
- Water and drainage.
- Biodiversity.

Built Form:

- Compact form of development.
- Built form (Blocks/Building line/Height).

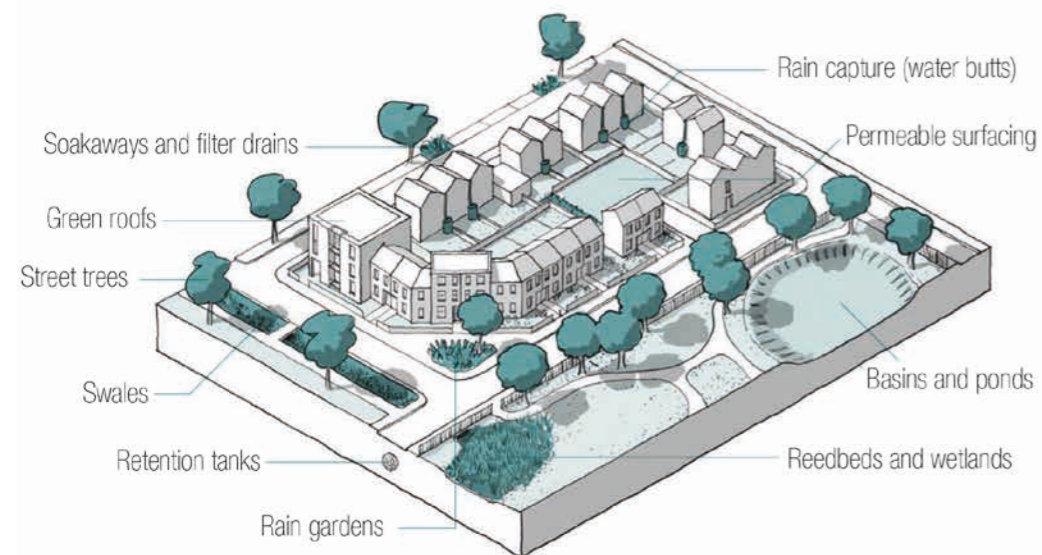
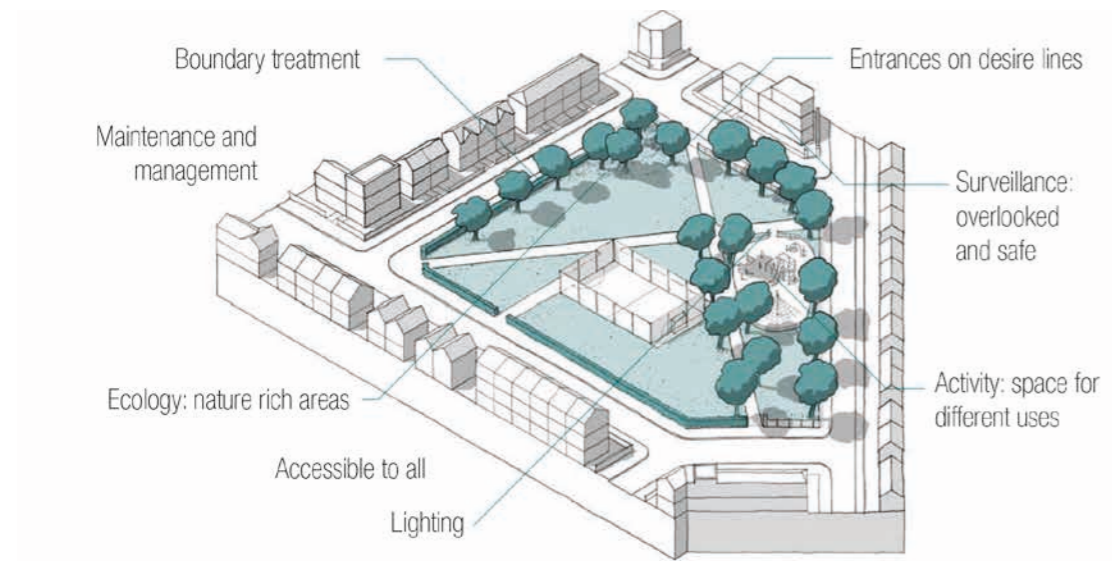


Figure 18. Block Types

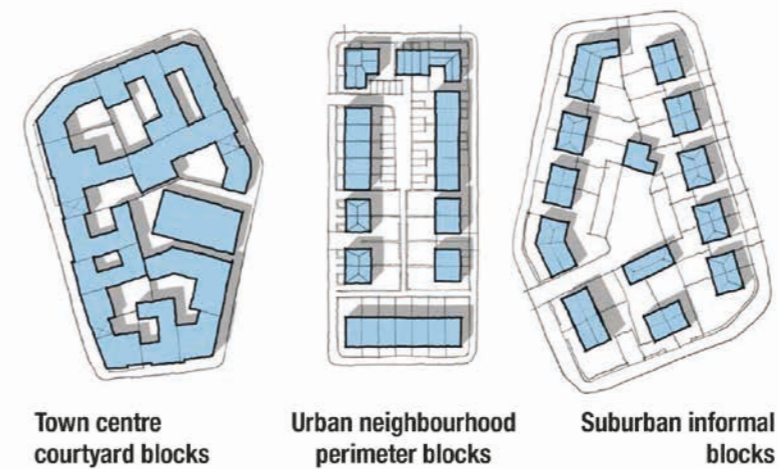
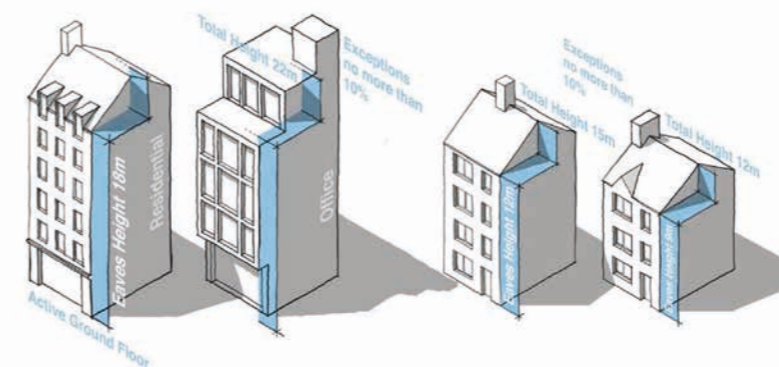


Figure 21. Heights



Town centre heights: An example showing an eaves height of 18m and a maximum height of 23m, allowing 5 storeys of housing or 4 storeys of offices over active ground floor uses.

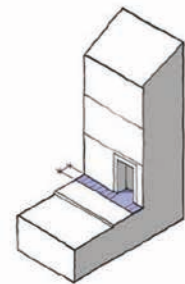
Urban neighbourhood and suburban heights: An example showing an eaves height of 12m and 9m with maximum height of 3m above this, allowing for 4 or 3 storeys of housing.

Possible Code Content

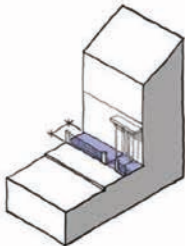
Identity:

- A sense of place.
- The identity of buildings.

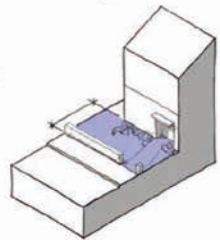
iii Boundaries: The treatment of boundaries has a significant role to play in creating character. Figure 23 shows how guidance on boundaries might change according to area type



Town centre: May have small set-backs that are part of the public realm.



Urban neighbourhood: May have a small front garden with boundary treatment.



Suburb: May have a larger front garden with landscaped boundary treatment.

Figure 23. Boundaries

iv Roofscape: Variation in eaves height and roof forms will vary based on the character of the local area. Historic town centres, villages and suburbs tend to have a variety of roof types whereas a Georgian inner neighbourhood, for example is typically uniform.

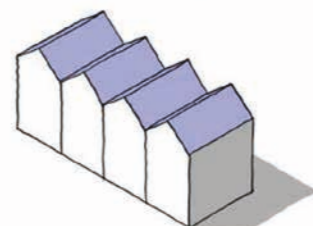
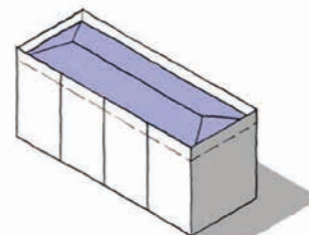
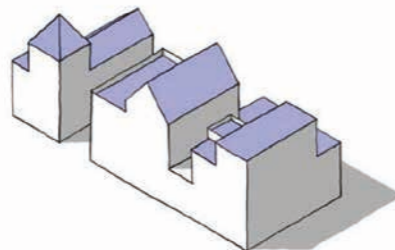


Figure 24. Roofscape

v Windows: Guidance may be provided on the design of windows based on the character of the area. The proportion of glazing may vary with city centres allowing fully glazed façades but elsewhere the glazing ratio might be limited to 35%. Guidance can also direct the orientation of the windows and the depth of reveals.



Figure 25. Windows

Public Space:

- Defining a street hierarchy.
- Fostering social interaction (public spaces and squares).
- Security and public space.

57. Secondary street and local high streets:

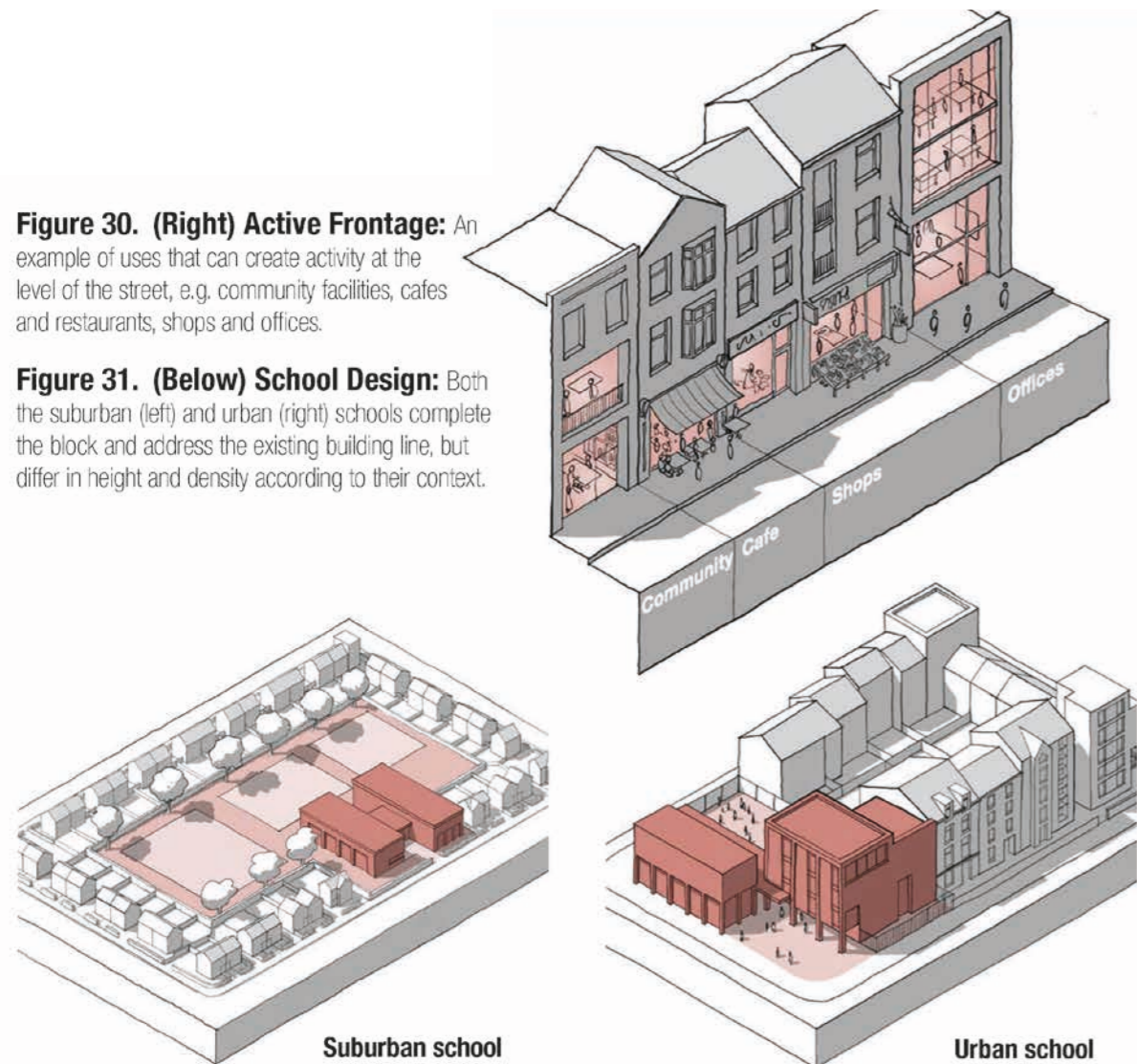
These are important streets that sit between primary streets and local streets. This is an example of a potential layout.



Possible Code Content

Use:

- Promoting variety and activity.
- Housing mix.
- Community facilities and services.

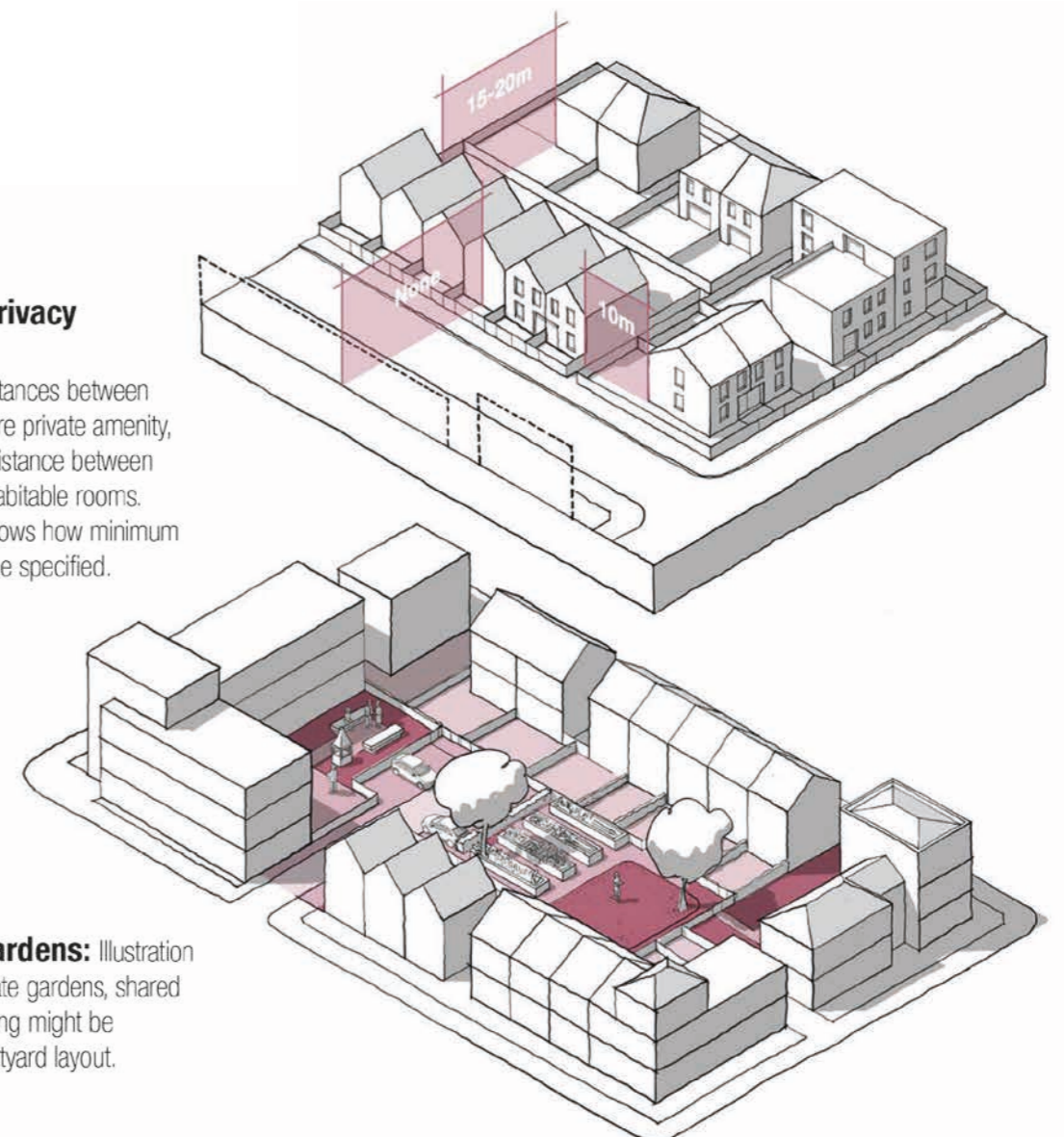


Homes and Buildings:

- Housing quality.
- Health and wellbeing.

Figure 32. Privacy Distances:

These are the distances between dwellings to ensure private amenity, in particular the distance between the windows of habitable rooms. The illustration shows how minimum distances might be specified.



Possible Code Content

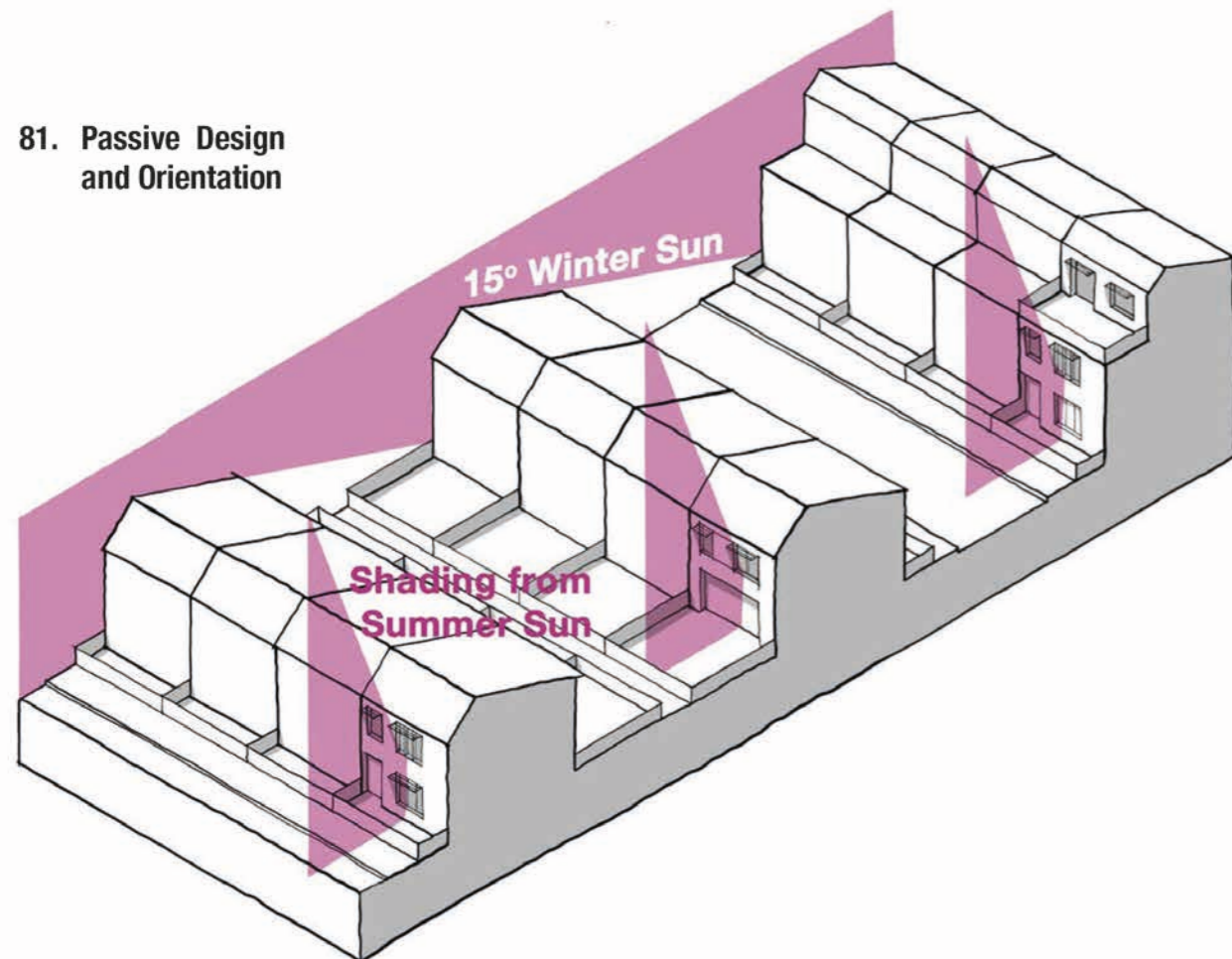
Resources:

- Energy efficiency.
- Sustainable construction.

Lifespan:

- Management plan for public spaces.
- Community participation in design.
- Community management.

81. Passive Design and Orientation



81. Management Plan:

- Land to be adopted by the highway authority.
- Land to be adopted by the council landscape maintenance arm.
- Land managed by a management company.
- Land managed by householders.

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NMDC Community Review Panel

3. Weyside Urban Village Design Code



Illustrative Masterplan



Illustrative Masterplan Showing Phase 1



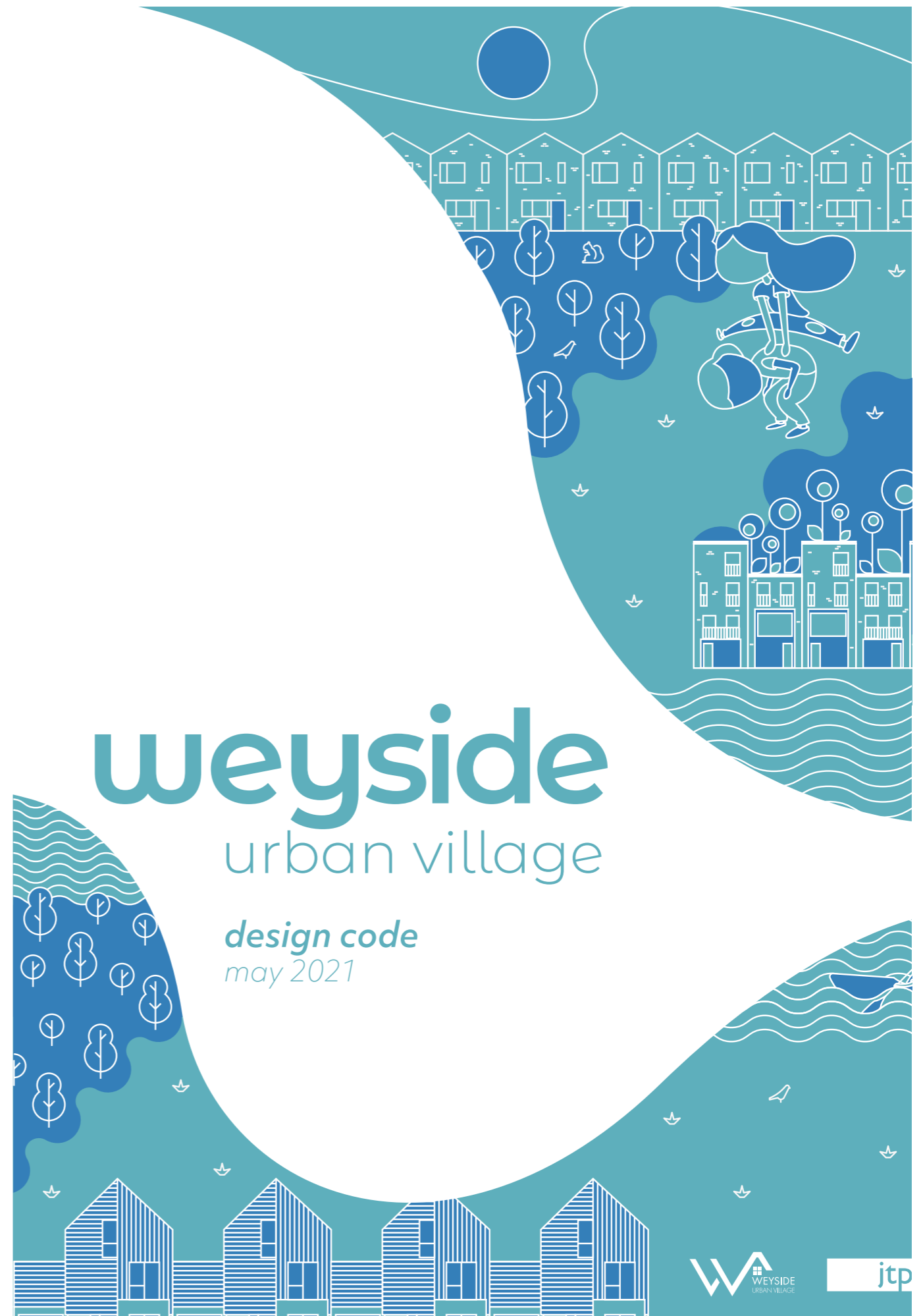
Illustrative 3D Aerial

Showing Phase 1



Design Code Coverage

Weyside Urban Village design code



Context

- character types
- site context + assessment
- historic assessment
- heritage assets

material covered in the design and access statement



example extract of site context

B Groom Walk

- Existing properties side onto the site
- Terraced houses with rear parking
- Large front gardens with a common access
- 2 storey houses

Proposed response to the existing edge condition

- Terraced or wide fronted houses aligned (or parallel) to existing building frontage
- Continue pedestrian / cycle link and the green space
- Avoid parking spaces fronting on to the green link

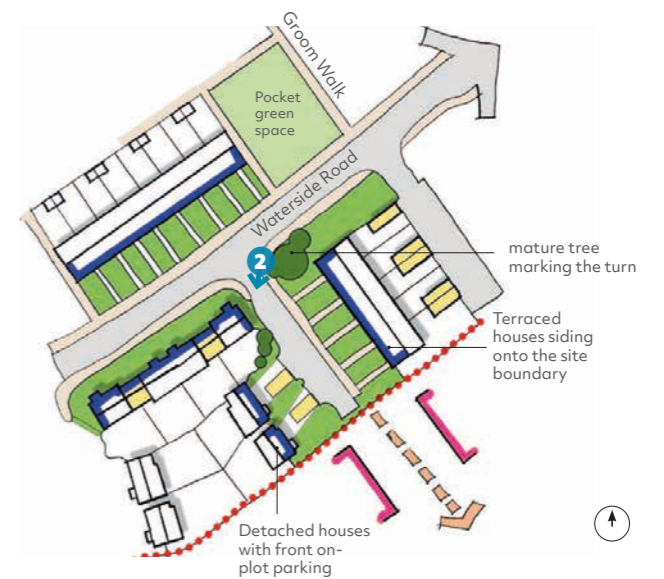


C Shared driveway

- Existing properties side onto the site
- Terraced houses with rear parking and detached houses with on-plot parking
- Shared surface driveway enclosed by mature trees
- 2 storey houses

Proposed response to the existing edge condition

- Continue pedestrian link with units fronting or siding onto the footpath
- Avoid parking spaces next to the proposed footpath



- | | |
|------------------------------|------------------------------|
| ••• Site boundary | ■ Footpath |
| ■ Existing building frontage | ■ Parking space |
| ■ Proposed building frontage | ■ Green space / front garden |
| ■ Carriageway | ● Existing tree |



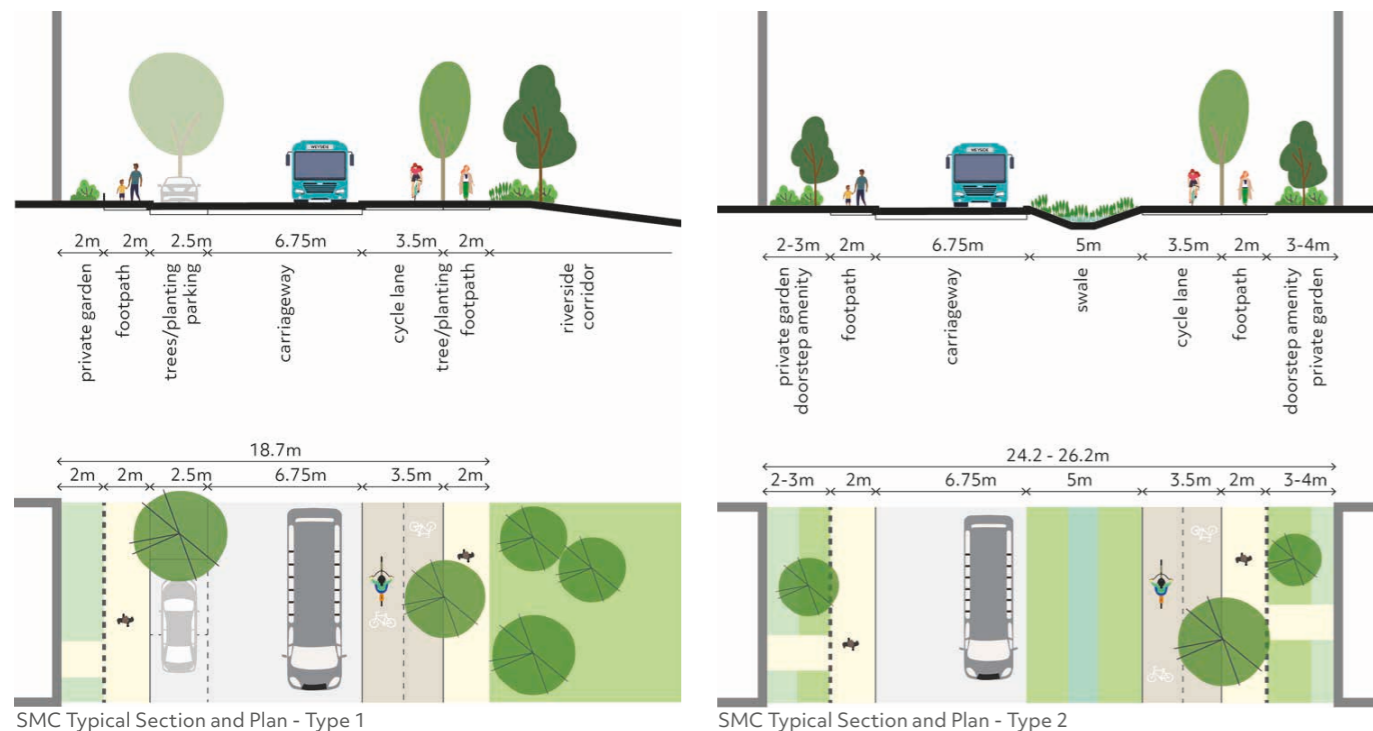
1 View towards potential pedestrian / cycle connection into the site



2 View from the Waterside Road towards shared surface driveway and site boundary

Movement

- street hierarchy
- public transport
- walking + cycling
- junction + crossing
- inclusive streets
- car parking + cycle parking
- services + utilities

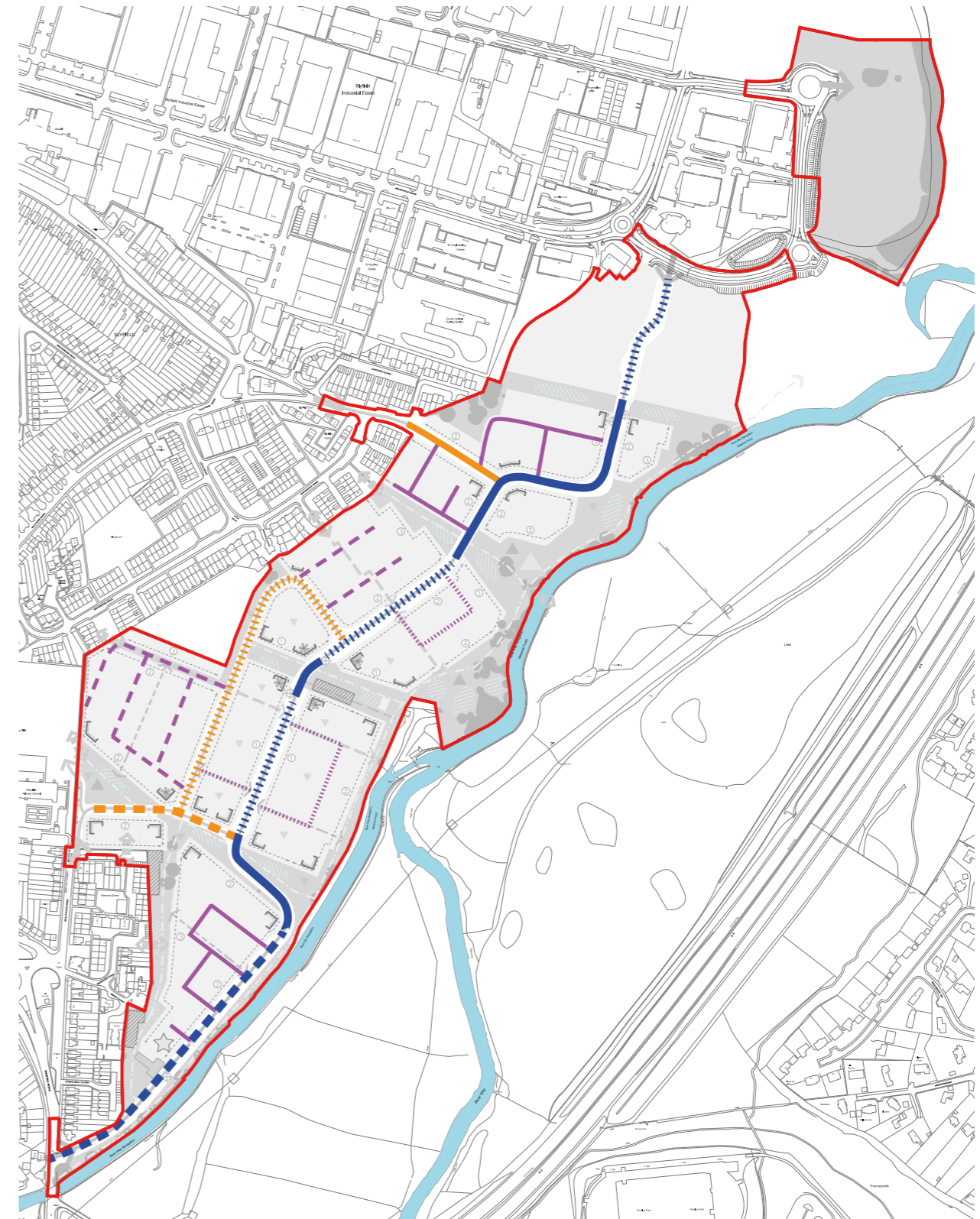


example of street cross-sections from the design code

example extract of biodiversity strategy from the design code:



Street Hierarchy Plan



Nature

- network + design of spaces
- open space provision
- working with water
- suds + flood risk
- biodiversity net gain
- street trees

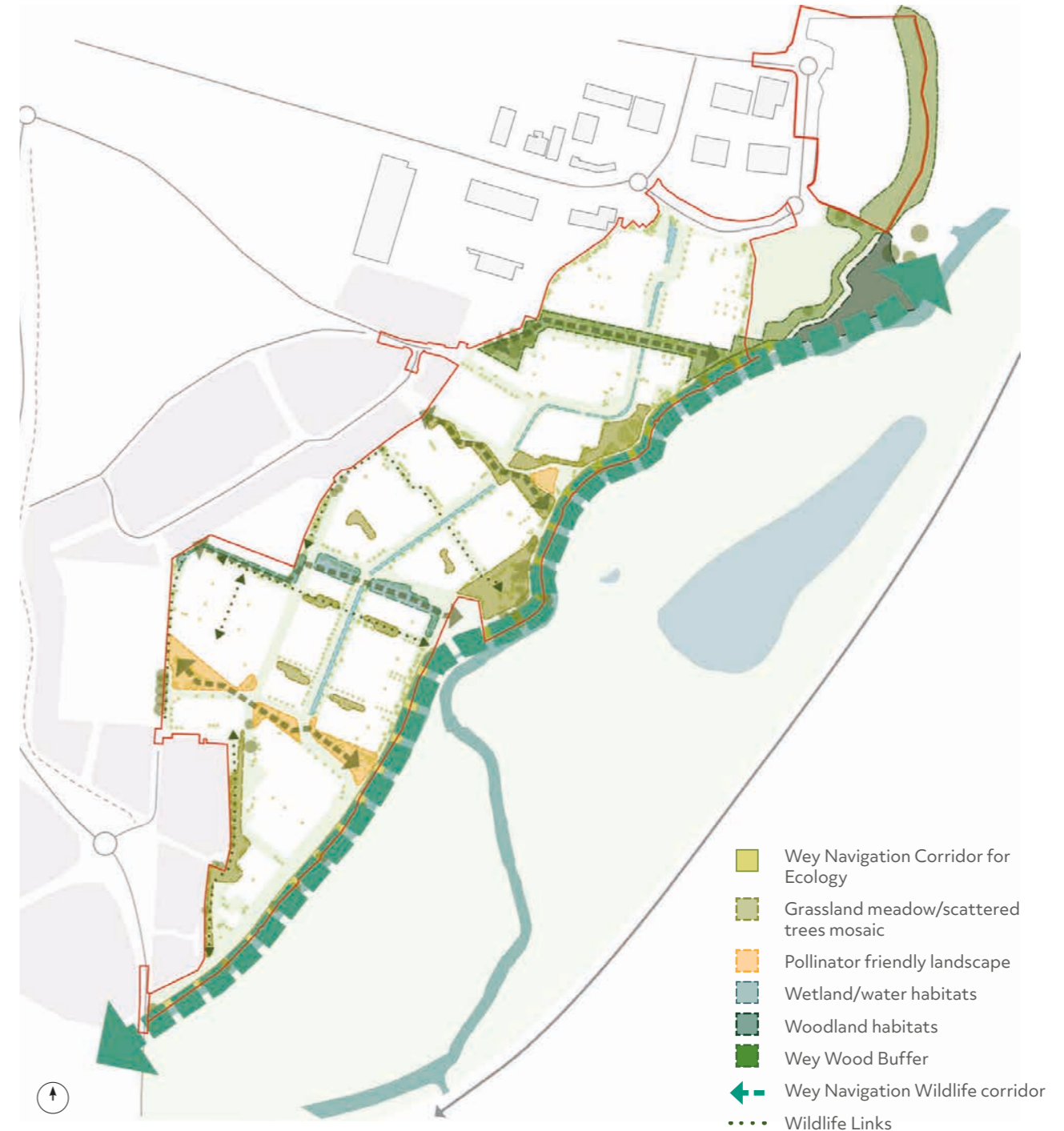


example of the framework design of open space from the design code

example extract of biodiversity strategy from the design code:



Biodiversity Landscape Strategy



Built Form

- density
- party wall
- types and forms
- blocks
- building line
- height

m

Views and Vistas

- Where linear spaces or routes establish a vista, that vista must either end in a defined public open space or be terminated by a 'visual stop.' A 'visual stop' can be formed by a carefully positioned building or a prominent landscape feature.
- Vistas must not terminate in a view of a private driveway, garage door, or the side boundary wall to a plot.

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Identifiable Groupings

- Buildings must be arranged in identifiable groupings within the layout to define spaces and create character.
- Groupings will be discernible either as clusters of buildings around a space or defined frontages to streets and open spaces.

example of block designs from the design code

example extract of character area framework plan from the design code:

Garden Mews Character Area Framework

KEY

<p>Urban Design Principles</p> <ul style="list-style-type: none"> Visual connections (dotted line) Key views (solid line) Landmark building (star symbol) Key corner/frontage (dashed line) Indicative frontage line (solid line) 	<p>Public Open Spaces</p> <ul style="list-style-type: none"> Community Entrance (green square) Wey Water Journey (green line) Community orchard (mandatory facility, indicative location) (dotted green line) Community Link LEAP (green arrow) Community garden/orchard / allotment (orange triangle) 	<p>Street Design</p> <ul style="list-style-type: none"> Secondary street (solid line) Indicative cross-parcel streets (dashed line) Pedestrian/cycle network (yellow arrow) Indicative pedestrian pathway (dotted yellow line) Access to primary school (blue arrow) Public Right of Way (green arrow)
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Identity

- local character
- legibility
- masterplanning
- design of buildings

example extract of a building frontage type characterising the identity of building groups from the design code:

built form

12. character areas

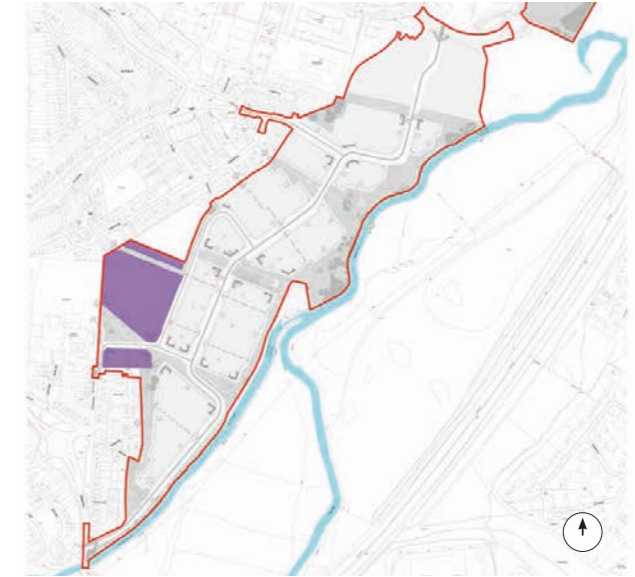
12.3 Garden Mews

Medium density, community living that links the existing and new residents together.

The Garden Mews will connect, physically and socially, the existing community to the Weyside Urban Village. Forming a direct relationship with the existing Weyfield community and Weyfield Primary School, offering green open spaces and play areas which will be accessible to all providing opportunities for the new and existing communities to come together.

The houses within this character area will predominately be 2 to 3 storeys high to respond sensitively to the houses of the Weyfield neighbourhood, with up to 4 storey apartment buildings marking key corners and acting as wayfinders. The internal parcels will be formed by compact urban blocks with minimal back-to-back distances and the use of innovative house types is encouraged.

Location Plan



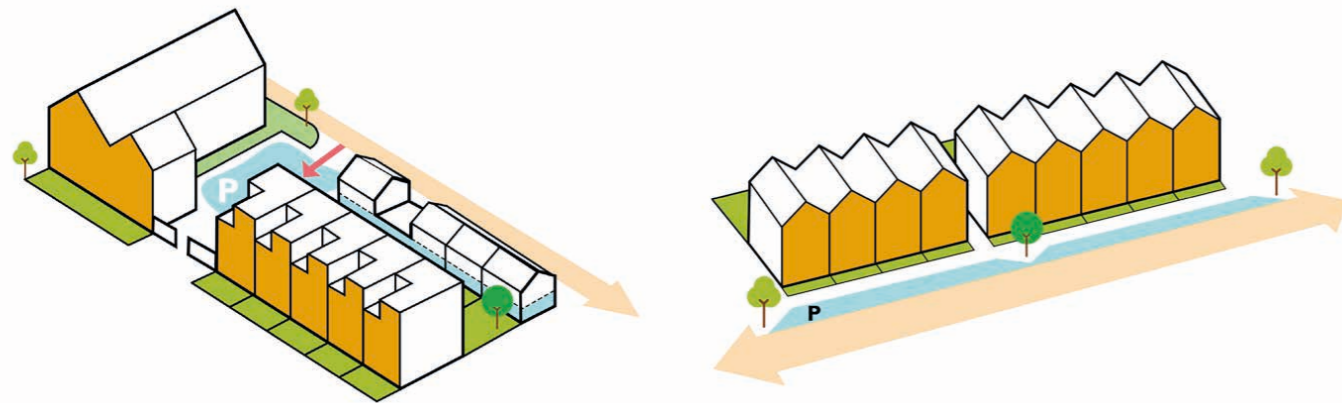
Precedents



Compact, innovative house types



Conventional house types with minimal changes of brick tones but character achieved through brick detailing.







Illustrative Grouping: 2A - Vehicular access and parking from the rear only

Illustrative Grouping: Type 2B - On-street parking

example of frontage design from the design code

m

Density	Medium
Heights	<ul style="list-style-type: none"> • 2-4 storeys • Predominantly 2-3 storeys, with 4 storey marker apartment blocks
Use of Material	<ul style="list-style-type: none"> • Primary material: <ul style="list-style-type: none">  Buff brick • Secondary material: <ul style="list-style-type: none">  Red brick  Grey brick  Metal cladding
Building typologies	<ul style="list-style-type: none"> • Terraces, townhouses, small apartment blocks • Use of compact and innovative housetypes are encouraged (refer section 12.3.1)
Roof form	<ul style="list-style-type: none"> • Flat roofs to buildings facing Community Green link • Predominantly pitched roofs everywhere else • Typically clipped verge/no projecting eaves

Public Space

- streets
- social interaction
- security and public space

Matador Square Framework



Mandatory fixes are defined by coloured boxes in this page.

A pair of gateway buildings to aid wayfinding to the local centre and mark the entrance to the Green Lanes character area. These buildings must have a staggered set of double gables.

Pavilion building terminates view from the west, acting as landmark and wayfinder of the Matador Square. It must take advantage of its unique position and deliver views both onto the river and the square.

The buildings framing Matador Square and Wey Water Journey must be carefully designed to address the changing geometry of roads and spaces. It should deliver a sense of enclosure, with its façades front onto the square.

Sensitive lighting solution



Feature lighting



Low level lighting



Ecologically sensitive lighting

example extract of matador square framework plan from the design code:

Matador Square Framework Plan



Example of water feature as focal point in public square



Example of wateside terrace for viewing



Example of wateside terrace for viewing

Uses

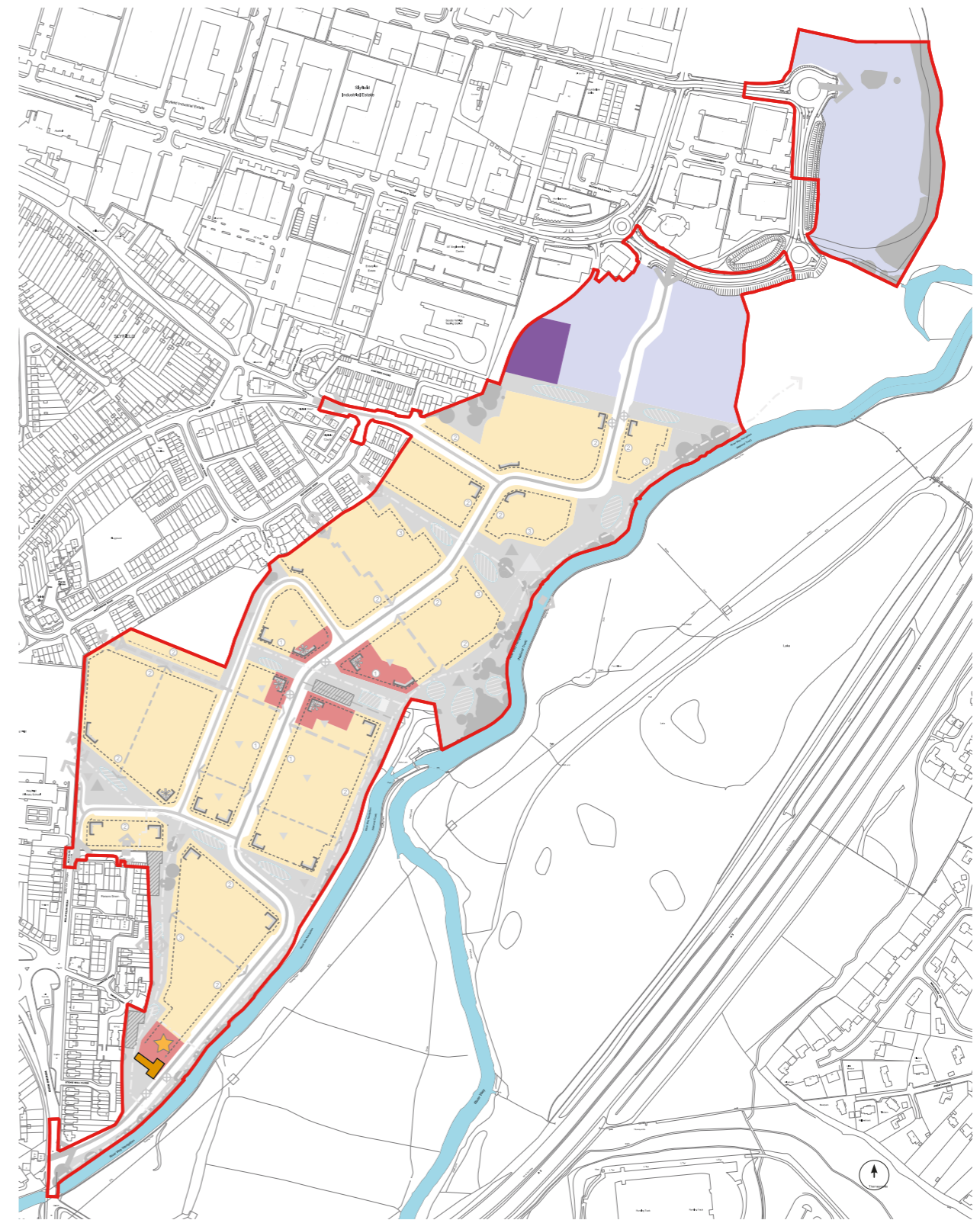
- variety and activity
- housing mix
- community facilities
- local services

artist illustration of the local centre from the design + access statement:



example extract of land use plan from the design code:

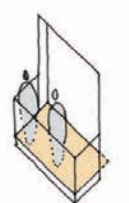
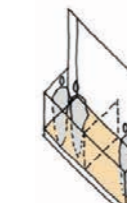


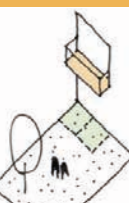



Land Uses Plan



Homes and Buildings

issues that may be covered elsewhere so not included in the code:

- space standards
- accessibility
- light, aspect, privacy
- security
- gardens + balconies

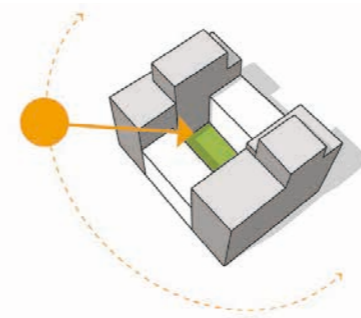
19.2 Apartments		19.3 Houses	
<p>1 BED/ 2 PERSON</p>  <p>5m² Private Balcony</p>	<p>2 BED/ 3 PERSON</p>  <p>6m² Combined total area of Private Balconies serving dwelling</p>	<p>2 BED/ 3/4 PERSON</p>  <p>35m² Front/back/side gardens & terraces</p>	<p>3 BED/ 4/5 PERSON</p>  <p>50m² Front/back/side gardens & terraces</p>
<p>2 BED/ 4 PERSON</p>  <p>8m² 6m² of private balconies & 2m² communal space</p>	<p>3 BED/ 5 PERSON</p>  <p>10m² 6m² of private balconies & 4m² communal space</p>	<p>4 BED/ 6/7 PERSON</p>  <p>60m² Front/back/side gardens & terraces</p>	<p>5 BED/ 7/8 PERSON</p>  <p>80m² Front/back/side gardens & terraces</p>

example extract of healthy building designs (including light, aspect and space standards) from the design code:

m

Building heights and orientation:

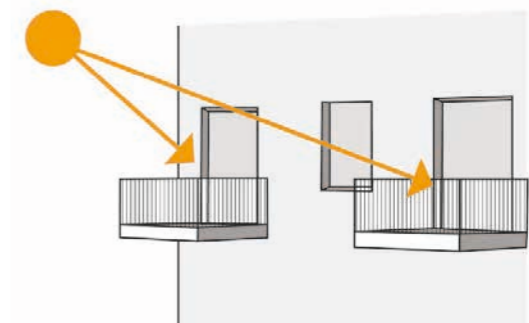
- Building massing must allow acceptable levels of sunlight/daylight onto the podium gardens and each dwelling.
- Particular consideration must be taken on the southern edge of podium block.



m

Balconies:

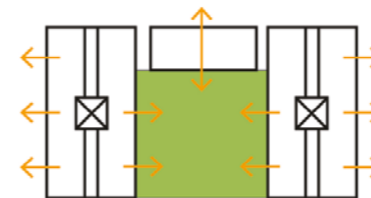
- A combination of projecting and inset balconies should be used.
- Balconies must be carefully designed and located to ensure that they achieve a good balance between access to daylight and sufficient privacy for residents, to make them useable. The design of balcony railings and the inclusion of screens/shutters may usefully contribute to this aim.
- To avoid overlooking issues, balconies should not be positioned directly facing each other where the minimum distance between them would be less than 14m. In this situation, balconies should be offset completely from the balcony opposite.
- Balconies are to be vertically stacked. Staggered arrangements are acceptable in instances to allow to ensure compliant levels of light to private amenity spaces.
- Balconies must be positively drained, using a discreet design solution which avoids swan-necks and multiple, visually dominant downpipes.



m

Internal orientation:

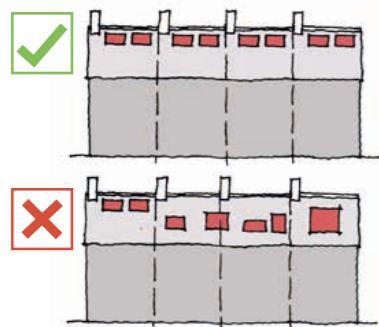
- East-West facing dwellings must be maximised.
- All north-facing dwellings must be dual aspect.
- Corridors must extend to the building façade for natural light and ventilation.
- All larger family homes (3 bedrooms or more) should provide dual aspect.



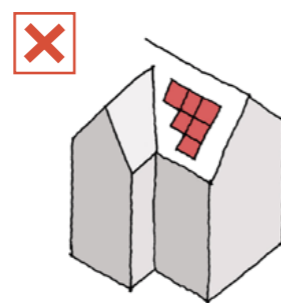
Resources

issues that may be covered elsewhere so not included in the code:

- energy efficiency
- embodied energy + construction
- modern methods of construction
- water



Photovoltaics to be designed into the elevation and consistent along any terrace or group of buildings



Stepped configuration of photovoltaics will not be permitted

example extract of sustainable construction targets from the design code:

m

- Investigate and apply Modern Methods of Construction, pre-assembly and offsite fabrication to minimise waste and increase efficiency.
- Specified materials and products should:
 - Make use of lime mortars and renders to allow for carbon capture and future reuse and recycling of brick and blockwork;
 - Make use of organic and renewable building materials;
 - Make use of sustainable timber from approved FSC (Forest Stewardship Council) sources;
 - Make use of solvent free paints, internally and externally.

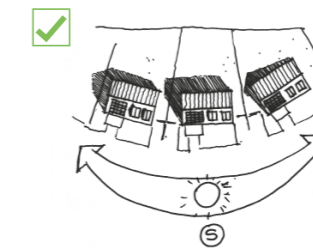
Building Layout and Adaptability

- Houses must be designed with appropriate space to allow home working and flexibility to adjust to other social changes in the future.
 - Design to allow for expansion into roof spaces and extensions to the side and rear of homes, reducing the need to move home as the family grows and changes.
- Mixed-use buildings must be designed to allow easy subdivision or combination of adjacent units to suit changing needs.
- Use compact building forms to maximise the ratio of floor area to perimeter wall and thereby minimise unwanted heat losses.
- Ensure that sufficient space is given to internal storage and recycling facilities.
- Provide convenient, secure cycle storage for residents and visitors.

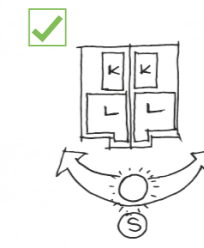
Building Orientation

- Wherever possible, maximise the potential for passive energy gains in the home by optimising the orientation of buildings so that their principal elevations are aligned either on a NE-SW or NW-SE axis.
- Optimise the area of glazing on elevations facing S, SE and SW (up to 60% glazing with appropriate shading) and minimise the glazed area on other elevations.*
- Design floorplans so that principal living spaces benefit from access to the sun (e.g. south, south-west or west facing), and locate secondary spaces on the less sunny side(s) of the building.*

* Note: this needs to be balanced against the need to ensure appropriate levels of glazing to street-facing/public-realm fronting elevations, and/or maintaining a desirable relationship with the garden (for specific locations, refer to section 12. Character Areas).



Optimising building orientation for passive energy gains.



Ideally, reception/living room will face south, and kitchen/bathrooms will face north.

Daylight and Sunlight

- Use winter sun to heat homes, but include suitable design measures to limit overheating from afternoon summer sun. These may include:
 - Detailed consideration of glazing specification;
 - The use of adjustable shading or specification of planted features which can allow low level sun to penetrate in winter but block high-level summer sun (e.g. deciduous trees);
 - Incorporation of natural ventilation to help dwellings stay cool in the summer and enhance the internal environment (e.g. by facilitating cross ventilation of habitable rooms, or using stack effect of staircases through provision of openable vents or rooflights).
- Ratio of window to total wall area must be a maximum of 35%.
- A minimum 40% of the area of all podium gardens and key public and shared spaces must meet BRE guidelines on daylight and sunlight.

Lifespan

issues that may be covered elsewhere so not included in the code:

- management plan
- participation
- community

material covered in the design and access statement



example extract of management plan from the design + access statement:

delivery landscape management & maintenance

Land Maintenance / Stewardship

The following outline strategy is proposed, and aims for a coordinated approach to managing the elements of the Green Infrastructure Framework by drawing together the management and maintenance of the external environment. It aims to safeguard, sustain and enhance the landscape structure and enrich biodiversity whilst offering the new community an opportunity to have a stake in ownership and management of their new outdoor environment.

The strategy includes the following:

- Retained Features: Woodland, individual trees, hedgerows, grassland, the river edge.
- Proposed Features: Biodiverse streets, green fingers with formal and informal open spaces, woodland, hedgerows, grassland, water features, civic squares, community gardens/orchards, play areas, allotments and green corridors

Overall, the outline strategy seeks to retain, enhance and promote high quality and sustainable management of the existing and proposed new landscape features of the Green Infrastructure Framework Plan.

Retained Features

a. Woodlands and Trees

These are important Green Infrastructure assets which frame and define the landscape structure and provide a sense of place. These features are generally located along the river edge and to the north of the existing sewer works. There are also some smaller woodland clusters along the site boundary and at interfaces with existing residences. Future management should be determined by role and location in relation to the Development Proposals, helping to create safe and inviting open spaces that will positively contribute towards the public realm.

Management of the existing woodland blocks on site will be aimed at bringing residents into the woodlands, using

them as part of the public open space provision, particularly within the Riverside Park and along the green fingers. An initial thinning of some of the woodland areas may be required following detailed surveys, to provide safe access and allow for play, SuDS and recreation space. This will increase the light levels within them, but still allow for a sense of enclosure from the peripheral trees that would remain. The plantation woodland should be managed in order to allow for its optimal development. Single standing or groups of trees should be managed primarily for their habitat and amenity value. Many existing mature trees on site will benefit from an improvement in soil structure, through use of an air spade to relieve soil compaction or applying bark mulch around them. Routine maintenance should include pruning of trees to remove dead wood when required and regular selective hedge trimming. Any reinforcement planting should be of native species and opportunities to source these locally should be pursued where possible.

b. Grassland

Areas of grassland to be retained should be managed using a targeted mowing regime which will eventually increase biodiversity even further as dormant wildflower species are encouraged. Other options are 'over-seeding' or 'enrichment-seeding' with wildflower grasses by spreading hay from nearby meadows. Wildflowers can also be planted amongst either existing or sown grass for an immediate impact. Establishment of grassland habitats should be steered by relevant Guildford Borough Council or Surrey County Council Biodiversity Action Plans or similar. Careful consideration will be required at later detailed design stages for balancing increased public access and protection of grassland habitats for ground nesting bird species.

c. River Edge

The central natural component of the site is the river, which will play a key role in the future of the Proposed Development. The river corridor is host to a number of valuable habitats, and will assist with future drainage and rainwater runoff. Any planting that is carried out within or



