



weyside

urban village

community design code

*November 2021
(Rev A)*

introduction

What is it?

This Community Design Code has been produced as part of the National Model Design Code (NMDC) Testing Programme. Developed through community engagement and using the NMDC process, the document provides design guidance on community priorities for the future development of Weyside Urban Village.

The structure of the code follows the recommended chapters set out in the NMDC guidance and also uses the same colour coding. Minor changes have been made to the order to better reflect community discussions.

What is the status of the document?

This Community Design Code has no formal status as part of the planning process but it is anticipated that it will help to influence subsequent Reserved Matters applications for Weyside Urban Village and also future reviews of the site-wide Design Code which forms part of the outline planning application.

Despite this, the code which follows this introduction has been written as if the guidance it contains is mandatory, rather than advisory, to demonstrate how this information would be set out in a clear and unambiguous way.

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How was the document developed?

The Community Design Code was developed with an invited Community Review Panel including representatives from a range of local organisations.

JTP organised a series of events in July and September 2021, beginning with a site walkabout and workshop sessions which identified the Review Panel's aspirations and priorities for development of the site. These were developed into a series of design principles and a draft Design Code which was tested by JTP at a further event before being finalised.

What does it include?

Due to the relatively short time frame, the panel was asked to focus in particular on the first phase of development, although broader issues were also discussed.

The design principles in the code were developed as a direct response to the issues raised at the engagement events and reflect priorities at that time.



how to use the code

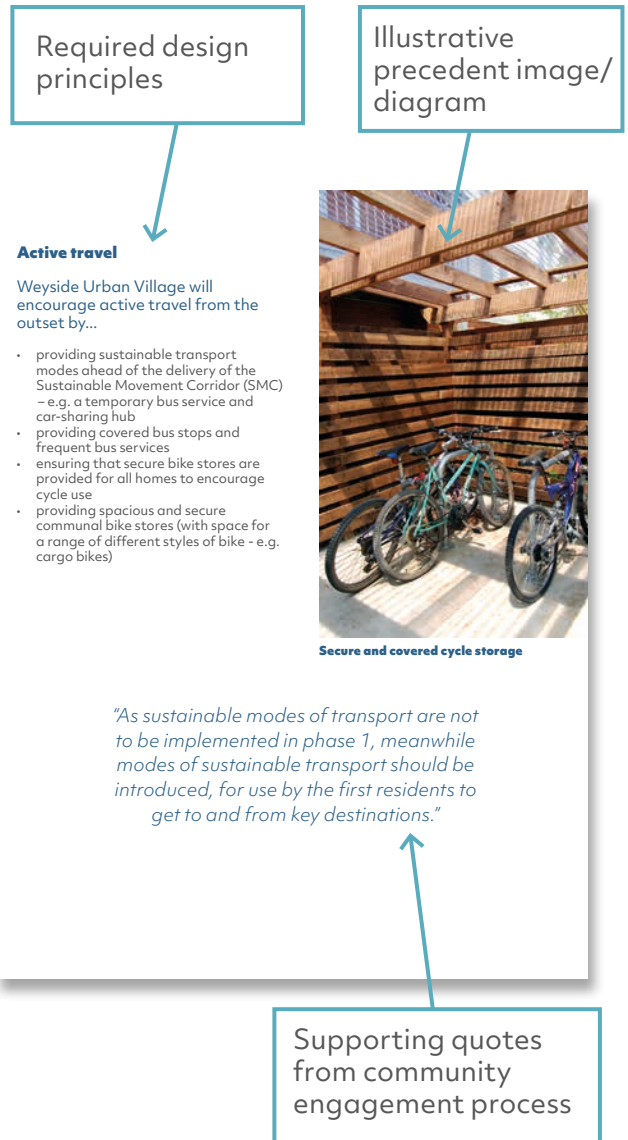
How to read the code

The guidance is set out as a series of clear principles supported by diagrams and precedent images. This information is supported by relevant quotes taken from the community engagement process.

Document structure

The document includes the following chapters:

- The Vision
- Masterplan Framework
- Context
- Movement
- Nature
- Public Space
- Built Form
- Identity
- Use
- Homes and Buildings
- Resources
- Lifespan



Compliance with the code

Everything contained within the Community Design Code is deemed to be essential and must be complied with. Departures from the code will be reviewed and evaluated by the Local Planning Authority. Detailed justification will need to be provided for any aspects of non-compliance.

Prior to making any Reserved Matters application for any part of the site, the applicant shall present the design to the Guildford Design Code Review Board who shall review the proposals against the Community Design Code.

The specifically appointed Design Champion at the Local Planning Authority will be the guardian of the Design Code for the duration of the project. The Design Champion will be responsible for ensuring what is delivered matches the aspirations set out in the Design Code.

Review of the code

Periodic review of the Design Code will be agreed by the Council. This may be related to quality of delivery against the original version, changes in legislation or technical advancements. If necessary, the document will be updated to ensure quality is maintained.



wey navigation

the lock keeper's cottage

the vision



close to nature

Less formal, more naturalistic/rustic planting (orchards and wildflowers) – encouraging wildlife to flourish

Views to green space from homes and within streets – reinforcing more rural character

Soft edges and buffers with SuDS features that allow people to access the water

Smaller green spaces near homes and street trees to soften the masterplan

Private external amenity space for all

distinct local identity

Draw on the character of the wider Guildford area

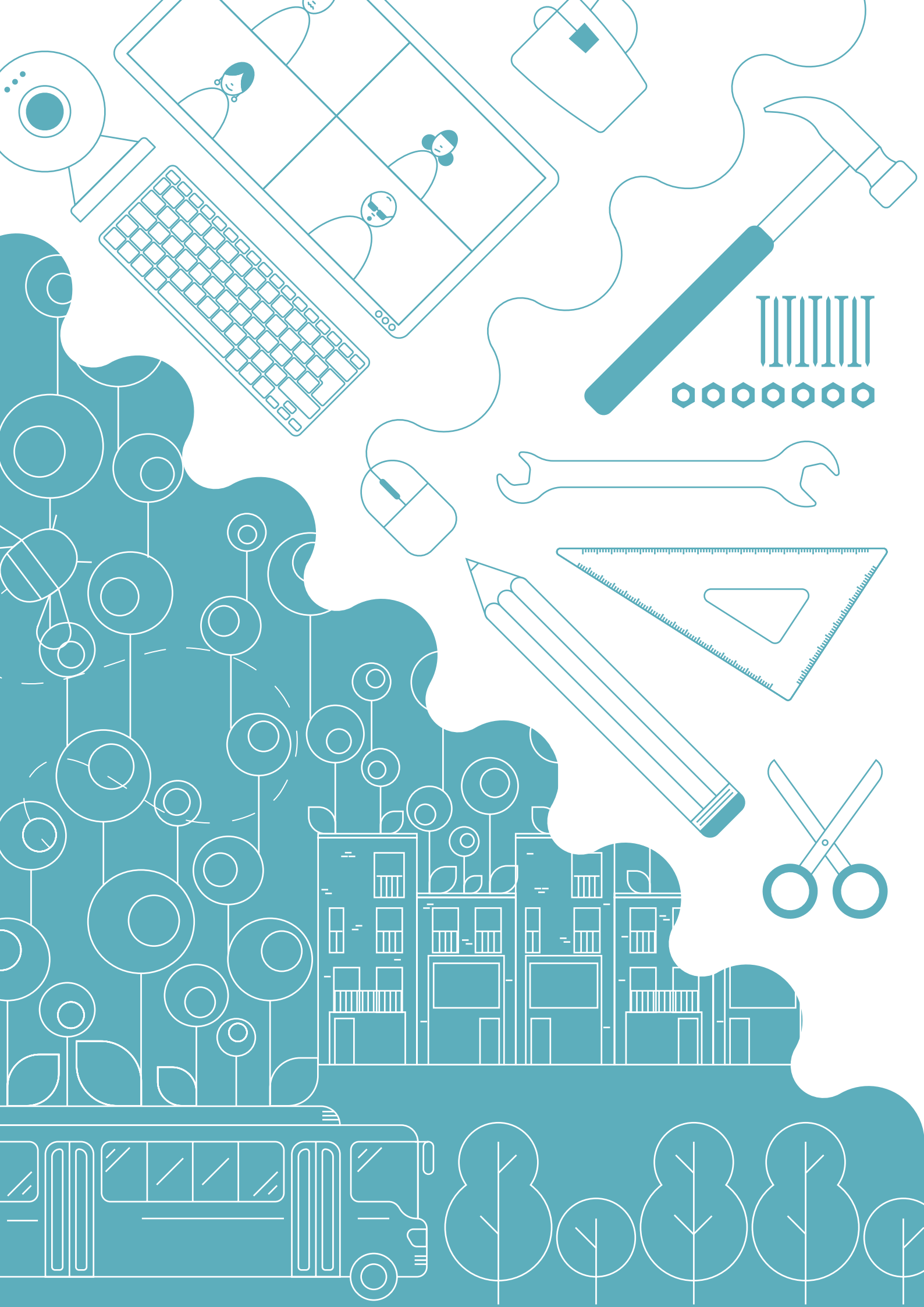
Respond to the character of the river and riverside buildings

Incorporate water into the landscape design

Limited palette of good quality materials based on local precedents

Timeless design principles to ensure longevity

Finer grained distinctiveness within character areas, but the whole must be cohesive



the vision



landmark spaces not buildings

Avoid taller buildings that are 'inappropriate and out of keeping' with the local area

Focus height away from the 'edges'

Green features and community art/ sculptures to create meeting places and act as navigation points

'Special' buildings working in harmony with landmark spaces

String of pearls along the river (buildings and spaces)

Clear wayfinding strategy in place from the beginning, with easy-to-read maps and clear and relevant naming of streets and spaces

built to last

(flexible and adaptable to change)

Housing for all with a good mix of tenures and sizes

Zero Carbon Ready - homes that enable net zero impact across their lifetime. This includes energy, materials and waste from construction to end-of-life

Implement passive design principles and design for the integration of renewables

Design-in space for batteries within homes

Buildings and parking spaces adaptable to other uses in the future

Room for workshop spaces, working locally and working from home

Secure cycle stores for all homes to encourage transition away from the car

Deliver meanwhile sustainable transport services ahead of delivery of the Sustainable Movement Corridor (SMC), to include bus service and car-sharing hub



the vision



ageing gracefully (long term management & maintenance)

Buildings, landscape, roads and the public realm should be specified to age well and be easy to maintain

Deliver the aspirations of the architect's drawings

Ensure the whole neighbourhood is well maintained in perpetuity and provide clarity on who is responsible for maintenance

Deliver adequate parking and a managed parking strategy – including consideration of larger spaces for bigger vehicles – and manage it well to avoid damage from inappropriate parking in other areas

clear governance (of the design code)

The status of the Design Code and the guidance it contains should be crystal clear

Be clear about how it relates to other documents such as the Neighbourhood Plan and local planning documents

Be clear about how much flexibility there is and who gets to decide what level of departure is acceptable

Set out how and when future revisions will be made and how the community will be kept informed and involved in the process

Who 'owns' the code? Need someone to champion it in the local authority and make sure it is implemented



community design code








masterplan framework

The Masterplan Framework plan shows key design requirements for the physical layout of the site and its relationship with the surrounding area.




The plan reflects the aspirations of the community and supports the aims of the wider Vision for the site. Future development will be expected to comply with the Masterplan Framework to ensure that these are delivered.

More detailed requirements for the elements identified on the plan can be found in the following chapters of this document. The key to the right identifies in which chapters these elements are included.




movement

-  Vehicular movement
-  Pedestrian movement
-  Indicative location of break in urban block to provide permeability and views
-  Access to primary school
-  Safeguarded area for parking

nature

-  Retained trees
-  Green open space
-  SuDS feature

built form

-  Key frontages to green space
-  Up to 2.5 storeys
-  Up to 4 storeys

public space

-  Play area (LEAP)
-  Community focal feature
-  Landmark space
-  Green streets
-  Indicative neighbourhood green space

Masterplan framework plan



context

Introduction

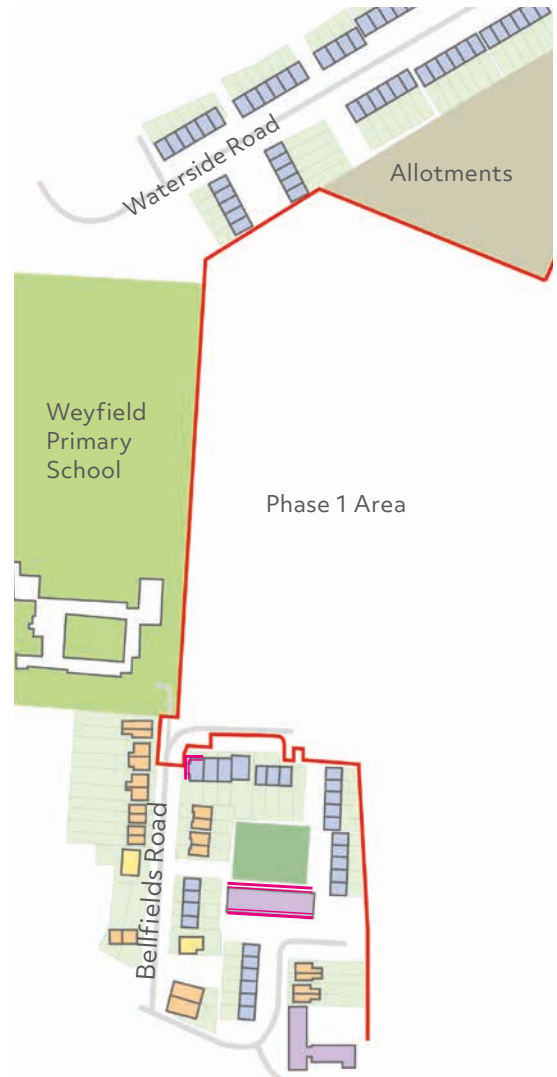
Understanding the historical, landscape and architectural context of a site is key to designing a scheme which responds appropriately to local character. Local character shouldn't just mean what is immediately next to the site, but also take in the wider area.

Design proposals for Weyside should demonstrate an understanding of this local character and respond positively to it.

Immediate site context

Waterside Road to the north of Phase 1 is characterised by rows of 2 storey terraces with large gardens and on street parking. The primary materials are buff and red-multi brick, with brown tile hanging to upper floors. An area of allotments immediately abuts the northern edge of the site.

To the south, around Bellfields Road there is a greater variety in house types, styles, building layout and heights. To the west lies Weyfield Primary School and its extensive playing fields. The eastern boundary of the site will be created by later development phases including the local centre.



key

- terraced house typology
- semi-detached typology
- detached typology
- flat typology
- dual frontage typology



Waterside Road



Bellfields Road

“With no disrespect to the existing area, but it’s non-descript.”

“It should take its clues from Guildford.”

Wider Guildford context

Industrial heritage



Guildford and the River Wey have a rich industrial heritage dating back to the 17th century, influencing the architectural character of the town. Gable roofs, big punched openings and arched detailing are prominent features of the riverside character.

Views out to green space



Architectural character



Buildings in Guildford display a variety of architectural styles and materials, reflecting changes in need, use and taste over time. However the following features and materials are particularly characteristic:

- Red/orange brickwork
- London stock brickwork
- Red tile and slate roofs
- Red tile hanging (not brown)
- Gable and double gable roofs
- Parapet walls to roofs (particularly around the town centre)
- Rich detailing and signage that celebrates entrances and openings
- Exposed and finely detailed chimneys

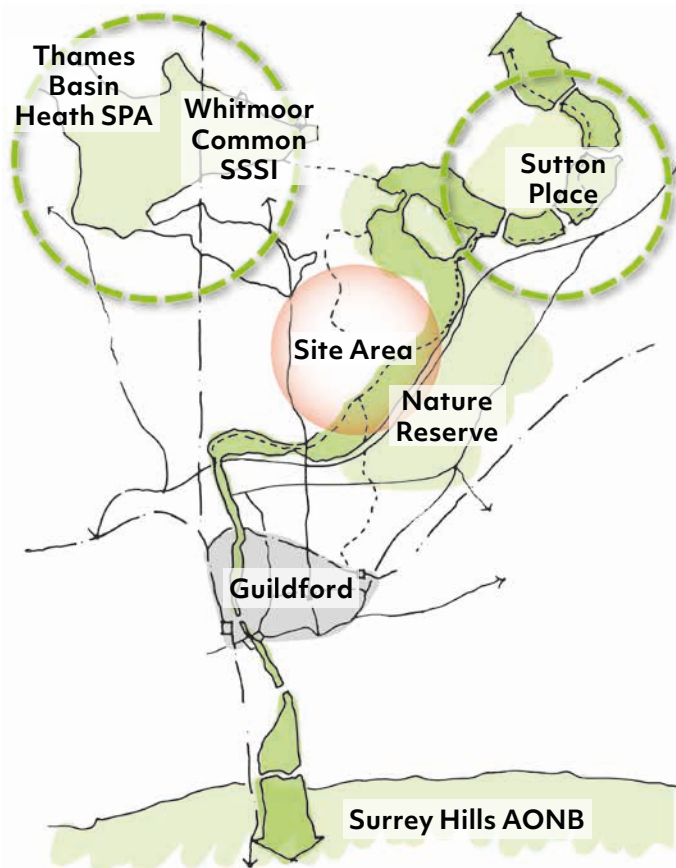
“When you’re in the middle of the town you can still see the hills.”

context

Landscape assets

The site is located in close proximity to a range of green and blue infrastructure assets, most notably the River Wey and the Nature Reserve.

More broadly, but importantly, the site sits within the zone of influence of the Thames Basin Heath Special Protection Area (SPA). The landscape character of Guildford is heavily influenced by the Surrey Hills Area of Outstanding Natural Beauty (AONB) to the south.



Whitmoor Common SSSI



Thames Basin Heath SPA



Nature Reserve



Surrey Hills AONB



Cultural heritage

Guildford has a long history and connection to the river, with its name speculated to have been derived from either the golden flowers that grew at the riverside or the golden sands on the river banks.

The site and surrounding area features rich natural assets of woodland and water bodies, and is also influenced by the industrial character of Stoke Lock, the Pump House and Stoke Mill.

Wey & Godalming Navigation Conservation Area

The Wey Navigation that runs along the eastern boundary of the site forms a part of the Wey and Godalming Navigation Conservation Area. There are important designated and non-designated heritage assets within this conservation area, including Stoke Lock, the Wey Navigation itself and the Lock Keeper's Cottage that are all under the stewardship of the National Trust.

Lock Keeper's Cottage and Stoke Lock



Pump House



Stoke Mill



"There's the lock side building and the mill, we need to spread the amenity of the river to create something special."

"Guildford is a gap town that is characterised by lots of hills."

movement



Movement

The design of streets and paths will consider the needs of all users of the space and create an inclusive environment by...

- considering accessibility requirements in all aspects of design, including the choice and quality of materials
- responding to anticipated pedestrian desire lines and delivering the shortest/most efficient routes to key facilities
- avoiding the creation of car-dominated streets but ensuring that enough space is allowed for larger service/emergency vehicles when required

Robust road surfaces will be provided to avoid damage from large vehicles.

“Pedestrian routes need to go along desire lines – where people want to go. They should be flexible and adaptable.”

“Don’t design for HGVs – roads are not just for the car.”

Active travel

Weyside Urban Village will encourage active travel from the outset by...

- providing sustainable transport modes ahead of the delivery of the Sustainable Movement Corridor (SMC) – e.g. a temporary bus service and car-sharing hub
- providing covered bus stops and frequent bus services
- ensuring that secure bike stores are provided for all homes to encourage cycle use
- providing spacious and secure communal bike stores (with space for a range of different styles of bike - e.g. cargo bikes)



Secure and covered cycle storage

“As sustainable modes of transport are not to be implemented in phase 1, meanwhile modes of sustainable transport should be introduced, for use by the first residents to get to and from key destinations.”

movement



Parking

The visual impact of parked cars on streets and open spaces will be minimised by...

- screening parking spaces with buildings or street trees and landscaping
- providing no more than four parking spaces in a row without a street tree or landscape break (unless landscape screening is provided in an alternative way)

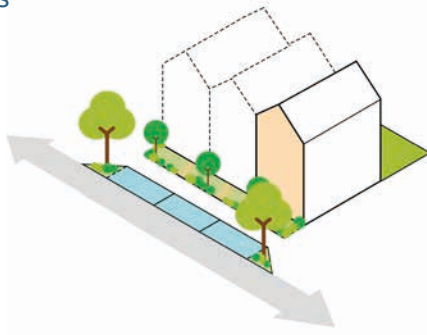
The layout will ensure that people do not park on green spaces or block the street by...

- providing adequate designated visitor and residential parking spaces
- making appropriate allowance for varying sizes of vehicles - particularly larger ones such as SUVs and vans
- preventing people from parking too close to junctions

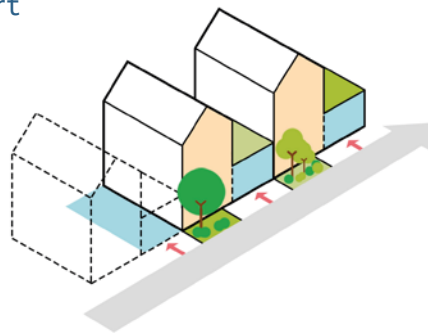
“You need somewhere where we can see our vans - lots of delivery drivers are self-employed.”

Permitted parking typologies for phase 1

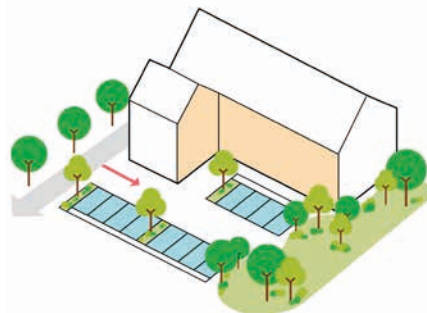
On-street parallel parking spaces



On-plot or integral garage/carport



Shared parking court



Landscape design and character

Weyside Urban Village will have a diverse landscape character with a range of interesting features.

The design of open spaces will reflect the landscape character of the wider Guildford area by...

- creating soft edges to the development and enhancing existing treelines
- including small mounds and other features that respond to the undulating nature of the Surrey Hills
- adopting a less formal, more naturalistic approach to design

** see public space section for details of landscape design in phase 1 (p. 31)*

“Green space must be natural, not manicured! We don’t want stakes in rows.”

“It must be much less grid-like and have a hillbilly and rustic feel - with orchards and wildflowers, no regimented lines of planting.”

An example of an undulating landscape, with wildflower planting and natural ‘play on the way’ features



Biodiversity

The design of open spaces will encourage wildlife to prosper by...

- establishing green links that connect various habitats through Weyside Urban Village
- ensuring that there is space provided for ecologically sensitive uses alongside more accessible areas
- installing ecologically sensitive and low-level lighting

Buildings will house both people and wildlife by...

- designing-in bird and bat boxes/bricks to appropriate building facades
- including green and brown roofs where suitable



Low level lighting through green space

Bird boxes on building facade



“You need low level lighting on paths, with dark spots for biodiversity.”

“How do you achieve an appropriate balance between natural and public access green space?”

Views of green space

People will be connected with nature, both physically and visually, by...

- ensuring that every home has a view to at least one tree
- providing gaps between buildings and along streets to create views into existing and new green spaces

The street layout will provide stepping-stones for nature by...

- providing frequent pockets of green space within an informal street scene
- reinforcing views and movement towards the Wey Navigation from the Bellfields neighbourhood

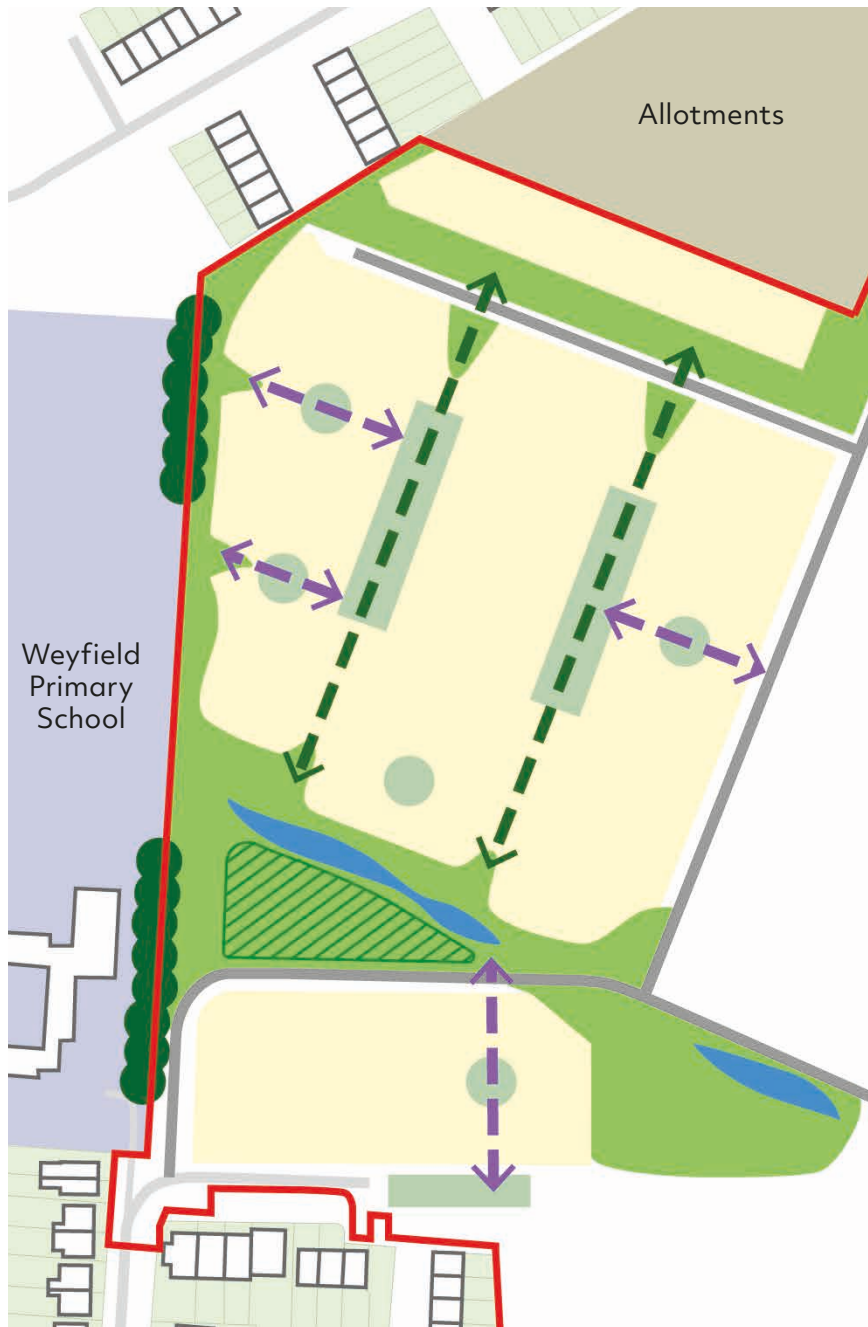
** see public space section for guidance on pocket open spaces and green streets (p. 29)*











Wildflower and tree planting - a 'pocket of green space'

"We were concerned about how a lot of green space will be hidden from view within the street scene."

"Create an informal street scene with little pockets of green space."



-  Retained trees
-  Green open space
-  Area of orchard/wildflower planting
-  SuDS feature
-  Green streets (refer to 'public space' p.29)
-  Indicative pocket of green space (refer to 'public space' p.29)
-  Vehicular movement
-  Indicative location of break in urban block to provide permeability and views

nature

Interacting with water

Open spaces will offer the chance for people to interact with water through the design of water features and Sustainable Drainage Systems (SuDS) that...

- are safe and accessible
- accommodate play features
- have gradients that are no steeper than 1:4
- are well-planted to support biodiversity
- are naturalistic in design, avoiding over-engineered solutions

“We need water for people to interact with, open water for dipping and netting.”

Natural, de-engineered SuDS design



Accessible SuDS with play areas



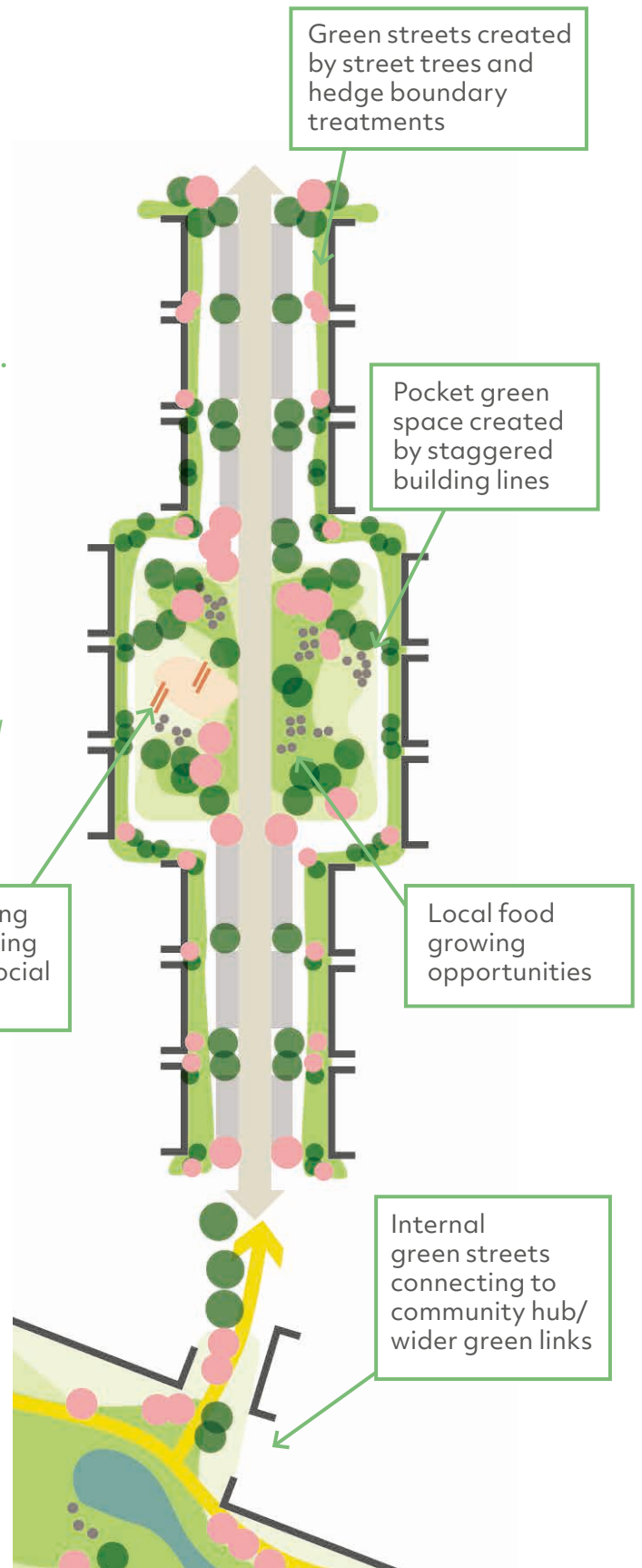
public space

Pocket green spaces and green streets

Homes within the middle of the development will still have views onto green space through the provision of...

- a network of green streets connecting into the wider open space network
- small pocket green spaces along streets, offering opportunities for informal play and meeting neighbours
- trees and hedges along streets or in private gardens

** see built form section for more details on staggered building lines (p. 34)*



"You need larger and smaller green spaces built into the Design Code."

public space

Community Hub

The design of the central green space will form a 'community hub', bringing together new and existing residents by...

- creating flexible spaces that encourage gathering and opportunities for community events
- providing a range of facilities and activities (e.g. coffee shop, benches, book exchange)
- including play spaces for all ages (adults as well as children)

"There's a need for a focal place to socialise, which is not too sanitised, where children might have to deal with thistles and conkers."

Natural play features

















Communal growing area integrated with play features



Illustrative plan of community hub



- | | | | |
|---|------------------------------|--|--------------------------|
|  | Retained trees |  | Landmark Space |
|  | New trees |  | Playable mound |
|  | Orchard planting |  | Focal tree |
|  | Wildflower planting |  | Play area (LEAP) |
|  | SuDS feature |  | Community focal feature |
|  | Key views out to green space |  | Vehicular movement |
| | |  | Pedestrian movement |
| | |  | Access to primary school |

public space

Landscape landmarks

Wayfinding around Weyside Urban Village will be landscape-led, with local landmarks mainly created by large trees, mounds and other landscape features.

Landmark spaces will include seating and other useful street furniture to encourage their use as informal meeting places.



Focal tree with seating as landmark

Signage and wayfinding

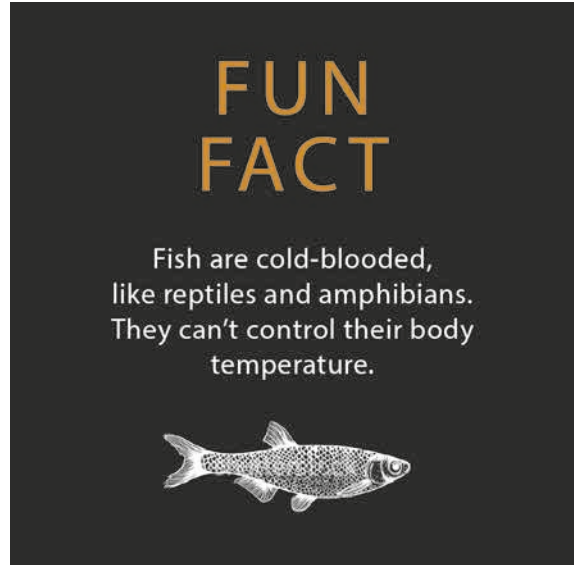
The clear wayfinding strategy will be supported by a strong and consistent signage strategy which...

- sets out appropriate locations for signage and begins to deliver it from day 1, not just at the end of the development
- considers the potential to include public art
- sensitively integrates signage within its landscape setting
- considers the potential to include digital mapping solutions

“Use sculptures and green landmark features.”



An example of bollards used along greenways and green fingers to aid navigation



An example of bespoke, specific signage relevant to site ecology



Totem sign integrating historical narrative of a site



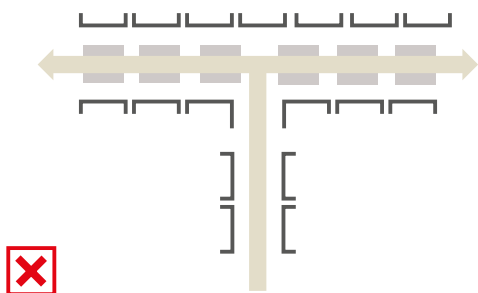
Feature signage; bold but sympathetic to surroundings and context

built form

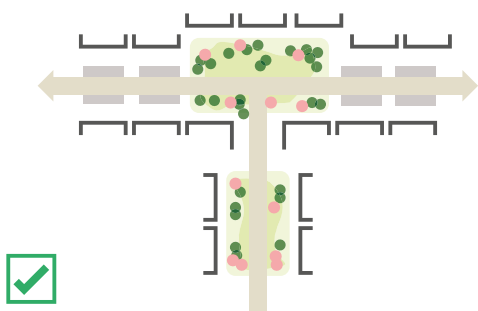
Building line

The site layout will avoid creating strongly gridded street patterns with long lengths of linear building frontage.

Some buildings in the street will step in or out, softening the building line and creating room for small pocket green spaces.



Building line is linear with very little variety



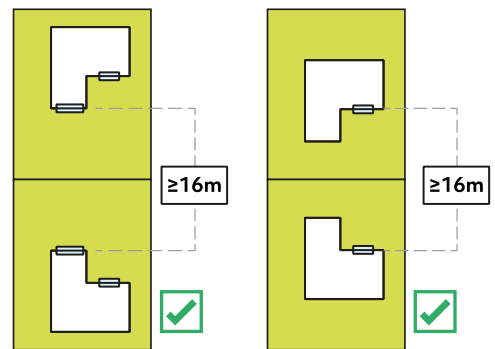
Building line steps in and out, creating room for pocket green spaces

**see public space section for more details on pocket green spaces (p. 29)*

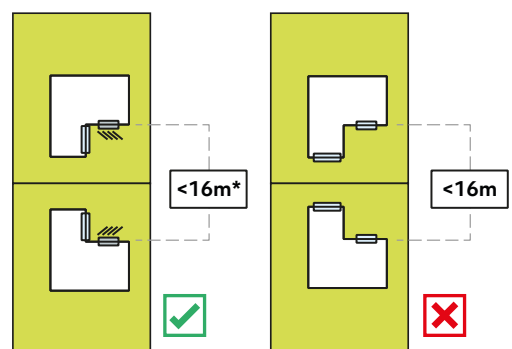
"A grid doesn't reflect the local character."

Privacy and amenity

Appropriate separation distances will be maintained between dwellings to ensure that adequate privacy and amenity is provided for residents.



A minimum separation distance of 16m must be maintained between habitable room windows (8m between a habitable room window and a blank elevation) to ensure privacy.



**Alternative design solutions which avoid direct overlooking may allow the minimum distances to be reduced.*

Building heights

The height and massing of new buildings will take into account and respect the form and use of existing buildings and spaces by...

- stepping up in height away from the site boundary
- positioning larger apartment blocks away from the school grounds

The heights of buildings fronting onto green spaces will be carefully considered to ensure that they are not over-bearing by...

- matching the scale of the buildings to the space (larger spaces will have greater capacity to accommodate tall buildings)
- avoiding the creation of inappropriately tall 'landmark' buildings
- considering building heights in relation to the height of existing and proposed mature trees



"It should be like an onion, with the 4 storey blocks in the middle, and 2 storey on the outside creating cohesion with existing properties."

identity

Architectural character

Weyside Urban Village will have a distinct identity based on the architectural character of the wider Guildford area.

Development will be cohesive but include enough variety to ensure visual interest and avoid monotony by...

- distinguishing each phase of development by small but distinct differences
- building no more than 6 terraced houses in a row and avoiding long flat building frontages
- creating local landmarks in key locations at the ends of streets or important corners through minor variations in architectural form or materials



Example of a terraced typology with distinct character created through varied brick colours, interesting roof form and brick detailing

Materials and Details

The choice of materials and detailing will deliver a coherent character and reinforce local distinctiveness by...

- using a limited palette of good quality materials based on local precedents, with a characterful brick being the primary material
- referencing the materials and detailing of existing buildings, particularly those along the river
- using carefully considered brick detailing and patterning to add visual interest
- using timber boarding very rarely, if at all

Buildings at Weyside will be designed to look good for many years to come by...

- using timeless design principles to ensure longevity
- specifying materials which will age well and minimise maintenance requirements

Use



Tenure Types

Weyside Urban Village will be tenure-blind by...

- distributing tenure types well across the whole development
- ensuring that the same standard and quality of materials is used throughout
- ensuring that the details of the facades are similar across the development (e.g. quality and standard of front doors and balconies)

Workshop Spaces

The development will support local businesses and hobbyists by providing workshop spaces in a range of sizes and locations

Ground floor uses

Ground floor uses will be carefully considered to balance active frontage with privacy, particularly along busy roads.

Local Services

Weyside Urban Village will provide key local services such as a community centre, GP and dentist early in the development programme to serve residents from the start and help build a strong community.

“We need truly affordable homes - not just a policy component but to meet the needs of local people.”

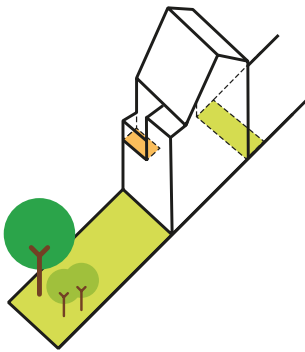
homes + buildings

Amenity Space

The development will deliver a high quality living environment for all residents by providing external private amenity space for all homes. The minimum amenity space requirements set out below will be complied with:

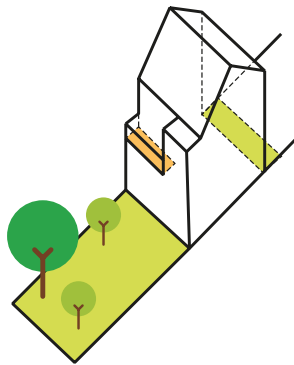
Houses

2 bedroom/ 3/4 person



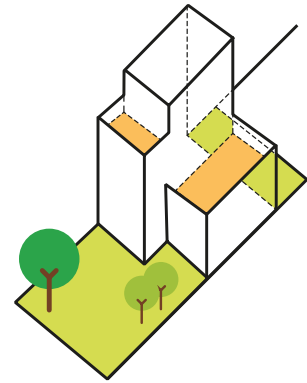
35m² front/back/
side gardens &
terraces

3 bedroom/ 4/5 person



50m² front/back/
side gardens &
terraces

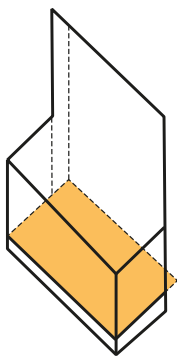
2 bedroom/ 3/4 person



60m² front/back/
side gardens &
terraces

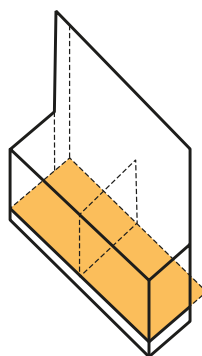
Apartments

1 bedroom/ 2 person



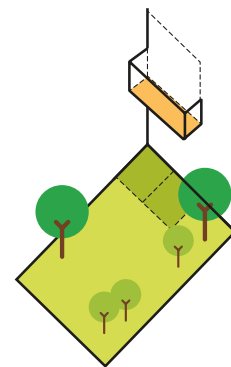
5m² private balcony

2 bedroom/ 3 person



6m² combined total
area of private
balconies serving
dwellings

2 bedroom/ 4 person



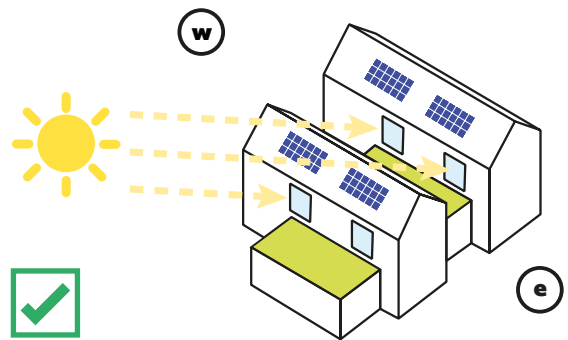
8m² 6m² of private
balconies &
2m² communal
space

resources

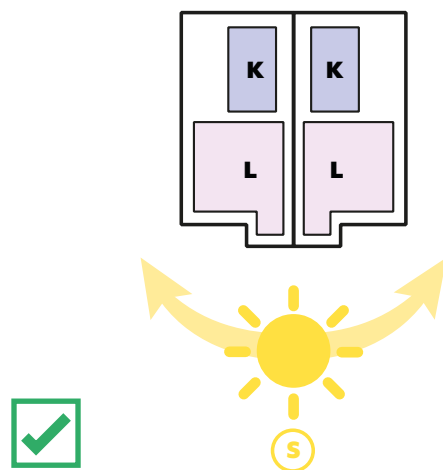
Energy

Weyside Urban Village will be forward looking and ambitious in its energy strategy - a pioneer for sustainable development. This will be achieved by, but not limited to...

- maximising the opportunity for passive design that reduces energy demand
- exceeding Building Regulations regarding energy efficiency
- demonstrating a road map to zero carbon
- building homes that are Zero Carbon Ready, in order to enable net zero impact across their lifetime. This includes energy, materials and waste from construction to end-of-life
- considering optimisation of roofs for integration of renewables, amenity and biodiversity
- designing in space for batteries within homes



Optimise building orientation for passive energy gains e.g. maximise south facing roofs for the installation of PV panels. Consider running the ridge from front to back on east-west facing houses.



Design floorplans so that principal living spaces benefit from access to the sun, e.g. living rooms facing south, and kitchens/bathrooms facing north.

lifespan

Maintenance and Management

Buildings, landscape, roads and the public realm will be specified to age well and be easy to maintain with a clear strategy for who is going to do this.

Participation in Design

The community will continue to be involved in future stages of the design and planning process by...

- participating in the review and development of future Reserved Matters applications for the site
- reviewing and updating this code at the appropriate time
- contributing to the development of codes for other local areas

"The Code needs to make sure the plants remain and are properly maintained. Landscaping should age well!"

Future-proofing

Buildings will be flexible in use and adaptable to future changes in family living arrangements and wider social/environmental changes.

Streets will be designed to accommodate vehicles but prioritise the needs of pedestrians. The allocation of space should be flexible to support different activities and flows throughout the day and week and allow for reduced car use in the future.

The design of parking spaces will not preclude their conversion to alternative uses in the future.

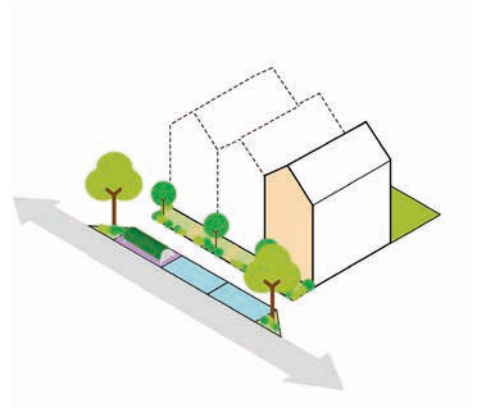
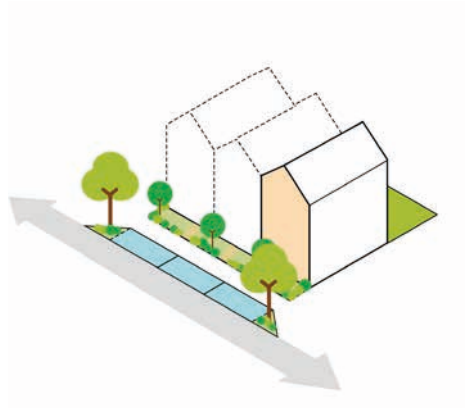
"What does the street look like in the future? It can be a thoroughfare and a play space...a car park can also be an outside cinema."

Examples of ways to futureproof permitted parking typologies for Weyside Urban Village Phase 1

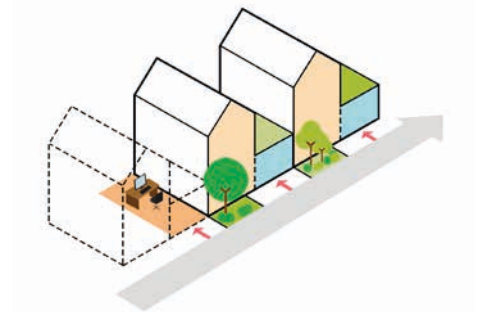
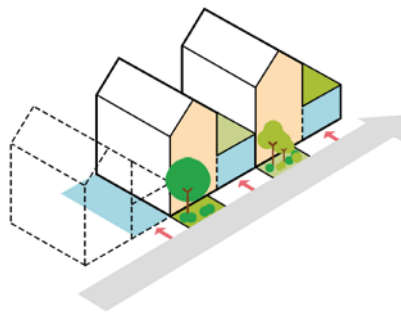
Before

After

Converting on-street parking bays into secure cycle storage units



Converting on-plot/integral garage into home office or additional storage space



Converting parking spaces in shared parking court into landscaped play/growing/gathering space for surrounding residents

