



RESIDENTIAL DESIGN GUIDE

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Residential Design Guide

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Development Policy
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How to use this Document

STEP 1 Start at the Introduction

The introduction provides advice on the importance of design in the planning system



STEP 2 Locate your development and understand your area

Look at the map of the District on page 10 to see what character area your site lies within and read the text that relates to that character area:

Zone 1: Thames Valley & Corallian Ridge	Page 11
Zone 2: Clay Vale	Page 19
Zone 3: Rolling Farmland Villages	Page 27
Zone 4: Chalk Villages	Page 30
Zone 5: Upper Chalk Downs	Page 32



STEP 3 Planning Policy

Look at the map of the District on page 36 to see if your site is affected by any designations and look at appendix B to find the latest national and local policy requirements



STEP 4 Read the planning and design principles

These principles apply to all development types, whether large or small and aim to promote good design



STEP 5 Design for your development

Read the Design Criterion section appropriate to your type of development:

Developments of 10 or more dwellings	Page 113
Developments of 10 or less dwellings	Page 121
Replacement dwellings	Page 126
Conversion of large buildings to flats	Page 129
Development in lower density areas	Page 133
Residential extensions	Page 138
Conversions	Page 147
Refurbishment	Page 158



STEP 6 Submit a planning application

Read the final section to see what you need to do to apply for planning permission



Additional information and references can be found in the appendices

Contents



1 Introduction

2 Character of the Vale

3 Planning and Design Principles

1.1 Purpose and Status of the Design Guide	2
• Purpose of the Design Guide.....	2
• Status of Design Guide.....	3
1.2 Planning Policy Context	4
• National Policy on Design.....	4
• The South East Plan.....	4
• Local Policy on Design.....	4
• National Policy on Sustainable Development.....	5
• Local Policy on Sustainable Development.....	5
2.1 Geology	7
2.2. Character	10
• Zone 1: Thames Valley & Corallian Ridge.....	11
• Zone 1A: Corallian Ridge & Wooded Estate Villages.....	12
• Zone 1B: The Eastern Thames.....	16
• Zone 2: The Clay Vale.....	19
• Zone 2A: The Western Clay Vale.....	20
• Zone 2B: Central Alluvial Island Villages.....	23
• Zone 2C: Lowland Villages.....	25
• Zone 3: Rolling Farmland Villages.....	27
• Zone 4: Chalk Villages along the Spring Line.....	30
• Zone 5: The Upper Chalk Downs.....	32
2.3 Built Character	34
• Traditional Settlement Patterns.....	34
• Traditional House Types.....	35
2.4 Designations	36
3.1 How to Appraise a Site and Its Context	39
• Context Appraisal.....	39
• Site Appraisal.....	40
3.2 How to Create a Successful Site Layout	41
• Connectivity.....	41
• Permeability.....	42
• Legibility.....	43
• Landmarks, Views and Vistas.....	45
• Gateways and Nodes.....	46
• Road and Street Network.....	47
• Parking.....	53
• Public Transport.....	56
3.3 How to Create a Harmonious Built Form	57
• Urban Grain.....	57
• Density.....	58
• Building Line and Frontages.....	60
• Scale, Form and Massing.....	61
• Enclosure.....	63
• Corner Buildings.....	65
3.4 How to add Character and Detail	66
• Character.....	66
• Elevational Treatment.....	67
• Roofscape.....	71
• Detailing.....	73
• Materials.....	74
• Means of Enclosure.....	79
• Garages and Ancillary Buildings.....	81
3.5 How to Create Character with Landscaping	82
• Landscape Setting.....	82
• Landscape Design.....	83
• Open Space.....	86
• Ecology.....	87
3.6 How to Create Mixed and Inclusive Communities	88
• Mixed Use Development.....	88
• Live Work Units.....	89
• Inclusive Communities.....	90
3.7 How to Create a Safe Residential Environment	92
• Safer Streets.....	92
• Safer Homes.....	94
3.8 How to Protect Neighbouring Properties	97
• Overlooking and Privacy.....	97
• Sunlight, Daylight & Overshadowing.....	99
• Noise.....	100

3 Planning and Design Principles

4 Design Criteria

5 Proactive Planning

6 Appendices

3.9 How to Deliver Sustainable Development	101
• Site Layout and Orientation.....	102
• Building Design and Layout.....	103
• Materials and Construction.....	105
• Energy Technology.....	107
• Water Technology.....	109
• Flooding and Drainage.....	110
• Waste and Recycling.....	111

4.1 Developments of 10 or More dwellings	114
• Site Layout.....	115
• Built Form.....	119
• Case Study.....	120
4.2 Developments of Less than 10 Dwellings	121
• Site Layout.....	122
• Case Study.....	125
4.3 Replacement Dwellings	126
• Site Layout.....	127
• Built Form.....	127
4.4 Conversion of Large Buildings to Flats	129
• Design.....	130
• Access and Parking.....	131
• Residential amenity.....	132
• Bin storage and Recycling.....	132
4.5 Development in Lower Density Areas	133
• Site Layout and Design.....	134
• Case Study.....	137
4.6 Residential Extensions	138
• Planning.....	139
• Design.....	139
• Landscaping.....	140
• Privacy and Amenity.....	141
• Front Extensions.....	142
• Porches and Canopies.....	142
• Side Extensions.....	143
• Rear Extensions.....	144
• Loft Conversions, Roof Extensions.....	145
• Self Contained Annexes.....	145
• Case Study.....	146
4.7 Conversions of Agricultural Buildings	147
• Structural Integrity.....	148
• Architectural and Historic Characteristics.....	149
• Design Approach.....	149
• Case Study.....	151
4.8 Conversions of Chapels, Churches & Schools	152
• Structural Integrity.....	153
• Architectural and Historic Characteristics.....	153
• Design Approach.....	154
4.9 Conversions of Commercial Buildings	155
• Architectural and Historic Characteristics.....	156
• Design Approach.....	157
4.10 Refurbishment	158
• Structural Integrity.....	159
• Design Approach.....	159
• Case Study.....	161

5.1 The Application Process	163
5.2 Consultation	164
• Pre-application Discussions.....	164
• Community Consultations and Engagement.....	164
5.3 Preparing Supporting Documents	167
• Design and Access Statements.....	167
• Other Supporting Documents.....	167

Appendix A: Further Reading
Appendix B: Local Plan Policies
Appendix C: Glossary of Terms
Appendix D: Paint Colours
Accessibility Information