

Appendix 8: Complete set of Design Guidelines

Open Spaces Design Guidelines:

- Provide a range of public open spaces, including both wild areas and small open grassed spaces, to promote vibrant streets.
- Maintain low-key public open spaces appropriately to conserve wild flowers and biodiversity.
- More formal tree or decorative planting is appropriate to shopping streets.
- Introduce tree planting to break up large areas of car parking
- Preserve the existing lines for High Street frontages and encourage the use of the wide pavements for café or similar social activities
- Green spaces within Haslemere are part of the character and charm of the town and these should be retained

Natural Environment Design Guidelines:

- Seek to maintain and enhance tree and hedgerow cover on boundary lines of development sites to screen new schemes and reflect the local landscape character within and around the town
- Preserve the tree and hill skyline views across the whole of Haslemere
- Encourage developers of large volume buildings to provide extensive tree screening
- Reflect the distinctive nature of different landscape character areas within the town appropriately in new development
- Protect important vistas into, within and out of the town, particularly the local characteristic of undulating tree-covered hillocks. These conceal much of the developed area of the town, and create the tunnel-like tree and hedge-lined roads and lanes
- Preserve, enhance and expand existing hedgerows, green lanes and unmade lanes e.g. Farnham Lane, top of Bunch Lane
- New trees and hedges should be native species or appropriate local or traditional fruiting varieties, more valuable to wildlife
- Enhance and extend wildlife corridors.
- Footpaths should be surfaced to reflect the local natural environment

Transport and Access Design Guidelines:

- Road, footpath, parking and landscape design should relate to the existing surrounding features in terms of layout, features and surface finishes
- Road widths, layouts and surfaces should be designed to limit drivers' speeds and reduce visual impact
- A variety of carriageway widths, shared space, passing places, surface treatment, speed reduction features, road edge and footpath design should be encouraged within new developments
- Parking spaces and garages should be integrated with the building design
- Small lanes and alleys are characteristic of the town centre and should be maintained and incorporated into new development
- The green corridor entry points into the town should be retained.

Design and Architecture Design Guidelines

- Development of retail and business premises should be appropriate to the existing character of the town in terms of scale
- Proposals for new buildings should relate to their sites and surroundings, and should be sympathetic to the protection of the rural environment; within this context variety in scale and texture is encouraged to add interest to the street scenes
- Garden land and infilling developments should only be permitted where:
 - there is adequate proportionate garden area
 - there is adequate off-street parking
 - they do not have a detrimental impact on the existing character of the area
- Contemporary designs should be of high standards and complement their context and, where possible, enhance adjoining properties. These add interest and character to the street scene

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Design and Architecture Design Guidelines (continued)

- Heights of buildings should relate to the scale of the adjoining properties and the street scene, and should be designed to respect existing vistas
- All new development should provide adequate off-street parking
- New developments should provide for safe movements of vehicles and pedestrians
- New developments should encourage the use of public transport and, bearing in mind the contours of the district, encourage the use of bicycles
- New developments should consider appropriate siting and storage of residents' refuse and recycling bins
- Paved areas should be appropriate to the site. In general plot boundaries should be defined with traditional walls, fences or hedges appropriate to the character of the area
- Where front gardens are used for car parking, solid paving should be kept to an absolute minimum and permeable materials should be used
- Vehicular access to individual properties should be designed to enhance the street scene
- Encourage irregular shaped car parking areas interspersed with features, structures and planting and with innovative surface treatments. Large monolithic regular car parking areas devoid of planting and features of interest should be avoided.
- Tree-lined avenues should be retained and enhanced

Design and Architecture Design Guidelines (continued)

- Where new development is proposed, imaginative solutions should be found, to achieve higher density without undermining the character of the existing area
- Care must be taken to ensure that any new development sits well in the street-scene and the form of any new development must be appropriate for the site in which it sits
- New development should consider carefully the traffic implications associated with additional vehicle movements
- Significant buildings of architectural interest may warrant inclusion as a building of local merit
- Extensions should be carefully considered, to reflect the style of the original dwelling and to avoid having an adverse effect on the street-scene
- Residents should be encouraged to incorporate some landscaping into parking provision on front garden space, to maintain a green aspect in the street scene
- Trees, hedges and wide verges are an essential feature of the area and residents should work with planners, in order to maintain their number and variety
- Ensure the use of good quality materials and finishes to shop fronts
- The impact of new development should be carefully considered, to avoid undue pressure on the existing infrastructure

Local Vernacular Design Guidelines:

- Any new building or extension in the area should complement the local vernacular style
- Match, where possible, local materials
- Replacement windows should appear much the same as their predecessors, be it in metal or timber
- UPVC windows may be acceptable if they blend in with the prevailing style of neighbouring properties
- Doors and porches should be similar to those of their neighbours
- Haslemere traditionally uses tile-hanging as a wall cladding to the upper storeys of properties and this practice should be continued in appropriate locations
- Where appropriate, and in keeping with the street scene, pitched roofs should preferably be pitched at not less than 45 degrees, providing it ties in with the existing building
- Dormer windows should, where appropriate, be of traditional construction, with pitched roofs and tile-clad flank walls
- Where new buildings are intended to maintain a particular stylistic tradition it is important that this is consistent and the design shows a proper understanding of the tradition. Details such as eaves, chimneys, window openings, external joinery and porches all play a large part of that tradition
- New buildings should be complementary to, but need not imitate, the buildings in the vicinity
- • Fanlights should not be part of the door, but should be incorporated in the door frame above the door.

Design Guidelines for Haslemere Town and Conservation Area

- Preserve and enhance the character of the Town Centre Conservation Area by ensuring that the scale, design and proportions of new buildings are sympathetic to, and consistent with, the existing historic features. Space around development is of as much significance as its architecture.
- Protect the variation of High Street frontages; encourage use of wide pavements for café or similar social activities
- Respect the fabric of buildings and their surroundings when new uses are developed for existing buildings and alterations are undertaken.
- Give preference to proposals for restoration and conservation of older buildings worthy of retention rather than demolition and re-development.
- Any extensions or alterations to buildings should complement the existing detail, materials and built form of the houses
- Retailers should follow WBC's Shop-Front Design Guide, see Appendix 2
- Retailers should adhere to the present policy of banning all projecting internally-illuminated signs within the Conservation Area

- Ensure the use of appropriate materials and finishes; retain existing character features such as shop-fronts, windows etc
- Take steps to avoid the proliferation of advertising hoardings, even if only of a temporary nature, where they impact adversely on the overall street scene
- Retain and enhance the pedestrian passageways / alleys and links between streets and car parks throughout the town centre and create new links when the opportunity arises
- Retain the façade of the Police Station as an important contributor to the local built environment
- Street furniture should be of a high quality and of a single heritage design and appropriate colour

Design guidelines for Haslemere: South of the Town Centre

- In areas of family housing with proportionate gardens, the design of infill development should retain the local character. Space around development is of as much significance as its architecture
- Wide grassy verges are a key characteristic of this area and should be designed into new developments
- Extensions and annexes should be well-designed and screened for minimum impact on the visual amenity of the area

Design guidelines for Haslemere: North of the Town Centre

- Trees, hedges and wide verges are an essential feature of the area, these should be maintained and incorporated into the design of new developments

Design guidelines for Grayswood

- Any new building should respect the character of the village, its topography and features while respecting the views and vistas of the locality
- Design and choice of materials should integrate with the existing uniformity of design of the Victorian terraces
- Any new development, together with alterations and extensions, should be of high standard, complementing the existing and adjacent buildings
- The scale and building height of new developments should be consistent with the character of the existing street scene

Design guidelines for Shottermill and Critchmere

- Retailers should follow WBC's Shop-Front Design Guide (see Appendix 2)
- More outdoor seating areas would encourage social interaction and invite shoppers to sit and linger
- Safeguard the green open spaces of Lion Green and St Christopher's Green
- The individual character of Shottermill should be retained. Any new development should be consistent with the prevailing character of the area.

Design guidelines for Hindhead and Beacon Hill

- Designs should respect and be sympathetic to the character and immediate architectural surroundings in terms of pattern, scale, materials and form
- Any new development should be of a high standard and be complementary to the Victorian commercial property on the north side of the spur, formerly the A3
- Larger developments should reflect the organic nature / evolution of the area by incorporating a variety of building types and materials
- The topography of the area should be considered when proposing new developments



View of the National Trust farmland adjoining the eastern side of Haslemere High Street