

6. Design and Architectural Guidance

The following Design Guidelines are proposed to apply in general to all areas of Haslemere. They are intended to enhance and maintain the character and scale of the area. Principles applying to specific parts of Haslemere are identified in the section 7.

6.1 Design Guidance – Design and Architecture

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 when
 - there is garden area appropriate to new and existing dwellings
 - 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

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

Continued

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



Collards Gate



Underwood Road



Lion Lane



Trout Road



Eight Acres, Beacon Hill



Hatchett's Drive

6.2 Traditional local design / vernacular

The oldest buildings in Haslemere were built of Bargate stone and later, brick. Few eighteenth century buildings can be found but the Town House (circa 1725), the Georgian House Hotel, the White Horse Hotel and, close to the parish church, Church Hill House (early 18th century) are good examples. Another is the Town Hall in the centre of the High Street, built in 1814 and altered in 1870 but looking one hundred years older.



Bargate stone wall in ironstone galletting in St Christopher's Church



Wooden window frame, Courts Mount Road



Tile hanging, the High Street



Dormer window, the High Street

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 they tie 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 in that tradition
- New buildings should be complementary to, but need not imitate, the buildings in the vicinity

6.3 Sustainable building design

Haslemere is an attractive, well-preserved town set in a particularly beautiful part of the country, and has a thriving community and local economy. However, the town faces a number of challenges in the future with climate change and global and local competition for natural resources, such as oil, water and land. As pleasant and prosperous as the town currently is, it will not be immune to the effects of these issues in the years to come. Therefore, it is important for the town to bear in mind its contribution to factors such as climate change, and to ensure that development and design decisions in the future promote the long term sustainability and resilience of Haslemere. This means giving a high priority to energy efficiency, the use of sustainable materials and consideration of the natural environment and biodiversity in new developments, as well as encouraging the local economy and a greater degree of self-sufficiency.

National guidelines are set out in Appendix 1.

Energy efficiency

Houses produce 27% of Britain's carbon emissions. Energy-efficient homes cost less to heat, an important factor with escalating fuel prices. Improving the energy efficiency of houses and other buildings is one of the quickest, cheapest and most effective ways of reducing the community's carbon emissions, while at the same time improving the comfort, value and cost of running buildings. Therefore, measures should be taken to upgrade existing buildings to higher energy efficiency standards, including incentives and assistance.

Measures could also include the provision of thermal imaging surveys (to identify energy-inefficient buildings and parts of buildings) along with energy performance audits and advice on the most cost-effective actions appropriate to particular properties.



Solar thermal panel to heat water

Local renewable energy production should be encouraged and supported, both for homes and for larger premises. Given the woodland nature of Haslemere's environment, wood biomass heat production is a natural option. Solar thermal panels for providing hot water

are relatively cost-effective, particularly when fitted as part of new builds and extensions.

Energy-efficiency considerations should include the whole-life energy consumption of the building or extension. This includes the embodied energy of the materials used, as well as the ongoing energy consumption of the property. This argues for the use of locally-sourced, renewable and sustainable materials wherever possible. It also implies an awareness and perhaps a monitoring of the performance of buildings over time to ensure the energy-efficiency potential is not subverted by wasteful behaviour.

In this context, the development of the Speckled Wood Volunteer Centre by the National Trust at Swan Barn provides both a local and national model of sustainable design and development. It is being built almost completely with locally-sourced, sustainable materials, including oak, coppiced chestnut, clay and hay (for hay bale walls). The Centre has high levels of insulation and is heated by a biomass burner fed by wood from National Trust properties. It also has solar thermal panels for water heating. In addition, the Centre will produce some of its own food, with the help of a chicken run, a vegetable garden and a beehive.



NT's Speckled Wood eco-building at Swan Barn

Biodiversity and other issues

The impact on the natural environment and local biodiversity should be taken seriously in the consideration of planning applications. Haslemere has a rich and diverse natural environment and is the home to a wide variety of flora and fauna, including a number of endangered species such as great crested newts and various bat and plant species. To maintain this biodiversity, wildlife corridors, as well as areas of meadow, woodland and other informal spaces, should be preserved.

Excessive lighting and light pollution should be avoided to preserve and enhance local flora and fauna, as well as the semi-rural nature of the town and the night sky.



Penfold Manor



Scotlands Drive



Rusthall



Doyle Court, Kings Road



Grayswood Village Hall



Houses on Hill Road



Tennyson's Ridge



St Christopher's Road

