ELMBRIDGE DESIGN CODE

STAGE 2 WORKSHOP

Allies and Morrison

January 2023

Welcome!

PROJECT TEAM

Elmbridge Borough Council

- Aneta Mantio – Project Lead
- 15 officers – several departments
- Andy von Bradsky - Client Advisor

Allies and Morrison Urban Practitioners

- Jane Manning – Project Director
- Lionel Eid – Project Lead
- Alice Strang – Engagement Lead

EXTENSIVE ENGAGEMENT PROCESS

FORMAT OF THE WORKSHOP

Welcome!

17:30 *Introduction*
17:35 *A design code for Elmbridge*
17:45 *Break-out discussions by settlement area*
18:55 *Next steps*
19:00 *Close*



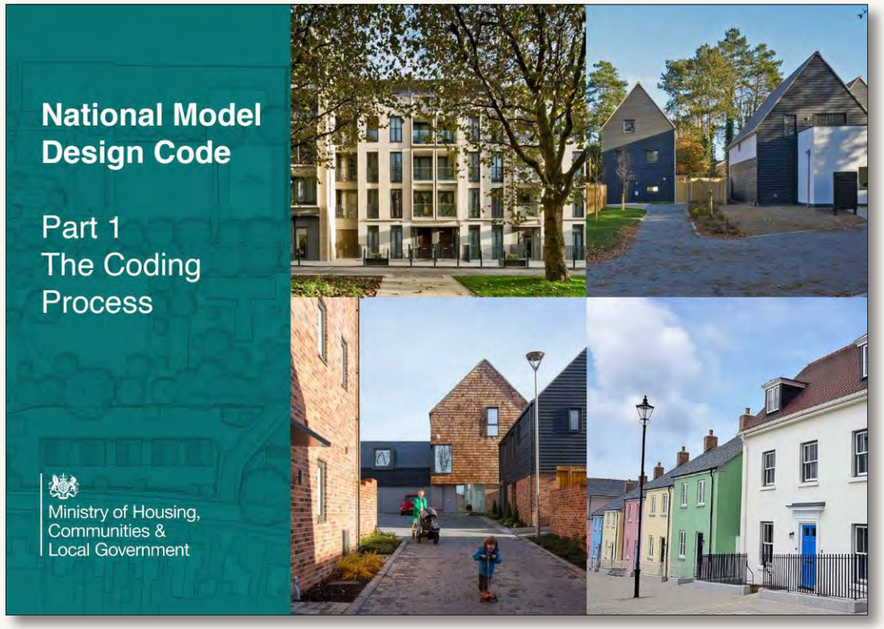


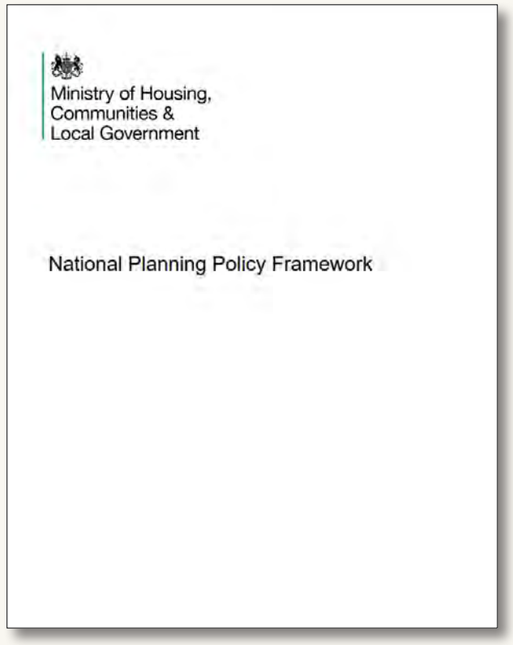


What is a design code?

A design code is a set of simple, concise, design requirements for new development in an area. The government's National Planning Policy Framework makes clear that all local planning authorities should prepare them.

The aim of the Elmbridge Design Code is to reflect local character and design preferences; providing a framework for creating high-quality design in the borough. The code will have different design requirements tailored to reflect the character of the individual neighbourhoods within the borough.







The process - where are we?

WE ARE HERE!

2022

July | August | September | October | November | December

2023

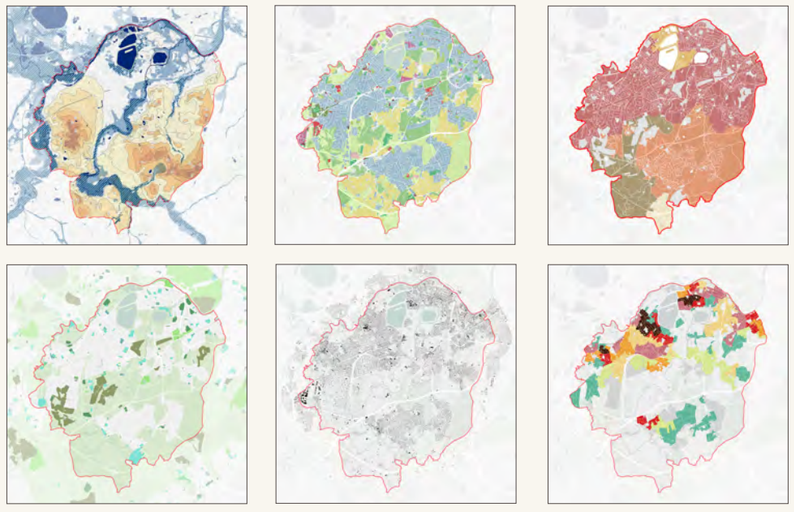
January | February | March | April | May

STAGE 0 | STAGE 1 | STAGE 2 | STAGE 3 | STAGE 4

E 0 | E 1 | E 1 | E 2 | E 3 | E 4

STAGE 1: ANALYSIS

Stage 1 was about analysing Elmbridge and its built and natural character through extensive GIS mapping and Baseline work which can be viewed on the Elmbridge Design Code StoryMap.



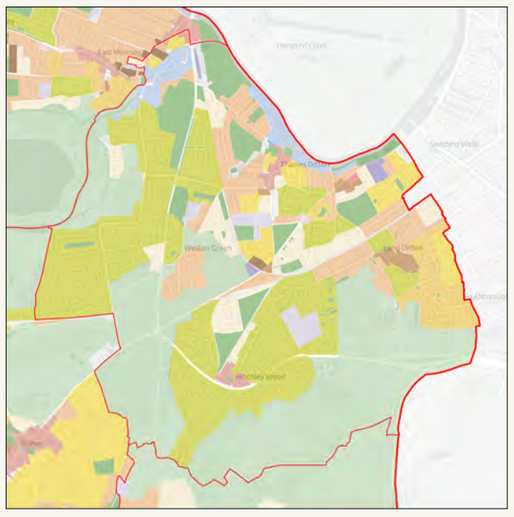
GIS mapping & analysis



8 Stage 1 engagement events

STAGE 2: VISION

Stage 2 is about producing a vision for each of the borough's 8 settlement areas, carefully considering existing character



Maps for each of the places. The Dittons & Weston Green map show.

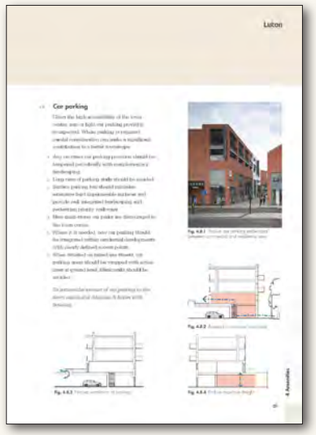


Photographs exploring Elmbridge's character to inform a vision for each place

STAGE 3: CODE

Stage 3 will be about developing design codes and guidance for the different area types present in the borough.





Example of graphics within a design code.

Engagement

WE ARE HERE!

2022: July | August | September | October | November | December

2023: January | February | March | April | May

STAGE 0 | STAGE 1 | STAGE 2 | STAGE 3 | STAGE 4

E 0 | E 1 | E 1 | E 2 | E 3 | E 4

WHAT HAS ALREADY BEEN DONE?

Stage 1 Engagement Activity

- 8 Drop-in community events
- around 440 visitors
- 1227 comments
- Online Commonplace
- 214 survey responses
- 37 map comments







PURPOSE OF THIS WORKSHOP

Stage 2 Engagement Activity

Topics to cover: VISION / AREA TYPES

- Identifying most important aspects and vision for each area
- Discuss options for the content and structure of code



NEXT STEPS..

Stage 3 Engagement Activity

Topics to cover: DRAFT DESIGN CODE

- Review and feedback on emerging draft design code
- Potential testing using planning applications
- Comment on the emerging draft













STAGE 1: A design code for Elmbridge

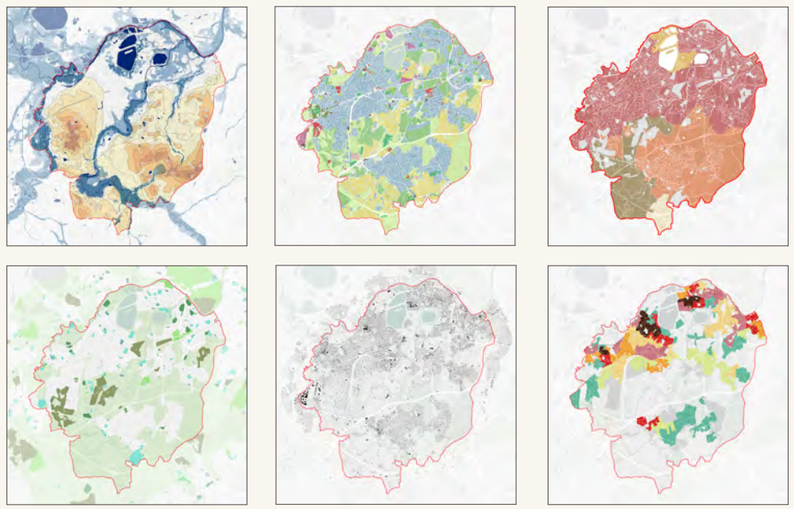
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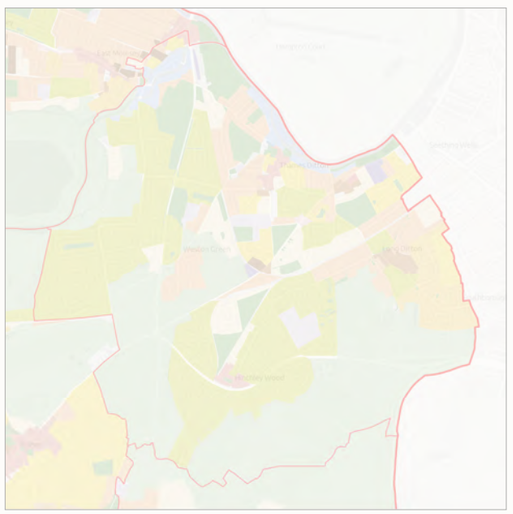
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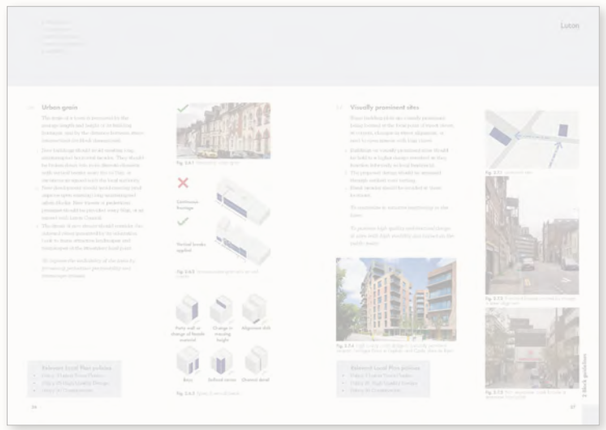
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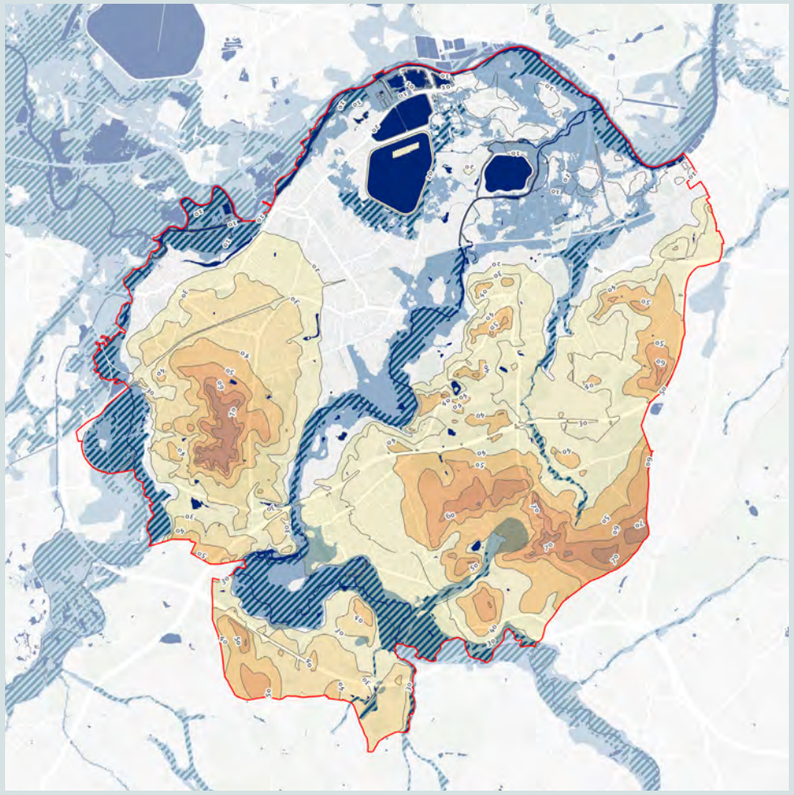
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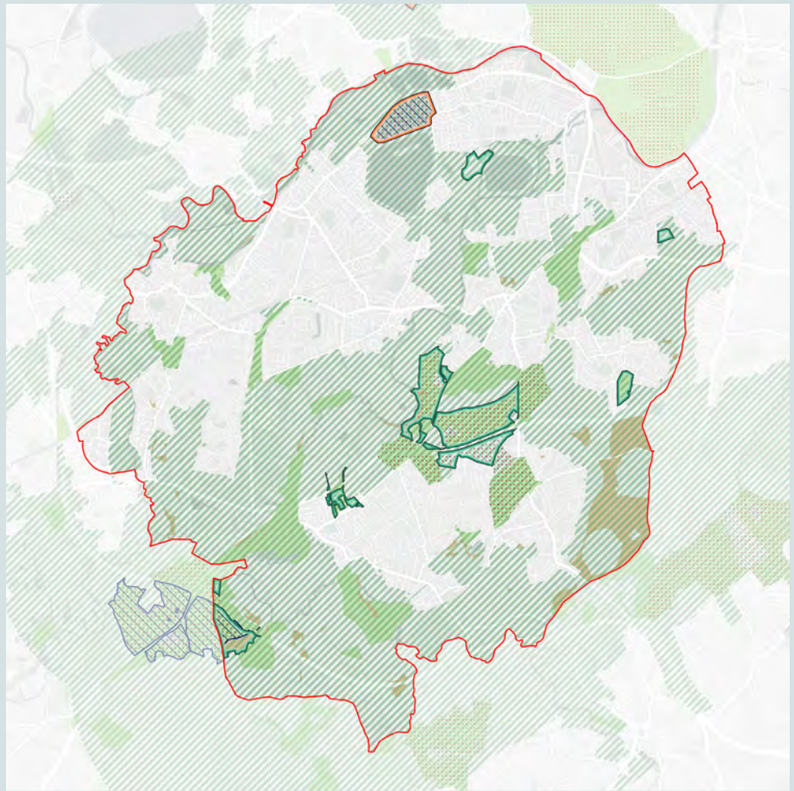


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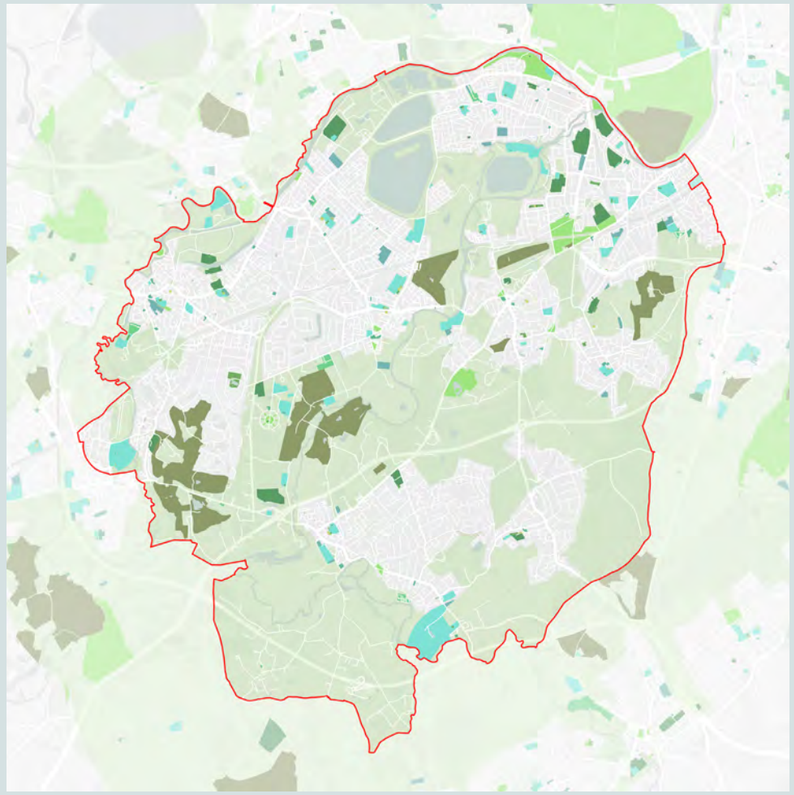
Natural Character



flooding and topography



environmental designations



green space types

Historic evolution


Borough 1945


Brooklands 1945


Weybridge 1920


Esher 1920

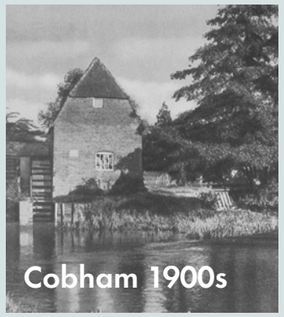

Borough 2020


Brooklands 2020

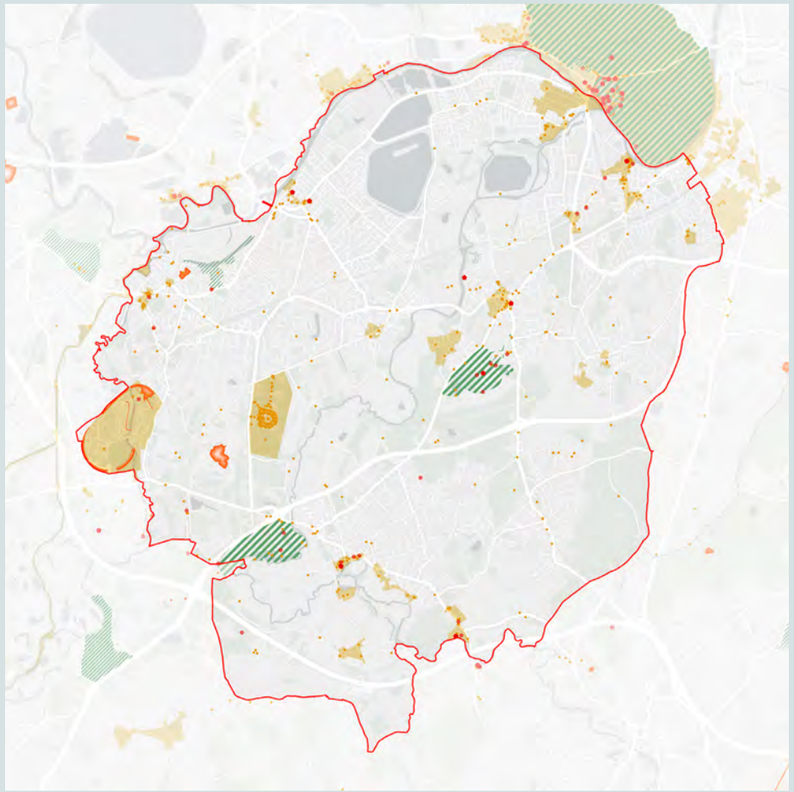

Esher Green 1955


River Thames 1920


Giggs Hill Green 1920


Cobham 1900s

Heritage



heritage assets













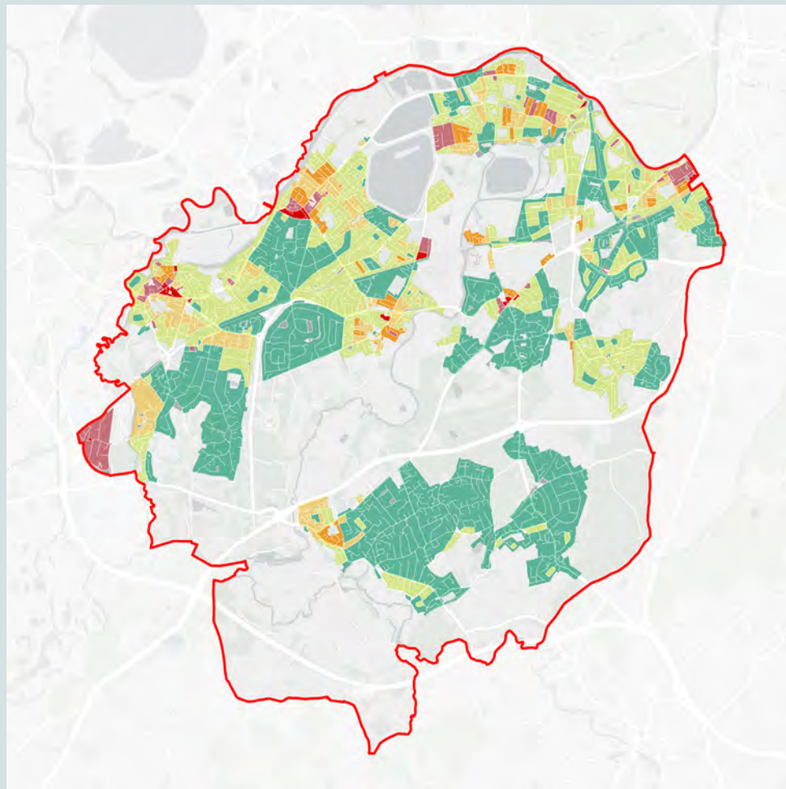
Physical character



movement and connectivity

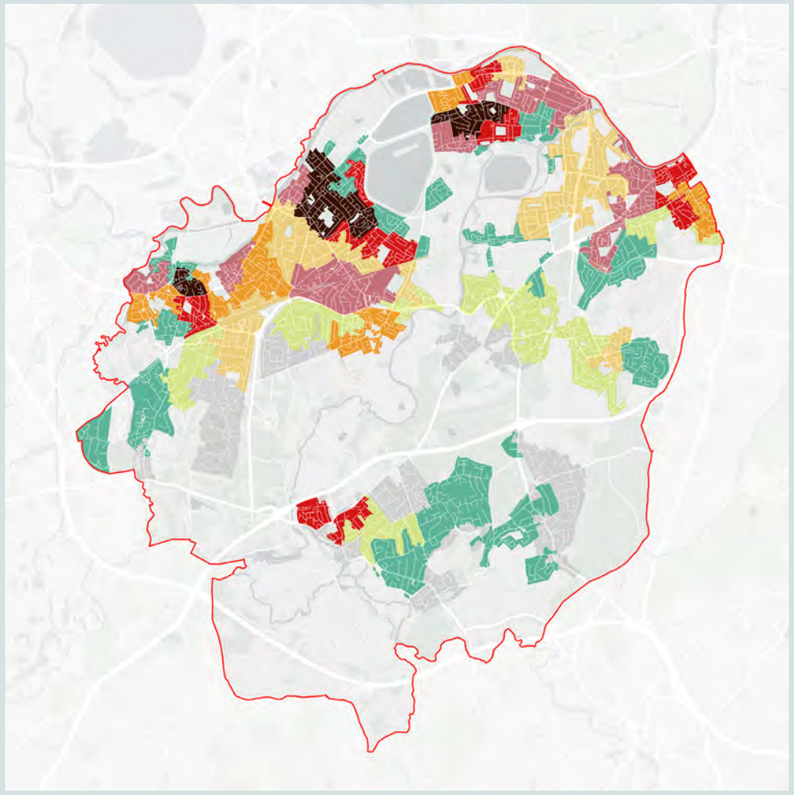


built form

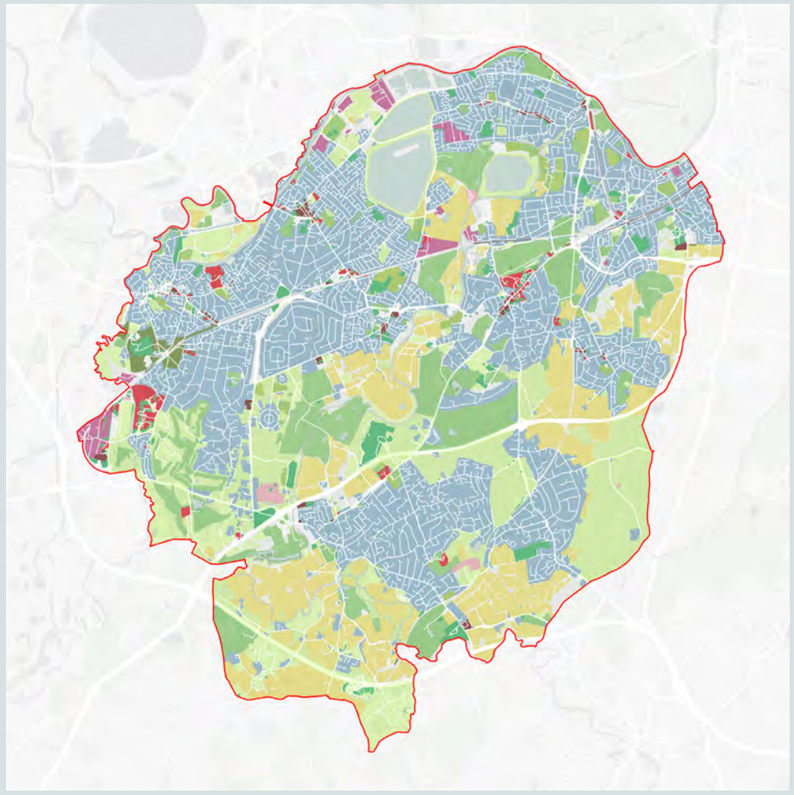


built density

Socio-economic character



population density



land use







Typologies

understanding built character

urban



Terraced

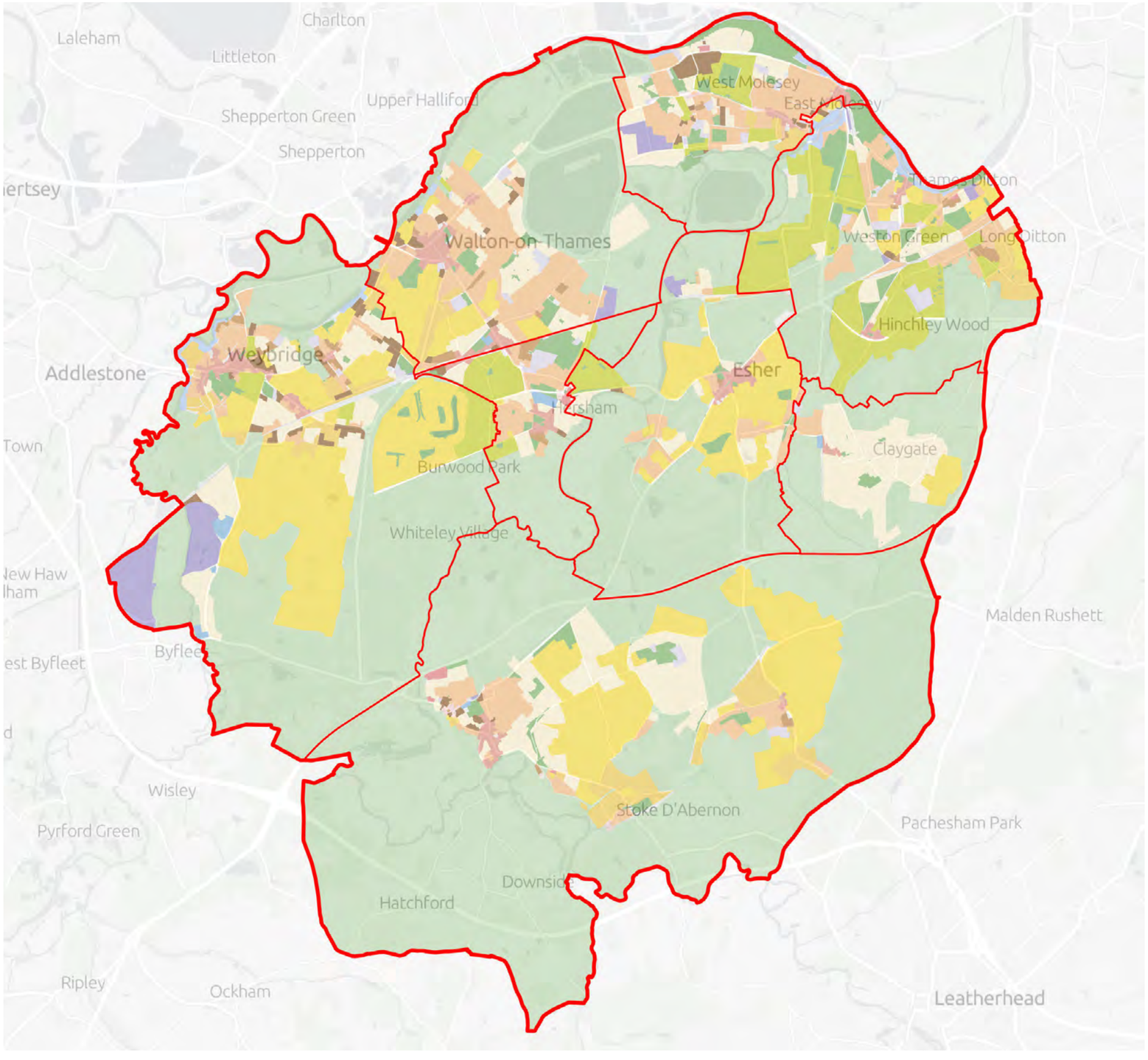


Semi-detached



Detached

suburban



STAGE 2: A vision for Elmbridge

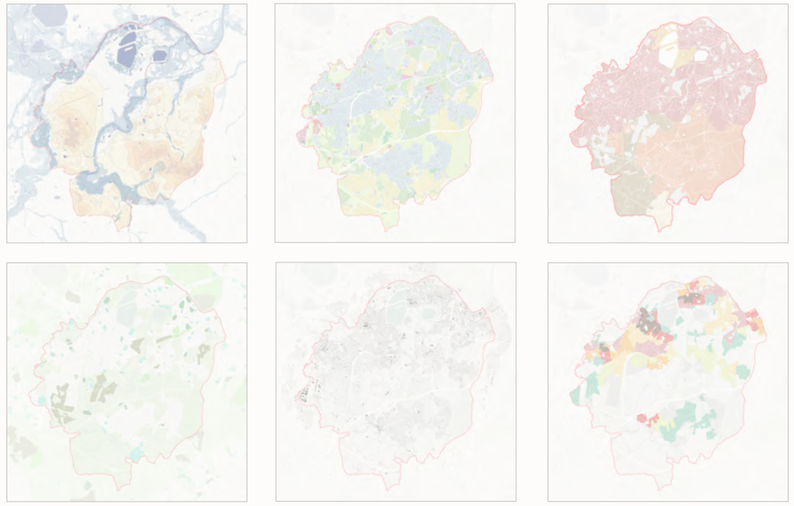
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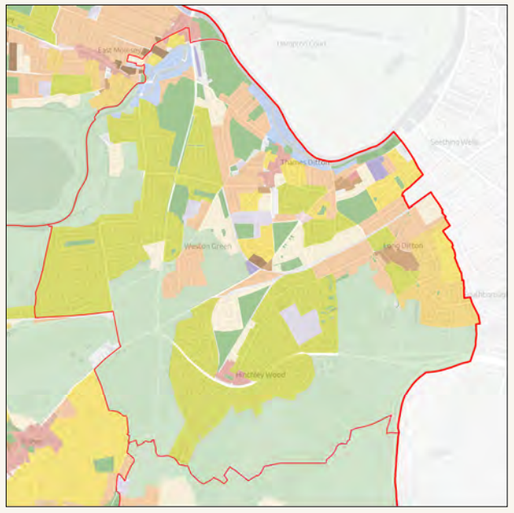
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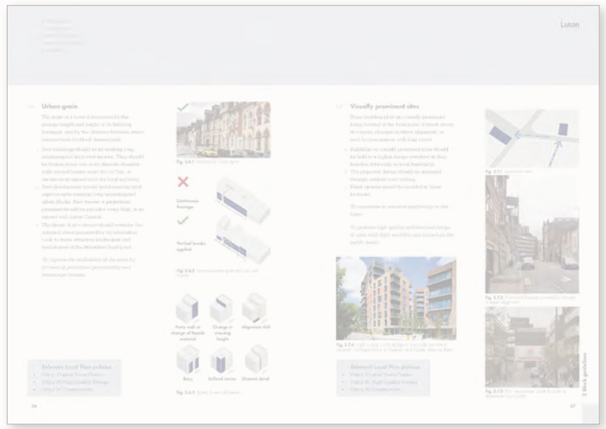
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Example of graphics within a design code.

Why do we need a vision?

- A vision is about achieving sustainable growth in a way that reflects local character and makes best use of land with the widest possible benefits.

- Visions do not always imply development and intensification, they can also mean conserving or enhancing more sensitive places through smaller interventions such as improvements to the public realm.

- A shared vision can be developed collaboratively in order to meet the different aspirations of stakeholder groups such as residents, community groups, landowners, officers, developers etc.

- Preparing a vision is a requirement of the National Model Design Code











Borough-wide characteristics



A variety of riverside environments



Abundance and variety of green open spaces



Gated neighbourhoods



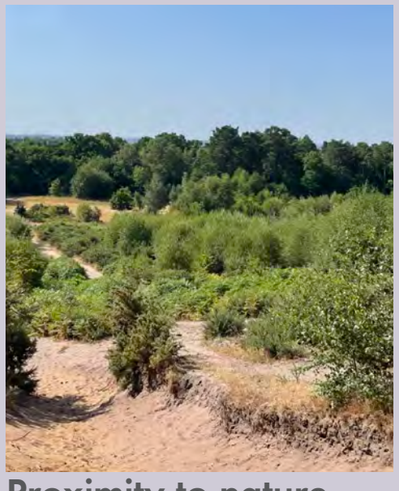
A place of many centres



Surrey vernacular and Arts & Crafts heritage



Generosity of space



Proximity to nature

What can we code? Spatial parameters

The design code will be able to influence..



Land uses



Scale and massing



Density/plot ratio



Active frontages



Rhythm/facade articulation



Roofscape



Materials



Grain

What can we code? Wider townscape

The design code will be able to influence..



Streetscape



Amenity / open spaces



Public Realm / Landscape

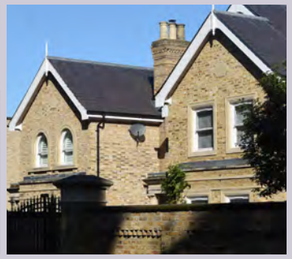


Movement

What can we code? Local character

TRADITIONAL



Directly reflect historic styles, material and features

Positives: suited to highly sensitive, heritage rich places such as Conservation Areas.

Negatives: Risk of pastiche, unimaginative replication of the past

TRANSITIONAL






Seek to combine elements of traditional and contemporary design

Positives: suited to areas that are sensitive, heritage rich places such as Conservation Areas.

Negatives: Requires a greater degree of design sophistication and subtlety. Risk of uncharacteristic incoherence

CONTEMPORARY






A greater degree of simplicity and abstraction. Typically built via modern methods of construction.

Positives: Innovative design that is honest about its age, construction methods that allow more homes to be delivered

Negatives: Risk of dull, blocky and generic design that does not relate well to its context.

INNOVATIVE






A departure from traditional and modern approaches - could be about design or technology

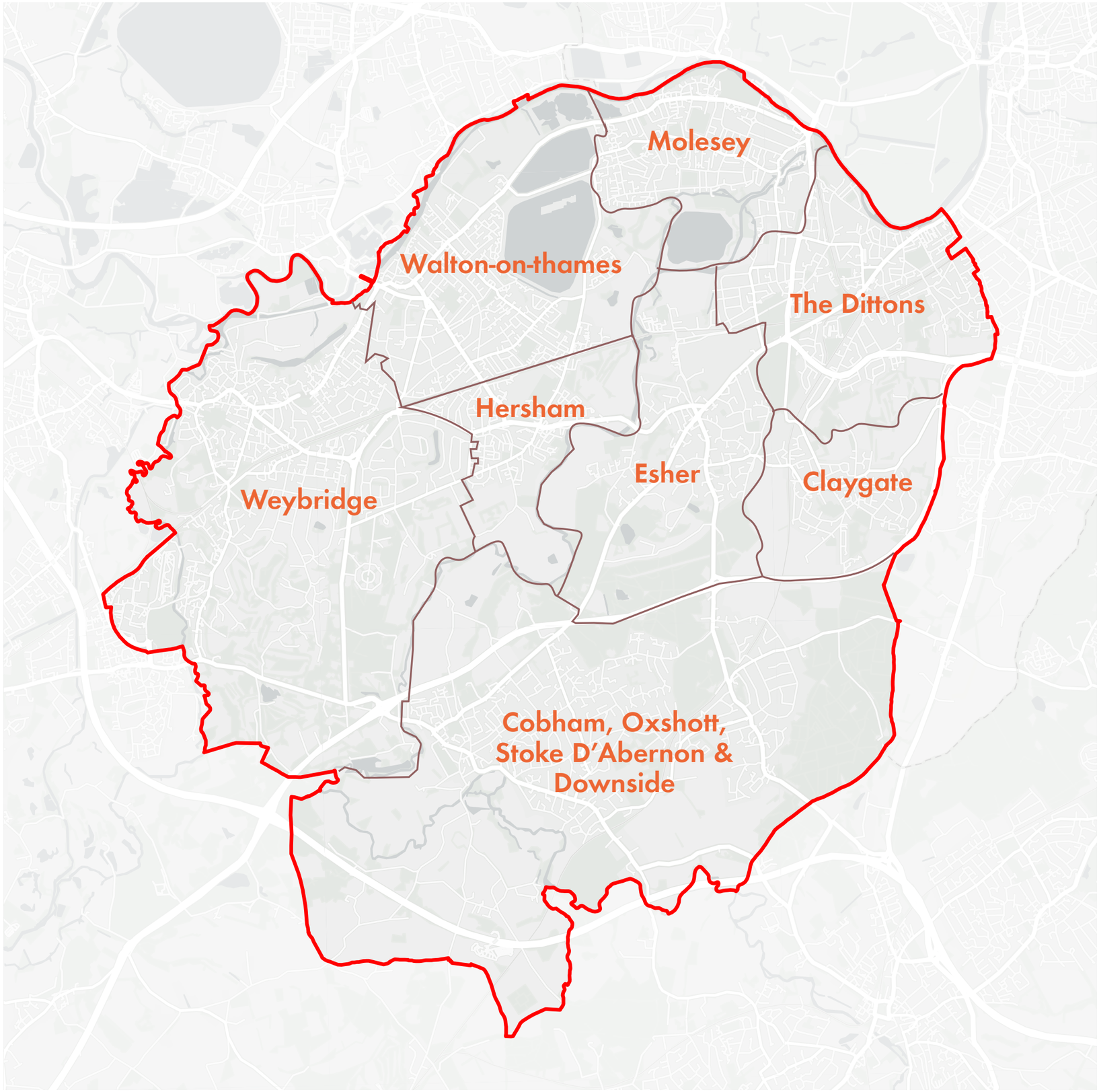
Positives: Advances design creativity and leads to original architectural forms. Can raise standards of sustainability.

Negatives: Requires a greater degree of design sophistication and subtlety to deliver. Risk of uncharacteristic incoherence

8 visions

In stage 2 we are preparing a vision for each of the 8 settlement areas.

The Elmbridge Design Code will address borough-wide themes as well as more locally specific design issues and opportunities.



Break-out discussions

We will now split into groups for break-out discussions about settlement areas

distinctiveness

existing character to celebrate

issues

objectives and ideas for change

Next steps

https://elmbridge.commonplace.is/

- Now open until 12 February 2023
- Engagement Report – published

- Preparation of the Draft Design Code

- Early Spring – focused engagement on the Draft Design Code

- Adoption as an SPD – following the statutory consultation (Summer/Autumn 2023)

- designcode@elmbridge.gov.uk

THANK YOU!

Allies and Morrison

January 2023