

## BUILT FORM

# PLOTS

### WHAT DOES THE PLAN SHOW?

The plan shows land ownership boundaries from Land Registry data. In most instances in built-up areas these correlate to plots, on which development sits.

The layout of plots is a vital part of understanding and reflecting the character of an area. Spelthorne has large areas of long, thin plots arranged in a rectangular/geometric layout, forming a highly efficient framework within which to define development. In most suburban and inner suburban areas these have characteristic widths and depths.

More historic areas, such as Staines town centre and the villages of the borough have less regular patterns but are still distinctive, and reflect their historic development influences. For example High Street plots are often very long and thin so as to provide as many owners as possible with some retail frontage to a busy high street. Historically the backs of these plots then faced onto countryside.

Modern development has often amalgamated plots to form larger ownership areas.



Regular plots, 7-10m wide, 30-50m deep



Historic plot pattern on Staines High Street, where street frontage width is the most valuable asset for development

### WHAT DOES THIS MEAN FOR THE CODE?

The prevailing arrangement and dimensions of plots is an important factor in the character of an area. The Design Code can encourage development to respect this in proposals, and define appropriate dimensions.

### WHERE DID THIS DATA COME FROM?

- Land Registry - Plot Boundaries



## BUILT FORM

## BUILDINGS

## WHAT DOES THE PLAN SHOW?

The plan shows the outline of buildings within the borough, known as a 'figure ground'. It shows built coverage of the area.

Areas of larger buildings stand out clearly on the plan. This pattern of buildings is known as the 'urban grain', and fewer, larger buildings is a 'coarse grain'. Areas of many, smaller buildings have a 'fine grain'. It is an important characteristic of an urban area.

'Fine grain' areas are typically residential, suburban or historic town and village centres. They are typically more walkable, human-scaled and are considered more attractive as places. An example would be a comparison of the grain of buildings of Staines High Street against the coarser grain of buildings at Sunbury Cross, another retail centre in the borough. Although other factors contribute to the difference in character, the scale and grain of buildings is crucial.



Fine grain  
of buildings  
(Staines)



Coarse grain  
of buildings  
(Sunbury Cross)

## WHAT DOES THIS MEAN FOR THE CODE?

The grain of buildings, and proportion of built form to open space, is a major factor in the character of an area. The Design Code can set out how new proposals can successfully respond to the prevailing grain of an area.

## WHERE DID THIS DATA COME FROM?

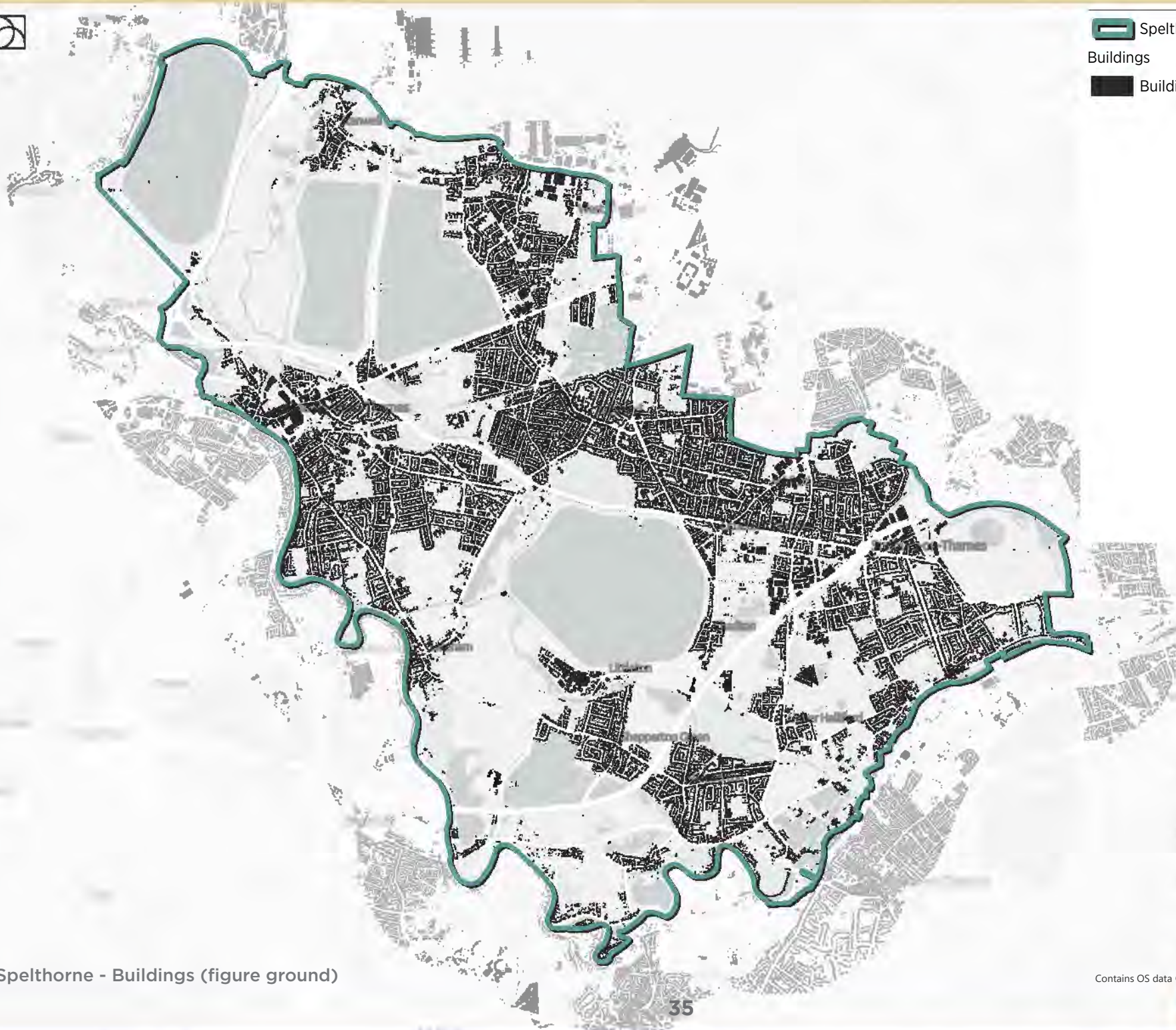
- Ordnance Survey Mastermap - Buildings Layer



Spelthorne Borough Boundary  
Buildings

Buildings

Buildings



Rev	Description	Date
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Spelthorne Design Code

**Baseline Plans - Building Figure Ground**

Scale: AS	Drawn: -	Designed: -	Approved: HA
1:40,000	OR	-	1,600 m
0			

Drawing Number: SPEL04-024	Revision: -	Date: 27.06.2024
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Spelthorne - Buildings (figure ground)

## BUILT FORM

## HEIGHTS

## WHAT DOES THE PLAN SHOW?

The plan shows the heights of buildings in the borough up to the base of the roof ('eaves'). Using this measure ensures consistency between building types and their perceived scale, and excludes small items such as tall chimneys which make a less significant difference to a street scene and perceived scale of an area.

Heights across the borough in most areas are broadly consistent at around 2-3 storeys, with 2 storey areas predominating in the suburbs. In town centres heights rise. Ashford High Street rises to around 4 storeys consistently. Sunbury Cross has a range of heights between 3 and 15 storeys, concentrated close to the M3 junction.

Staines town centre is mostly between 3 and 6 storeys, with a few recent developments along the London Road rising to between 10 and 12 storeys. The scheme currently under construction on the former Masonic Lodge is 13 and 15 storeys. An inset of heights within Staines town centre is contained within the 'Area Types' section later in this document.

Centres and areas where commercial uses are concentrated stand out clearly.

Most of the borough is limited in maximum building height to 45m (approx 15 storeys) due to Heathrow Airport safeguarding requirements.



Contrasting building heights at transition (Staines)



Height change blended into context (Ashford)

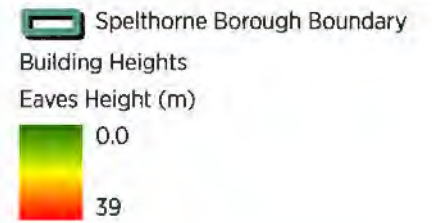
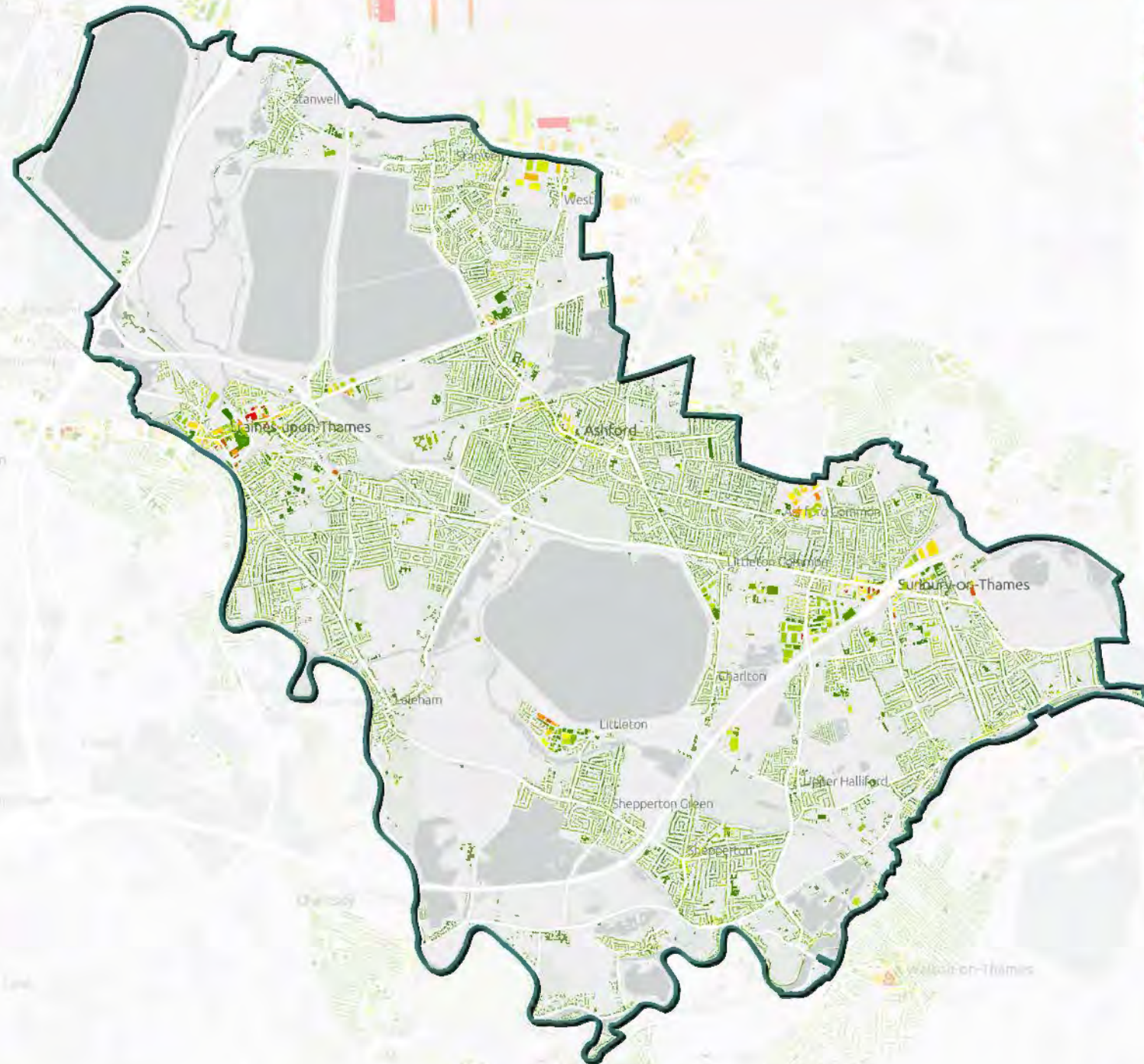
## WHAT DOES THIS MEAN FOR THE CODE?

Heights and scale of buildings is an area of considerable public interest in Spelthorne. Some recent and anticipated development in areas of change such as Staines town centre has focused attention on the scale and relationship of new development to the existing places in which they are built. The Design Code will set out how height (and transitions between heights) can be successfully handled for different development typologies in these areas of change, considering relationship with the street, public realm, overshadowing, long-distance views, amenity of residents and other factors.

Much of the borough, where significant change is not anticipated, has prevailing heights for development which can be respected in future design of proposals. The Design Code can set these out.

## WHERE DID THIS DATA COME FROM?

- Ordnance Survey Mastermap - Heights Layer



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Client:



Spelthorne Design Code

Baseline Plans - Heights

Scale	Drawn	Designed	Approved
1:40,000	DR	-	HA
0			1,600 m

Drawing Number: **SPEL04-009**      Revision: -      Date: **27.06.2024**

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