

BUILT FORM

FLOOR AREA RATIO

WHAT DOES THE PLAN SHOW?

The plan shows calculated Floor Area Ratios across the borough. This is a key measure of built-up area density.

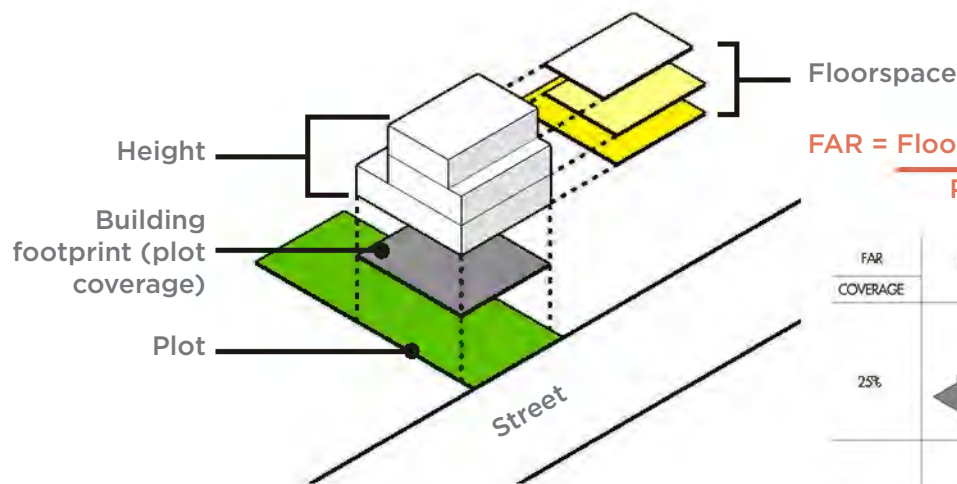
Much of the borough's suburban areas have floor area ratios between 0.4 - 0.8, becoming higher closer to main centres. Town and village centres are evident in the plan as much more intensively developed, reflecting their attractive locations for development.

WHAT DOES THIS MEAN FOR THE CODE?

Floor Area Ratio is a key measure of how 'built-up' a place feels. As demonstrated in the figure to the bottom left, there are many ways of achieving the same Floor Area Ratio in the design of a new development, and the Design Code can demonstrate this.

The Design Code can also set out appropriate values of Floor Area Ratio in different parts of the borough to assist developers in bringing forward appropriate proposals.

WHAT IS FLOOR AREA RATIO?



$$\text{FAR} = \frac{\text{Floorspace Area}}{\text{Plot Area}}$$

FAR	0.25	0.5	1	1.5
COVERAGE				
25%				
50%	N/A			
100%	N/A	N/A		

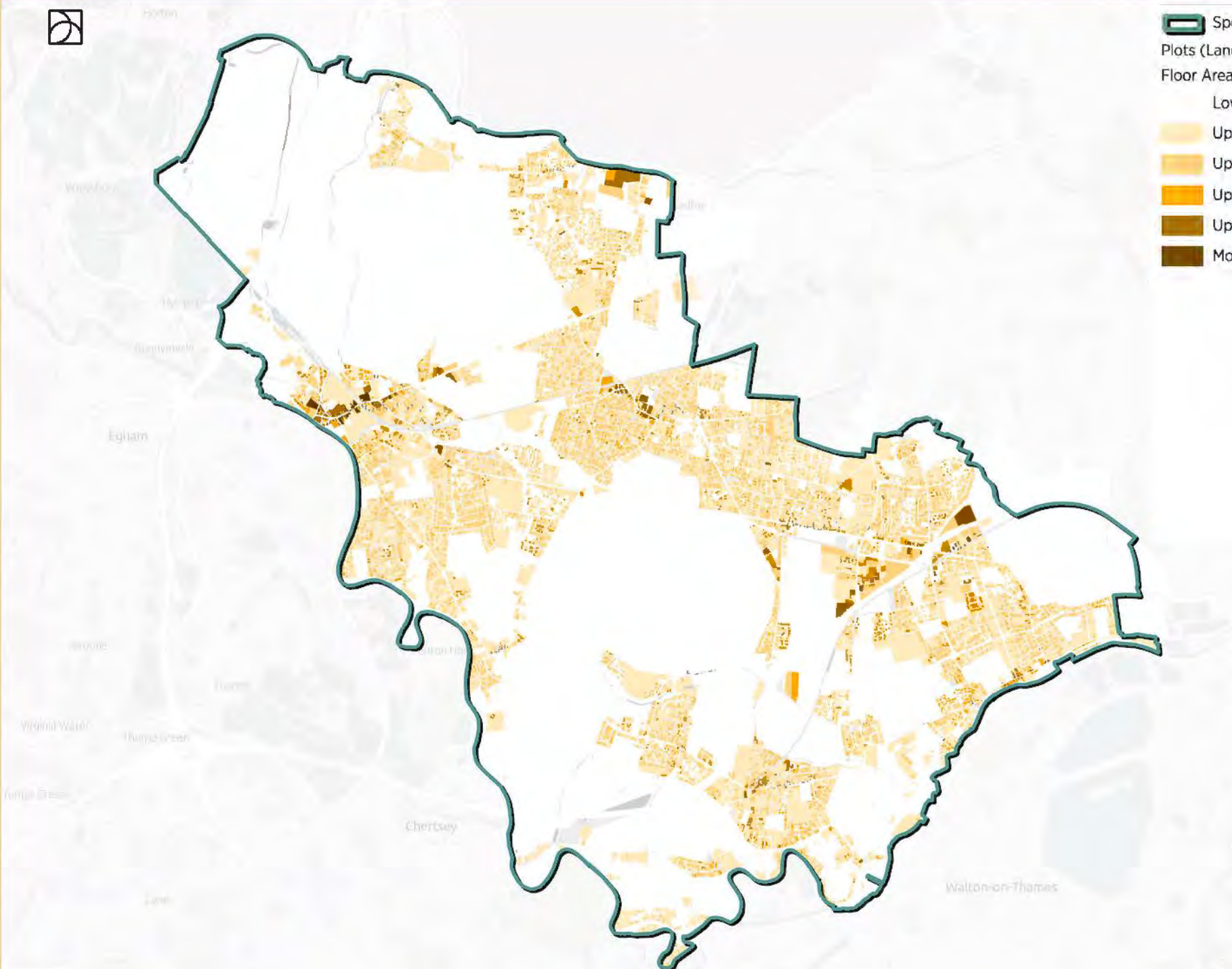
The same Floor Area Ratio can be delivered in different ways


Floor Area Ratio is Floorspace within a plot divided by the plot area, as shown in the diagram above which relates plots, building footprint, heights and floorspaces (all previous layers set out in this report).

Higher values of Floor Area Ratio mean a plot is more intensively developed.

WHERE DID THIS DATA COME FROM?






- Land Registry - Plot Boundaries
- Ordnance Survey Mastermap - Buildings Layer
- Ordnance Survey Mastermap - Heights Layer



 Spelthorne Borough Boundary

Plots (Land Registry)

Floor Area Ratio

-  Low
-  Up to 0.4
-  Up to 0.8
-  Up to 1.5
-  Up to 2.5
-  More than 2.5

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Spelthorne Design Code

Baseline Plans - Floor Area Ratio

Scale: A3 Drawn: OR Designed: HA Approved: HA
 1:40,000 OR - HA 1,600 m



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Contains OS data



Spelthorne - calculated Floor Area Ratios

BUILT FORM

RESIDENTIAL DENSITY

WHAT DOES THE PLAN SHOW?

The plan shows calculated residential density across the borough, calculated in terms of 'dwellings per hectare' (dph). This is a different measure of density of development to Floor Area Ratio, and is commonly used by the development industry and in planning.

In the context of Spelthorne, dwellings per hectare can be a misleading measurement of how density feels in reality, and the type of places it delivers, as it does not account for the type of homes being delivered (e.g. is it 1-bed or 4-bed?).

Much of the borough's suburban areas have a density of between 30-50dph, with higher densities seen in older (pre-WW2) areas, and around the villages in the south of the borough. In more recent developments and town centres it is considerably higher, reflecting the intensification of built-up areas since outward growth was prevented by the Green Belt.



Development at approximately 150dph (Ashford)



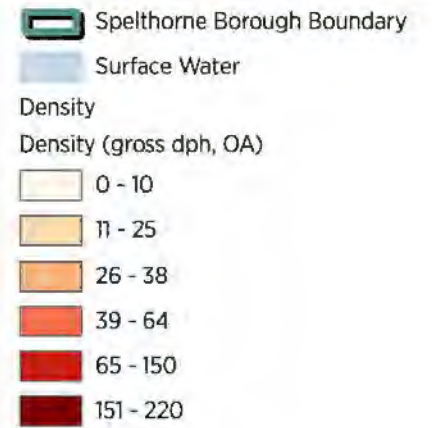
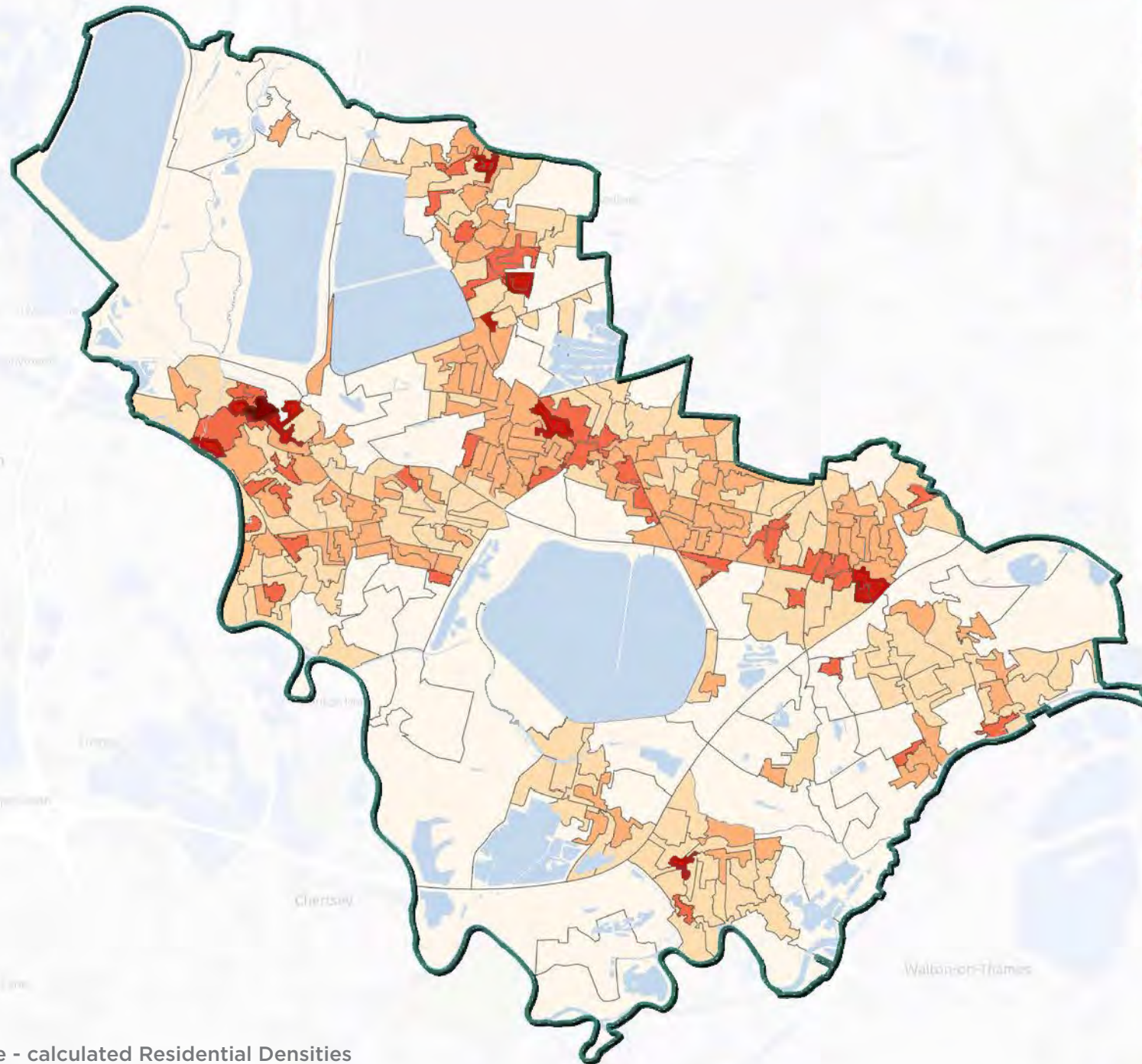
Development at approximately 350dph (Staines)

WHAT DOES THIS MEAN FOR THE CODE?

The analysis is helpful in that it has demonstrated that some recent and anticipated developments are at very high gross densities that are beyond what currently exists in the borough. This further supports a rationale for strong design coding for these types of development as they will change the existing character of the areas in which they are built.

WHERE DID THIS DATA COME FROM?

- Ordnance Survey OpenData - AddressPoint
- Office for National Statistics - Census 2021 Output Area Boundaries



Spelthorne - calculated Residential Densities
(dwellings per hectare/dph)

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Client:



Spelthorne Design Code
Baseline Plans - Densities

Scale: A3:	Drawn:	Designed:	Approved:
1:40,000	DR	-	HA
			1,600 m

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BUILT FORM

HERITAGE ASSETS

WHAT DOES THE PLAN SHOW?

The plan shows listed buildings, statutorily protected heritage assets, locally listed buildings of community importance and Conservation Areas.

Clusters of listed buildings are seen in and around Conservation Areas, and correspond to the historic villages of the borough seen in the 1880 map earlier in this report. This reflects the importance of an 'ensemble' of buildings and other components forming a key part of valued historic environment, and reinforces the importance of design coding in setting out what parameters are important in the development of places overall.



Staines village Conservation Area



Sunbury village Conservation Area

WHAT DOES THIS MEAN FOR THE CODE?

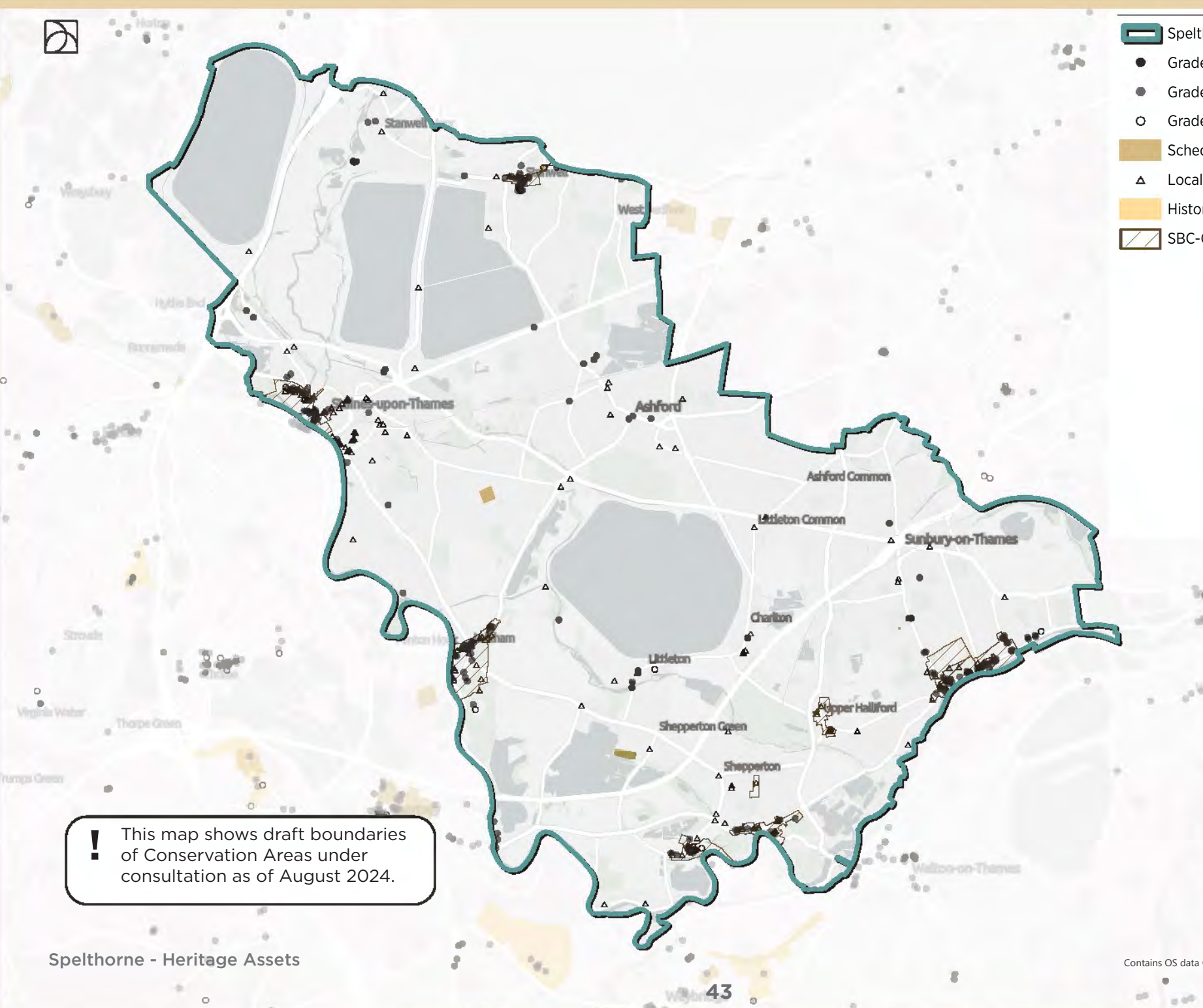
The Design Code should signpost towards Conservation Area appraisals as a key guide to the existing character of these areas.

Existing heritage assets and Conservation Areas, concentrated in some of the most historic areas of the borough, can provide important design cues as to what makes a positive contribution to townscape. Typically their success as places is about how the individual components (e.g. buildings, public realm, planting, open spaces and trees) relate to one another holistically, rather than individual examples of architecture.

Conservation Areas in proximity to areas of potential change (e.g. Staines) should be given particular emphasis in detailed coding. Successful transitions between these areas and new proposals are important in retaining their character.

WHERE DID THIS DATA COME FROM?

- Historic England - Listed Buildings, Scheduled Ancient Monuments, Historic Parks and Gardens
- Spelthorne Borough Council - Conservation Area Boundaries (draft for consultation as of August 2024)
- Spelthorne Borough Council - Locally Listed Buildings



- Spelthorne Borough Boundary
- Grade I Listed
- Grade II Listed
- Grade II* Listed
- Scheduled Ancient Monuments
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Historic Parks and Gardens
- SBC-Conservation Areas
- Locally Listed Buildings

! This map shows draft boundaries of Conservation Areas under consultation as of August 2024.

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Spelthorne Design Code

Baseline Plans - Heritage

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

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BUILT FORM

ARCHITECTURE

WHAT DOES THE PLAN SHOW?

The plan shows a selection of architecture observed across the borough, with some context as to when they were developed.

Spelthorne's prevailing architecture is divided into three clear periods:

- **Historic towns and villages**, 18th/19th Century, with a mixture of Surrey village vernacular styles and a small number of Georgian buildings in characteristic classical style
- **Early 20th century to mid-1930s/pre-WW2**, predominantly terraced or semi-detached 'villa' style homes with rich detailing and brickwork using multiple types of brick, reflecting mostly 'national' styles prevailing at the time
- **Post-1945 to mid-1970s**, typically semi-detached with simple detailing and materiality, again reflecting mostly 'national' or 'mass-produced' styles prevailing at the time

The bulk of residential development is low-rise (2/3 storey) houses rather than apartment buildings.

Following these historic periods there is a more limited number of recent developments, which are predominantly apartments at higher densities. These are typically of contemporary design, reflecting what is being built elsewhere in the south-east of England, with limited detailing, simple brick facades and metal balconies.

MATERIALS AND DETAILING

Selection of historic materials and detailing:



Roof decoration and prominent chimneys



Dormer windows and brickwork detailing



Arch-top windows
Prominent porches



Bay windows



Rich palette of materials and bricks



Georgian architecture

WHAT DOES THIS MEAN FOR THE CODE?

The Design Code will need to strike a balance between emphasising those architectural features that help to define and strengthen the sense of place in Spelthorne (and its constituent places), and allowing change and innovation. The Code can set out typical materials and features to provide inspiration and a 'library' of background information on the existing built form.

Successful design is about more than just external architectural appearance, which is often a matter of taste, whether it be traditional or contemporary. However applicants should demonstrate why they have chosen the style and exterior architecture of their proposals through a clear design process explanation that refers to the surrounding context and how it has influenced the resulting design.

WHERE DID THIS DATA COME FROM?

- Site visits and observations



Rev. Description. Date

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Client:

Spelthorne Design Code
Baseline Plan

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