

AREA TYPES

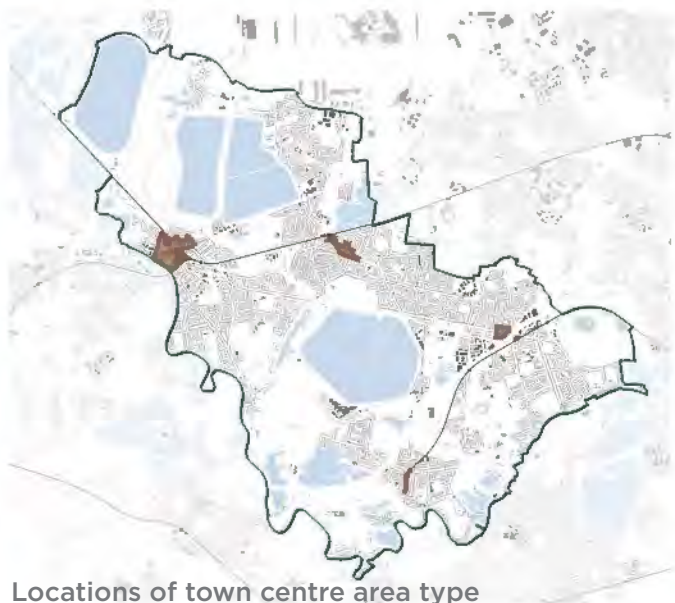
TOWN CENTRES

OVERVIEW

There are four identified town centres within Spelthorne, based on their urban form. Each should be treated individually for coding purposes as they are very distinct in character from each other.

- Staines-upon-Thames
- Ashford
- Sunbury Cross
- Shepperton

Town centres are located in a more dense urban or suburban context, involving a high proportion of retail and service uses. The residential uses that exist are generally high-density.



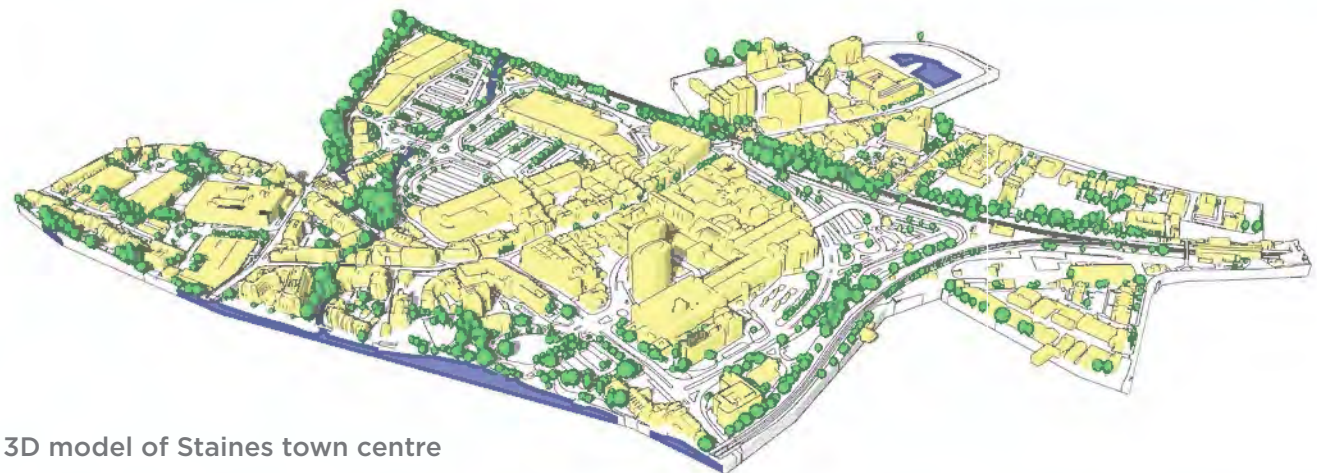
Locations of town centre area type

STAINES-UPON-THAMES

Staines-upon-Thames is the borough's main centre and largest historic town. It is based around a Roman route to a bridging point on the Thames, and a historic High Street remains its focal point.

The core High Street is flanked by large areas of more modern development, including the Two Rivers Retail Park on the site of a former linoleum factory, and the Elmsleigh Shopping Centre / Tothill Car Park complex. The town centre is also bounded by railway lines to the north and east.

The west of the town centre transitions quickly to Staines village, a Conservation Area with a very different and attractive character.



3D model of Staines town centre

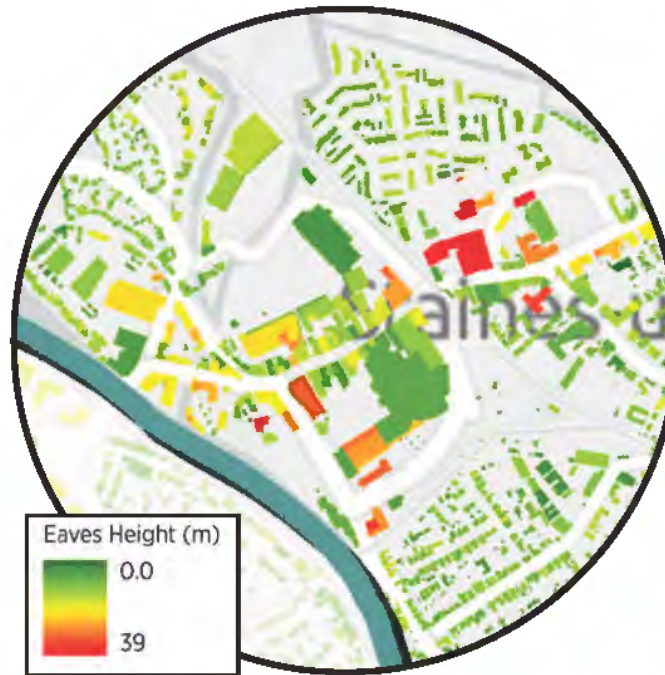


A substantial amount of work has been done on characterising Staines town centre and its environs through the 2022 Staines Development Framework (DLA) which forms part of the baseline for this document. This is set out in the diagrams to the right, taken from the Development Framework, and the characterisation table on the following page. The Design Code will build upon this work.

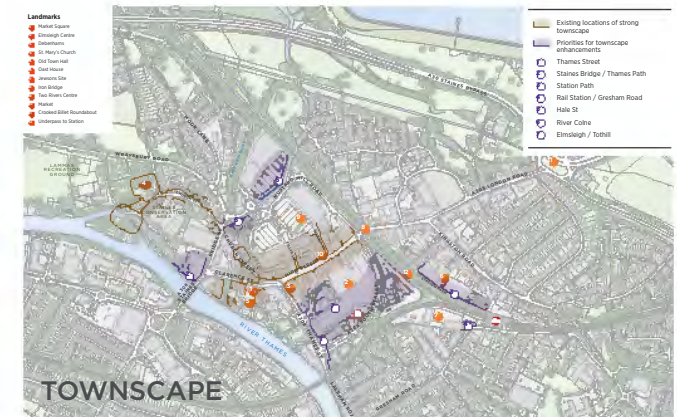
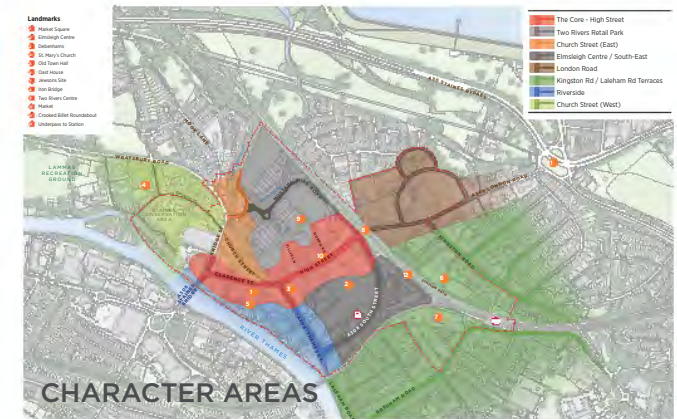
CODE PRIORITIES

Considerable change in recent years, and the potential for further change, means this will be an area of significant focus.

- Ensuring new high density development has high amenity and living standards
- Interfaces between new and existing development
- Identifying key areas, places and views that are locally valued, form part of the character and require protection
- Appropriate development typologies, and delivering higher densities at more appropriate heights than seen in recent developments
- Successfully managing transitions in heights
- Public realm and street quality



Existing building heights within Staines-upon-Thames town centre (data not available for most recent former Masonic Lodge development)



Town centre characterisation undertaken as part of Staines Development Framework

	The Core - High Street	Riverside	Kingston Road terraces	Laleham Road terraces	Church Street (West)	Church Street (East)	Two Rivers Retail Park	London Road	Elmsleigh Centre / South-East
Typical Uses	Retail Food & Beverage Leisure	Residential Some Civic/Community Uses	Residential Some Community Uses	Residential Some Community Uses	Residential Some Employment Uses Hidden Away	Retail Residential Commercial/Employment	Retail Leisure	Secondary Retail Residential	Retail Transport Interchange Commercial/Employment
Street Widths	Typically 18m Varies 14-22m Alleyways 7m	25m, but open on one side No strongly defined street corridors	20-22m	20-22m	Typically 10-24m Narrower at town centre end, opens towards river end	Church St 8-10m Others up to 15m	No clearly defined streets Surface car parking	Typically 18m	South Street 30-40m, but without clear definition
Building Heights	Typically 3-4 storey Up to 5 in places	3-5 storey	2-3 storey Up to 5 storey occasionally	2-3 storey Up to 4 storey occasionally	2-3 storey Occasional 5 storey	3-5 storey	2-3 storey	2-3 storey 'traditional development' 8-12 storey 20th/21st century buildings	4-6 storey Plant up to 8 storeys
Building Widths/Grain	Typically 7-15m Occasionally up to 30m	Varied, up to 30m	6m dwelling (12m total width)	6m dwelling (12m total width)	5-15m, typically around 9m	7-11m Up to 25m at western end	60-100m Some subdivisions at 20-30m, others at 50m	6-8m 'traditional development' 18-25m 20th/21st century development	Mixed with no clear pattern Very coarse grain with very large buildings
Building Line	Continuous	Discontinuous Mix of backs and fronts	Semi-detached, regular 4-5m gaps	Semi-detached, regular 4-5m gaps	Strong with some gaps between buildings	Continuous at town centre end Mix of backs and fronts at western end Breaks up and discontinuous at western end	Continuous edge in retail park No variation	Continuous on London Road Broken on side streets, strong line	No clear building line Mostly backs and service entrances
Setbacks	None	No clear building line	5m front gardens	5m front gardens	None at town centre end Some front gardens of variable width at river end	None at town centre end Mix of widths at western end, no clear pattern	None at edge of retail park Other smaller units have green space in front	None on London Road 2-3m on side streets	No clear building line
Planting and Trees	Street Trees at Northern End No GI at Southern End except at river crossing	Variation between tree-lined pathway to open space of medium scale Strong green character	Occasional street trees Private front gardens	Occasional street trees Private front gardens	Increasingly green character moving from town centre toward river Open space around church contributes strongly	Green, soft edges to Wrysbury and Colne Green nodes at river crossings Green verges at western end No planting at TC end	None in pedestrian areas Some trees in car park Trees and green banks to rivers Little accessibility to GI	Little on-street Some private gardens Railway line embankment forms green node	Occasional trees in car parks Treed rail embankment
Building Materials	Buff brick White render Red brick	Buff brick Concrete for MSCP White render Red brick	Red brick White render	Red brick White render	Buff brick White render Red brick	Buff brick White render Red brick	Buff brick Steel	Buff brick Red brick Steel Mixed renders	Concrete Red brick
Frontages	Regular Ground Floor Entrances Continuous Active Frontages	Mix of backs and fronts Building frontages typically behind planting	Regular residential front doors Set back behind front gardens Coarser grain, less active frontage on main street	Regular residential front doors Set back behind front gardens Coarser grain on main street	Regular residential entrances	Church St has continuous retail frontage No frontages onto rivers Very disjointed frontages at western end	Retail frontages, coarse grain, large entrances Car parks have no frontages or enclosure	Continuous active frontages Regular entrances Residential developments have active ground floors	Mostly backs and service entrances Little active frontage
When Built?	Typically 19th Century Some 20th Century	Majority mid-late 20th century View to Town Hall, 19th century	Typically Edwardian	Typically Edwardian	Mix of Victorian, Edwardian and post-WW2	Early-late 20th Century	Early 21st Century	Victorian, Edwardian - traditional development 1970s blocks on side streets Early 21st century	Mostly 1970s/1980s
Noise Levels	High and vehicle-dominated at southern end Medium and human at northern end	Medium-low, mostly human Vehicle noise near Thames St	Low	Low	Low	Low-medium on Church St Vehicle noise at western end Quiet on rivers	Medium, high around vehicle links	High	High on South St
Street Activity Levels	High at north end, lower at southern end	Busy use of river frontage Lower levels on Thames St	Low but overlooked	Low but overlooked	Low but overlooked	Low-medium on Church St Low at western end Quiet on rivers	High at retail edge	Medium-low	Low
Townscape Features	Projection and recession on buildings Incidental moments Fluctuation of widths on High St Deflection of views	Occupied Space Focal Points Changes of levels Openness	Projection and recession on buildings	Projection and recession on buildings	Projection and recession on buildings Incidental moments Fluctuation of widths Deflection of views Screened vistas	Projection and recession on buildings Fluctuation of widths Deflection of views Screened vistas	Few - some occupied space	Relatively few Screened vistas on side streets Projection and recession on some buildings	Few - does not contribute to town
Notes	Strong townscape and character	Attractive green character Some areas with good relationship to built environment Other areas with no relationship to buildings	Coarser grain on main streets, with strong character and form on residential streets Main streets are less continuous and lack strong building line	Coarser grain on main streets, with strong character and form on residential streets	Strong and attractive residential character with a transition from urban to riverside Village feel	Strong urban fabric at town centre end Broken urban fabric at western end, very disjointed Green infrastructure throughout but not accessible Needs urban fabric repair	Successful retail park but lacking in enclosure Clear pedestrian links around edge of car park that tie into street network Does not use rivers successfully	Busy secondary retail street - functions as extension of high street Feels disjointed from town centre due to railway line Tired buildings and vehicle-dominated street scene	Monolithic, disjointed and unattractive development that does not contribute to a human-scale town centre Bland material palette No real streets, just highways for vehicles
Positive	Attractive heart of town Human scale Good mix of uses	Access to water Green infrastructure	Attractive, coherent residential environment Some GI	Attractive, coherent residential environment Some GI	Attractive residential environment Clear character Green end near river	Fine grain urban fabric at town centre end Water and GI running throughout	Busy and active Clear pedestrian links linking to streets	Active frontages	Gateway - public transport, vehicles and rail
Negative	Thames St vehicle-dominated Lack of GI on Thames St Poor links to river	Poor Thames St frontage Few links to town centre Car parking uses space	Coarser grain on main streets could be improved Main streets have disjointed frontages	Coarser grain on main streets could be improved Main streets have disjointed frontages	Some detracting 20th century development	Little access to water and GI Disjointed environment at western end Backs and service entrances at western end	Does not use rivers or GI No urban enclosure	Vehicle-dominated street scene Tired traditional building stock Little GI	Incoherent environment, no clear streets, no active frontages Little GI Vehicle dominated Inefficient land use Detracts from rest of town centre and riverside
UD Strategies	Preserve character through grain, massing, mix of uses Reduction in vehicle domination of Thames St Preserve views from core area to minimise visibility of taller buildings	Improve Thames St frontage to match scale and nature of space Reduce vehicle domination of Thames St Improve links to 'Core'	Densification and stronger frontages on main streets Better overlooking and frontage on Station Path	Densification and stronger frontages on main streets Clearer wayfinding from station to town	Preserve character through grain, massing, mix of uses Preserve views from street to minimise visibility of taller buildings	Fabric repair from new development with clear frontages Integrate water and GI to make distinct character	Progressive infill development of car parks over time to form new street network Infill development to form strong frontage to water Landscape strategy to make rivers active and part of town	Reduction in vehicle domination of London Road General increase in heights for infill development to form coherent street Additional street GI	Redevelopment to create new streets and spaces for people Edges at lower heights, interior has potential to host taller buildings Reduction in vehicle domination

Staines Features Framework Character Assessment - zoom for detail. To be read with plan on previous page setting out identified character areas.



ASHFORD



KEY CHARACTERISTICS

Land Use:

A wide range of retail and service uses including multiple convenience stores, takeaways, coffee shops, hairdressers, health & beauty uses, and a bank.

Layout:

The centre has a linear form along Church Road, with Ashford train station at the northeastern end where the centre extends around the Woodthorpe Road / Station Approach / Clarendon Road mini-roundabout. The centre has expanded northwards with recent mixed-use and high-density residential development.

Built Form:

Mostly 2-3 storey terraced buildings, with shop frontage on the ground floor. The recent redevelopment north of Church Road introduces a larger block form.

Materials:

Brick buildings, some rendered. Various shopfront treatments with modern signage.

Landscape & Green Infrastructure:

Distinct lack of greenery within the centre. Some street trees along Church Road.

Street Types:

Church Road is wide (16 to 25m), the widest sections including a parallel parking lane, causing car dominance. Woodthorpe Road is around 15m, with on-street parking.

CODE PRIORITIES

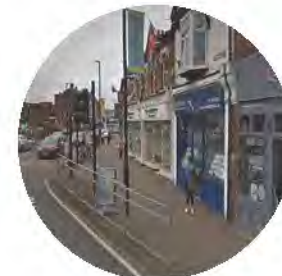
- Reinforcing key parameters that make town centre special
- Identifying how new development can enhance public realm
- Ensuring new development adopts key parameters and integrates successfully



Victorian roof features



21st century development



Pedestrian spaces



Mid-century infill



Typical brickwork



Street tree - Church Rd

SUNBURY CROSS



KEY CHARACTERISTICS

Land Use:

A range of retail uses, including fast food, health & beauty uses, and convenience stores / supermarkets. High density residential located in tower blocks and above retail units. Community uses include a library and church. Includes offices and a hotel.

Layout:

The main town centre area is located to the west of the A308 roundabout / M3 flyover, focussed on the very wide Staines Road West. 'The Parade' is a parallel road for parking to access retail units.

Built Form:

A 3-storey terraced perimeter block frames the northwest of the A308 roundabout. However, the rest of the built form is largely dominated by tower block building types.

Materials:

The range of materials is varied and incoherent. Tower blocks are a mixture of brick, white render, and modern white/grey/blue cladding. Other buildings are brick-finished.

Landscape & Green Infrastructure:

The centre is particularly grey, with only a few street trees and limited grassed area.

Street Types:

Staines Road West is a dual carriageway, with a parallel road for retail access and parking. The 35m wide road area creates a hostile walking environment.

CODE PRIORITIES

- Improving pedestrian connections
- Safety, overlooking and use of space
- Maximising green infrastructure provision
- Ensuring new development is well-connected
- Scale of development



Housing above retail



Reflective apartment block



Railings causing severance



Brown/grey colours



No visual surveillance



Retail set back by parking



SHEPPERTON



KEY CHARACTERISTICS

Land Use:

Wide range of retail and service uses including supermarkets / convenience stores, cafés and bakery, health & beauty, butcher's, grocer's, post office, card shop, and various independent / specialist shops. Petrol station located on the High Street. Includes medium-density residential, and community facilities e.g. village hall.

Layout:

Linear centre along the High Street (B376). Access/service lanes either side of the main road.

Built Form:

Mostly 3-storey terraced buildings with ground-floor retail and upper floor residential. Some 2-storey buildings and residential terraces. Interesting and varied architectural styles, with some key distinctive buildings acting as landmarks and adding character.

Materials:

Most buildings are brick built, some with render or tiled cladding. Pavements are block paved.

Landscape & Green Infrastructure:

The street benefits from mature trees, hedges and planters.

Street Types:

The street width varies from approx. 15-35m. Service lanes provide parking along the widest areas.

CODE PRIORITIES

- Reinforcing key parameters that make town centre special
- Ensuring new development adopts key parameters and integrates successfully



Distinctive architecture



Feature trees



Historic village hall



3-storey terrace houses



Tree-lined road island



Benches along the street

AREA TYPES

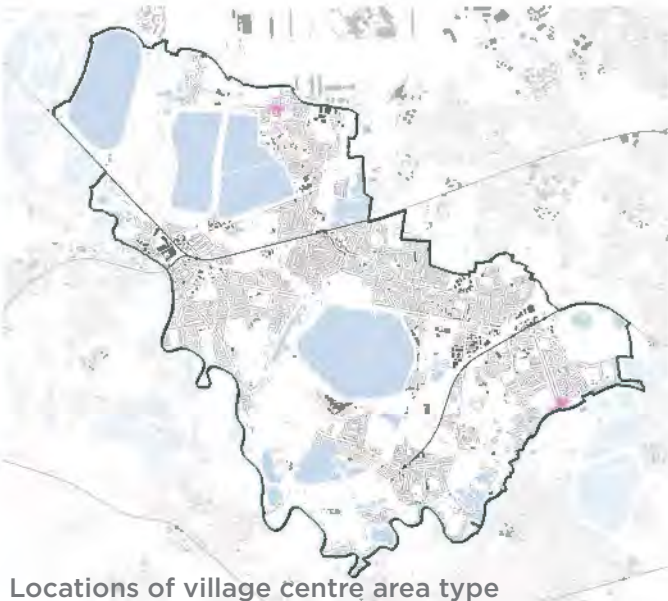
VILLAGE CENTRES

OVERVIEW

Due to its historic development, Spelthorne has a small number of historic villages that have been absorbed by suburban development in more recent years. As such the small historic village has become a distinctive centre - an island within wider suburbs.

These village centres are distinct from larger 'villages' (later in this section) which tend to be more separate from nearby suburban areas and retain a more complete settlement form as a village.

Any development in this area type is anticipated to be small-scale and infill-type, fitting strongly with the existing character.



Locations of village centre area type

STANWELL

KEY CHARACTERISTICS

Land Use:

There is a small range of shops including two convenience stores, a range of takeaways, and a pub. The village green and church are a focal point. The predominant land use is residential.

Layout:

The layout is nucleated, with a triangular green to the centre. Plot forms are irregular, with a mixture of terraced and detached properties.

Built Form:

Buildings are a mixture of detached and terraced, with a wide variety of sizes.

Materials:

Buildings are brick or rendered, with a range of colours but predominantly yellow/buff brick. A mixture of grey and red tiled roofs.

Landscape & Green Infrastructure:

The village green is the key landscape feature, with mature tree. The village park is located behind St Mary the Virgin church.

Street Types:

No typical road width due to the irregular built form. The High Street is approx. 8.5-10m wide.



Historic church



Village green



Feature property



Variety of trees



SUNBURY-ON-THAMES

KEY CHARACTERISTICS

Land Use:

Mostly residential, with a parade of shops. A small range of restaurants. A park area is located to the edge of the centre.

Layout:

A linear form along Thames Street, extending to the north along The Avenue.

Built Form:

Buildings are typically 2-3 storey terraces.

Materials:

Buildings are mostly brick or rendered. Many buildings along Thames St have been painted in a variety of colours.

Landscape & Green Infrastructure:

There is an informal meadow / parkland to the north of Thames street, with areas of wildflowers. Other green spaces are close by including Rivermead Island. While there is close proximity to the Thames, there is limited direct access from the village centre.

Street Types:

Thames Street is a narrow at approximately 8-10m wide. This provides no opportunity for on-street parking, except on The Avenue which is wider with dedicated parking.



Sunbury Park & meadow



Georgian townhouses



Characterful street



Distinctive terraces



21st Century neo-Georgian



Landmark building

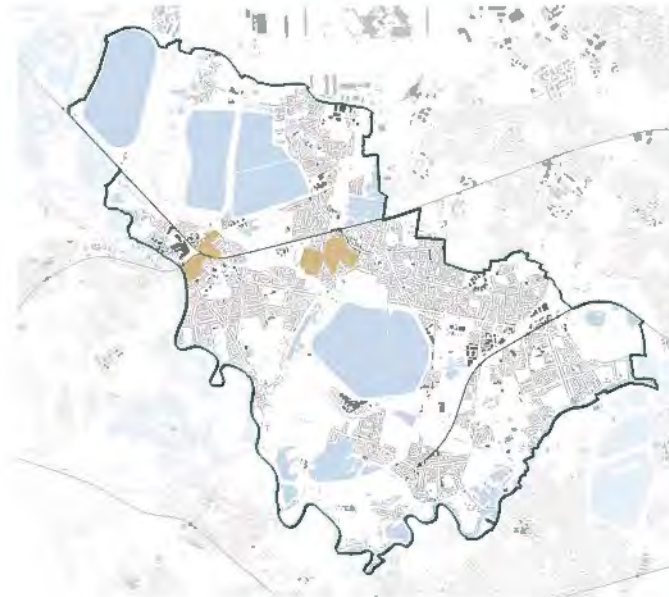
AREA TYPES

INNER SUBURBAN

OVERVIEW

These are areas developed predominantly pre-war and in the early inter-war period. They have comparatively high densities compared to the rest of the borough, and are closely related to their nearby town centre.

Development in this area type is anticipated to be small-scale and infill-type, with some level of intensification possible. Design coding may concentrate on ensuring that proposals reflect the existing form while allowing for sensitive intensification.

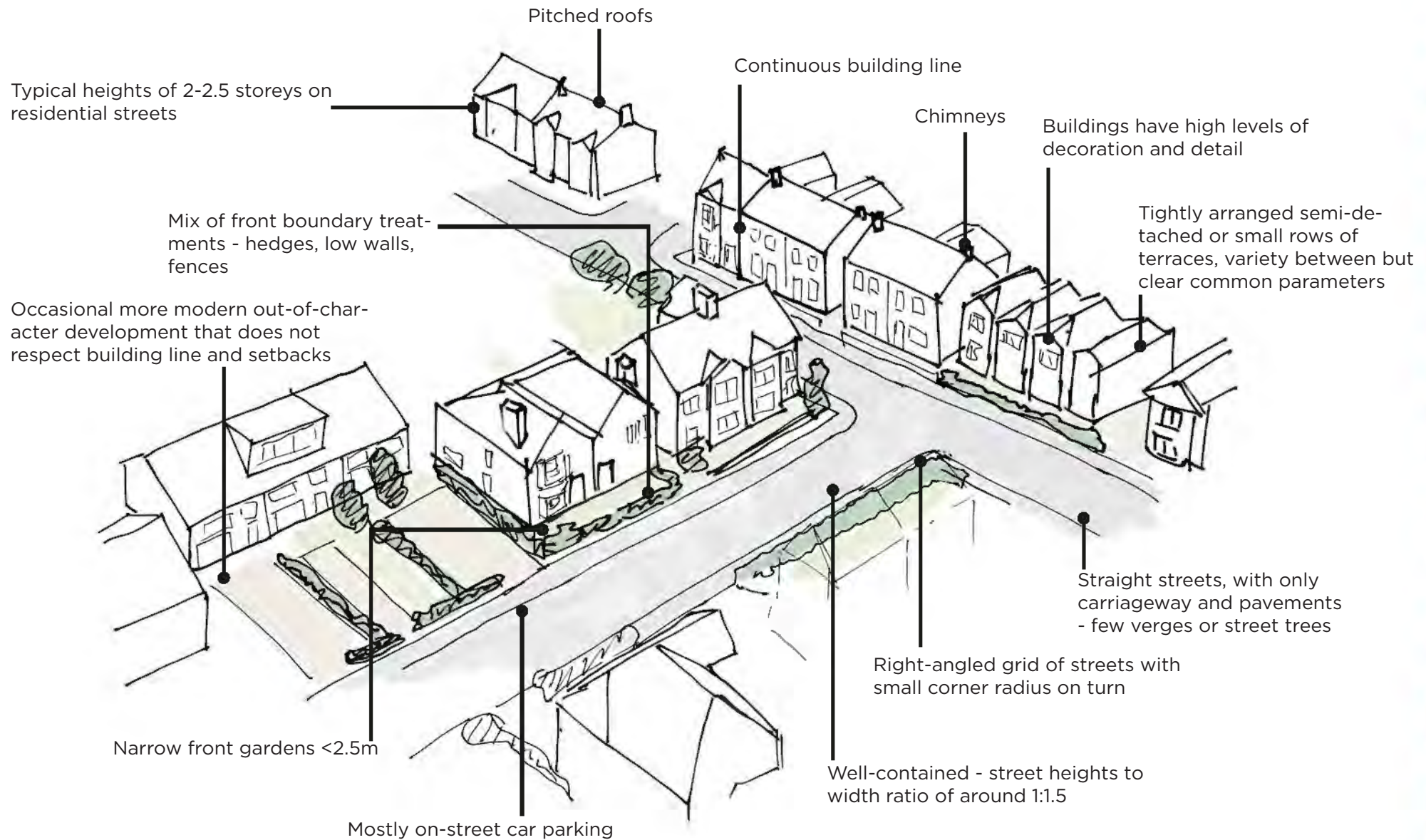


Locations of inner suburban area type





WHAT DO THE INNER SUBURBS LOOK LIKE?



INNER SUBURBAN

MOVEMENT	NATURE	BUILT FORM	IDENTITY
<p>Street network character: Street network links to high trafficked town centre locations, arterial routes quieten through inner suburbs, but with busy high streets through central areas of inner suburbs.</p> <p>Within 5mins walk of a bus stop: All</p>	<p>Within 5min walk of a local park: the minority</p> <p>Street trees: some but often sparsely planted</p> <p>Open space features: some incidental green spaces or landscaped verges or planters within high streets.</p>	<p>Average density: 40-55dph</p> <p>Average plot ratio: 0.25-0.4</p> <p>Average floor area ratio: 0.45-0.7</p> <p>Block structure: Various, mostly along a linear route.</p> <p>Building set-backs: varies, typically 2-5m</p> <p>Building line: Mostly consistent following a straight line or gently curving. Gaps of 3m+ between buildings.</p> <p>Building height: typically 2-3 storeys, with some 4-5 storey buildings.</p>	<p>Materials: Mostly traditional brick. Some modern glass and metal buildings. Some buildings clad with wood or tiles.</p> <p>Local building features: Brick detailing, historical landmarks in centres, mock tudor timber gable ends, picture windows, iron railing balconies.</p> <p>Roof form: Consistent along terraces, others varying</p> <p>Boundary Treatment: often directly onto street or narrow front garden with low brick wall and/or hedgerow in older traditional streets.</p> <p>Architectural style: Varies, contemporary apartments, chapel conversions, 80's/90's apartment blocks with communal perimeter gardens.</p>



PUBLIC SPACE	USE	HOUSE TYPES	GARDENS
<p>Primary Streets - Small pockets of public realm between road and shopfronts.</p> <p>High Streets - 'Islands' between parking/service lanes and the main road. Often including seating and planters.</p> <p>Secondary Streets - Transition to 'suburbs', increasing verge widths and incidental open spaces.</p>	<p>A mix of uses, including a range of retail, community facilities and food outlet premises.</p> <p>Residential uses represent a greater proportion of overall use compared to town centres. Housing density remains relatively high to the rest of the borough, reducing towards the interfaces with 'suburbs'.</p>	<ul style="list-style-type: none">• Apartments• Terraced• Semi-detached• Corner houses• Town houses	<ul style="list-style-type: none">• balconies• communal• private

AREA TYPES

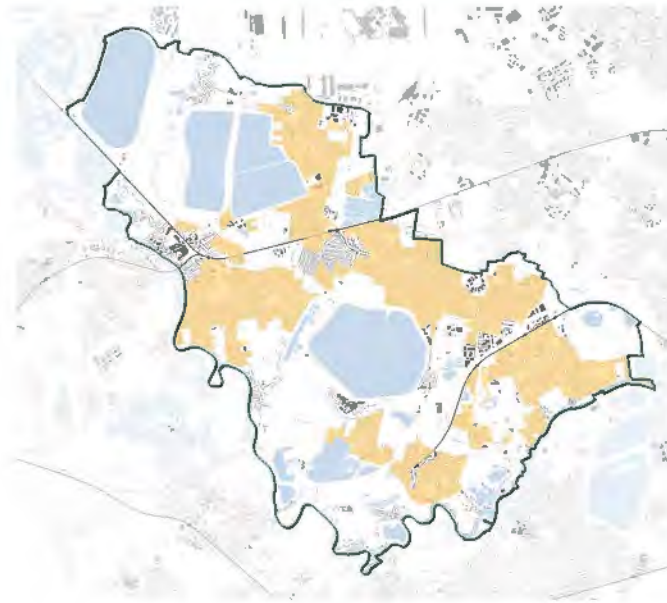
SUBURBAN

OVERVIEW

Suburban areas are characterised by lower-density housing. While semi-detached houses are most common; terraced and detached homes as well as bungalows are found across the borough.

Many of Spelthorne's suburban locations benefit from proximity to green spaces and larger plot sizes. Due to the nature of suburbs, there is often less distinctive identity between the areas in contrast to centres. Because they tend to be further from their core town centres, they often host small local parades of shops at key nodes.

Development in this area type is anticipated to be small-scale and infill-type, with some level of intensification possible. Design coding may concentrate on ensuring that proposals reflect the existing form while allowing for sensitive intensification.

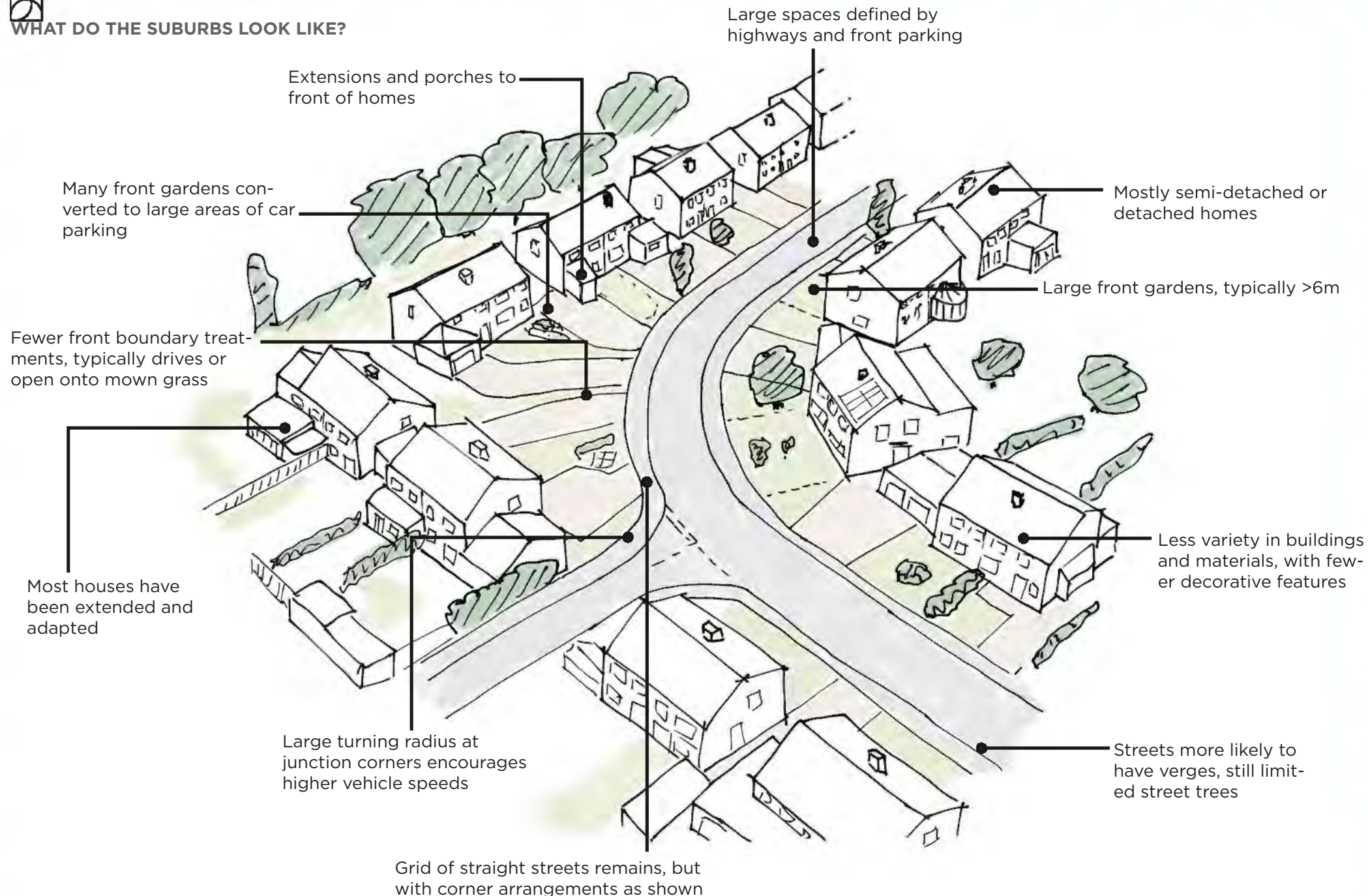


Locations of suburban area type





WHAT DO THE SUBURBS LOOK LIKE?



SUBURBAN

MOVEMENT	NATURE	BUILT FORM	IDENTITY
<p>Street network character: Mix of secondary and tertiary streets with predominantly residential character.</p> <p>Within 5mins walk of a bus stop: Almost all</p>	<p>Within 5min walk of a local park: the majority</p> <p>Street trees: varies, some streets continuously planted others just individual street trees around incidental open space.</p> <p>Open space features: some areas with generous front gardens and tree line streets, other streets no verges and minimal landscaping but some incidental open spaces.</p>	<p>Average density: 25-40dph</p> <p>Average plot ratio: 0.1-0.3</p> <p>Average floor area ratio: 0.2-0.5</p> <p>Block structure: Mix of traditional perimeter blocks, terraced streets and extended cul-de-sacs as well as looser perimeter blocks with larger detached units.</p> <p>Building set-backs: varies, typically 5-10m</p> <p>Building line: varies but typically consistent. Gaps of 5m+ between buildings</p> <p>Building height: majority 2-2.5 stories (loft conversions) with some bungalows.</p>	<p>Materials: Wide mix, common materials include: red, multi and buff brick and render</p> <p>Local building features: Bay windows, brick detailing, mock tudor timber eaves</p> <p>Roof form: Varied</p> <p>Boundary Treatment: Varies, often a mix of hedgerows and low brick walls or front gardens converted to driveways.</p> <p>Architectural style: Varied, some georgian, victorian, mock tudor, 80's + 90's estates, and contemporary.</p>



PUBLIC SPACE	USE	HOUSE TYPES	GARDENS
<p>Primary Streets: wider boulevard style streets with wide verges and mature trees and segregated private drives.</p> <p>Secondary Streets: generous street widths for the most part, with front gardens largely given over to parking and hard paving.</p> <p>Local Streets: narrower streets within older perimeter blocks where houses directly front the streets.</p>	Housing with occasional other uses.	<ul style="list-style-type: none">• Terraced• Semi-detached• Detached• Wide frontage• Corner houses• Town houses	<ul style="list-style-type: none">• private• communal• incidental open spaces

AREA TYPES

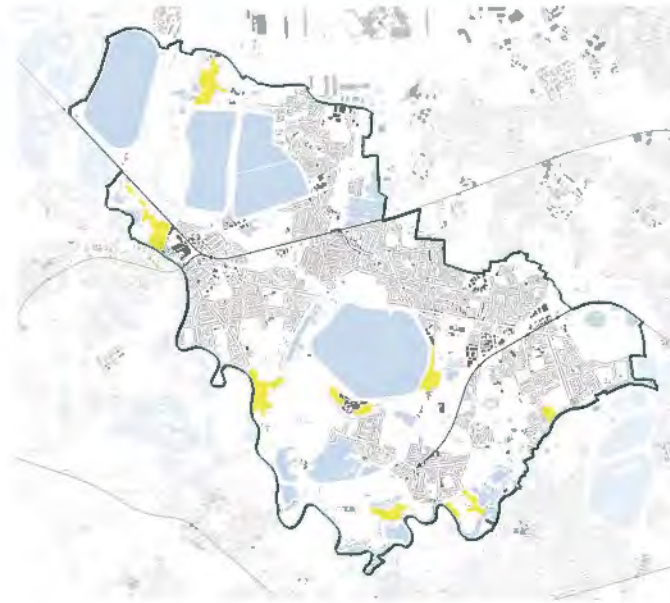
VILLAGES

OVERVIEW

Spelthorne has a series of historic villages which have retained their character over time. Most of these have retained some separation from surrounding suburban-type development, making them distinct from the village centre area type earlier in this document.

Village Area Types are defined by a more rural character with a recognisable traditional village core with common features being a village green, corner shop, post office, pub or sport ground or village hall.

Any development in this area type is anticipated to be small-scale and infill-type, fitting strongly with the existing character.

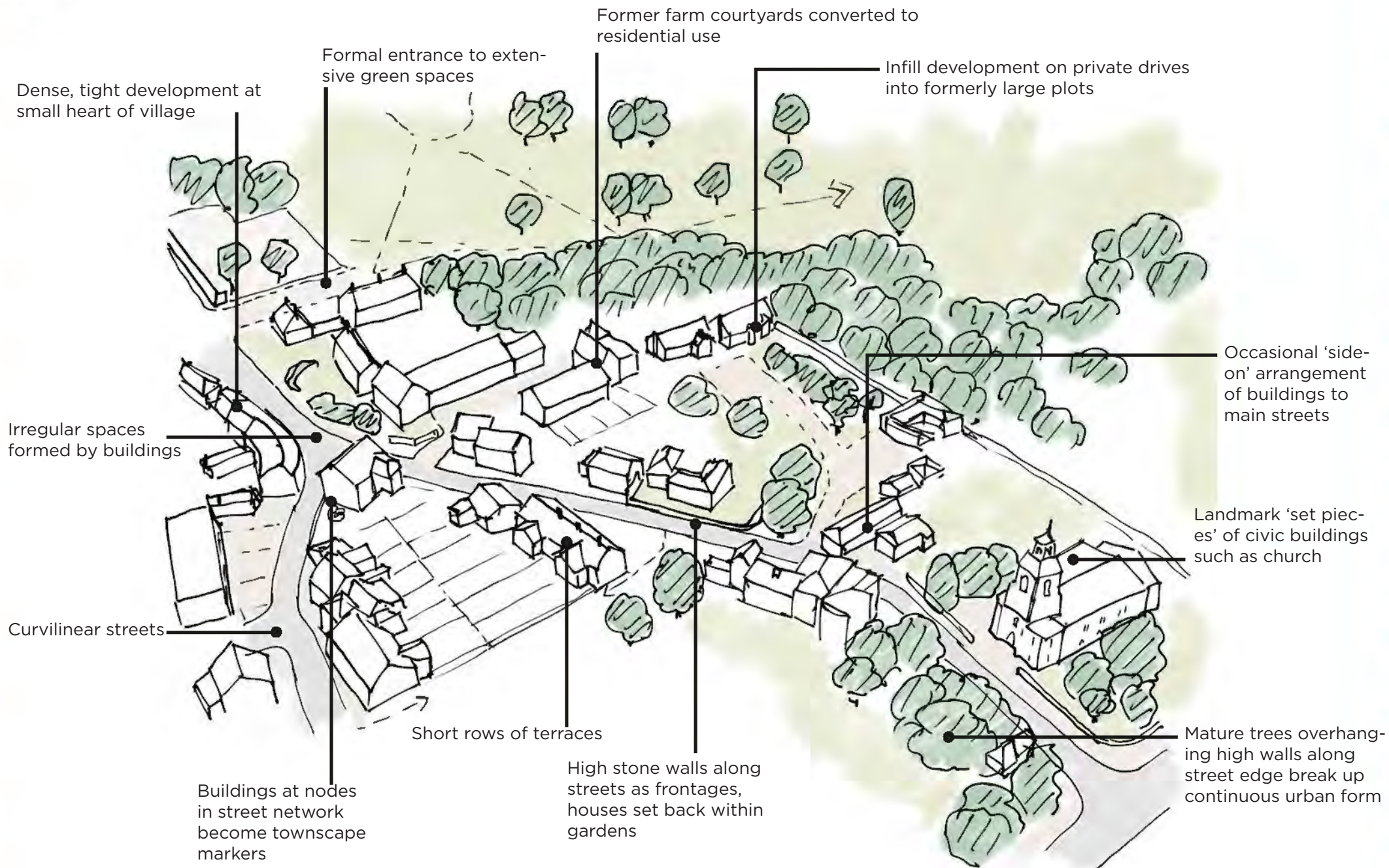


Locations of village area type





WHAT DO THE VILLAGES LOOK LIKE?



VILLAGES

MOVEMENT	NATURE	BUILT FORM	IDENTITY
<p>Street network character: one traditional main street; cul-de-sacs, closes and local streets spur off</p> <p>Within 5mins walk of a bus stop: excl. Shepperton, very little - 10-15min walking catchments for majority</p>	<p>Within 5min walk of a local park: all (TBC)</p> <p>Street trees: regular features and often mature street trees on most streets and within open spaces.</p> <p>Open space features: incidental open spaces, common areas/greens</p>	<p>Average density: 15-40dph, varies depending on context</p> <p>Average plot ratio: varies depending on context</p> <p>Average floor area ratio: varies depending on context</p> <p>Block structure: informal perimeter blocks, row blocks, cul-de-sacs and closes</p> <p>Building set-backs: varies X-Xm</p> <p>Building line: mostly informal or curved</p> <p>Building height: majority max. 2 storey with large proportion of bungalows</p>	<p>Materials: historically red brick and red tile, some buff and multi brick, rendered facades and buff brick more common in more recent development</p> <p>Local building features:</p> <p>Roof form: varied</p> <p>Boundary Treatment: generally generous front gardens with soft boundary treatments + railings/fence line or low brick walls</p> <p>Architectural style: portrait windows, georgian picture windows</p>



PUBLIC SPACE	USE	HOUSE TYPES	GARDENS
<p>Secondary streets - 12-15m</p> <p>Local Streets - 10-12m</p> <p>Tertiary Streets - 9-10m wide, 3-7m building heights (to roof line) enclosure ratio X, frontage X</p>	<p>Mostly housing with some local community facilities</p>	<ul style="list-style-type: none">• semi-detached• detached• special house types• cottage style terraces	<ul style="list-style-type: none">• private• village greens• public parks

Prepared for Spelthorne Borough Council by



Fathom Architects

