

ELMSLEIGH ROAD, STAINES:

DESIGN AUDIT

Prepared on behalf of
Inland Homes

February 2021



Prepared by: Colin Pullan.....

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1. INTRODUCTION

- 1.1 This document has been prepared for Inland Homes as an independent design audit of a planning application (reference: 20/01199/FUL) on Elmsleigh Road in Staines for 206 dwellings together with car and cycle parking, hard and soft landscaping and other associated works.
- 1.2 The design audit has been written by Colin Pullan, Head of Urban Design and Masterplanning at Lambert Smith Hampton (LSH). He holds a Bachelor of Arts Degree in Planning and a Post Graduate Diploma in Urban Design. He is on the executive of, and is the former Chair of, the Urban Design Group, a membership charity established in 1978 open to all who care about the quality of life in our cities, towns and villages and believe that raising standards of urban design is central to its improvement.
- 1.3 He has over 30 years' experience as an urban designer in the private sector, covering all design matters. He studied at the Oxford Polytechnic JCUD (now Oxford Brookes), one of the most distinguished urban design universities in the UK, before moving into private practice.
- 1.4 There are a number of relevant urban design criteria set by the National Planning Policy Framework (NPPF), Local Plan Policies and the National Design Guide which provide the basis upon which design quality can be measured (but which I do not recite in this audit). Accordingly this statement undertakes a review of the scheme against these criteria (which are summarised at Table 1 in the appendix). It considers:
 - The local character and qualities; and
 - The features and merits of the appeal scheme and how they relate to the above.

2. LOCATION AND CONTEXT

- 2.1 The application site is in a mixed use town centre location next to Staines High Street. To the south and east of the site is the unprepossessing Elmsleigh Shopping Centre and car park. To the north of the site are the rear of commercial properties on the High Street, surface car parking and a ramp serving the car park to the shopping centre. There are two pedestrianised lanes linking the application site to the High Street. To the west of the site are the rear of commercial properties facing Thames Street.
- 2.2 The site is not within a conservation area, the Staines Conservation Area is approximately 160m away at its closest point. There are listed buildings within the wider context of the site but not close to the site. There is a locally listed building to the north of the site, the Natwest Bank on the High Street; the local list describes the front elevation of the building, which faces away from the site looking north, while the rear elevation facing the site is more utilitarian with a service yard.
- 2.3 Approximately 150m to the south west of the site is the River Thames and associated riverside walk and National Cycle Route (NCR) 4. The majority of the site is within Flood Zone 3. The most direct route to the river from the application site is via Memorial Gardens, a riverside open space. The site is well located to public transport being within 250m of Staines Bus Station and 800m of Staines Railway Station.
- 2.4 The application site is within a wider mixed use site allocation for the Elmsleigh Shopping Centre in the Spelthorne Allocations Development Plan Document (2009) and the emerging Draft Allocations Development Plan (2019). A masterplan is currently being prepared for Staines Town Centre, however it is at an early stage and no proposals have yet been made public. The 2009 Staines Town Centre Draft Urban Design Framework identified the site as appropriate for intense, urban residential development with a focus at the intersection of key routes.
- 2.5 There are several developments for taller buildings in Staines at different stages of planning and construction. Approximately 300m to the north of the site on London Road there are three schemes which have planning approval:
 - Charter House: currently nearing completion; 260 homes in buildings up to 13 storeys;
 - Eden Grove: construction commenced on site; 476 homes in buildings up to 15 storeys; and
 - Mill Mead; outline approval with detailed application currently being determined; 275 homes in buildings up to 11 storeys.
- 2.6 Approximately 150m to the south of the site there is a live planning application (submitted in March 2020) for Thameside House and surrounding sites for 140 homes in buildings up to 15 storeys.

3. ASSESSMENT

- 3.1 The following assessment has been informed by a site visit and a review of the application material and supporting material including the 2009 Staines Town Centre Draft Urban Design Framework.

RESPONSE TO THE TOWN CENTRE CONTEXT

- 3.2 The site is within a mixed grain area, with the coarse grain of the shopping centre to the north east adjacent to the finer grain of the High Street to the north.
- 3.3 The site and the immediate surrounding context are of a utilitarian character principally comprising peripheral service areas and access roads, thereby creating a somewhat blighted and underutilised part of the town centre. The proposals will regenerate this car park and former Free Masons building, which are presently isolated in its context, and will bring much needed activity to this part of the town centre, with residents moving through the site and the wider area, which is welcomed. Furthermore, the residential land use will generate vitality throughout the day, extending activity beyond the site to the High Street, which will be of particularly benefit during the week and evenings when there will be less footfall. The space will feel safer and more attractive.
- 3.4 The layout of the proposals is considered to relate successfully to the wider street pattern, knitting Elmsleigh Road into the fabric of the town centre and integrating into the existing street pattern, including the historic lanes. Building entrances are sensibly aligned with wider desire lines via the two lanes to the High Street and connections are made to Thames Street, Spelthorne Museum, Memorial Gardens, and the river and its associated riverside path and National Cycle Route 4.
- 3.5 The proposed podium is considered to be a robust response to the surrounding townscape and flooding, avoiding habitable rooms at the ground floor. Views from storeys 3-4 upwards within the proposed buildings will be no doubt be excellent; direct views on the lower storeys facing the existing shopping centre will be less successful. However, balconies afford a wide outlook and the surrounding landscaped spaces below provide an attractive outlook.
- 3.6 The proposed integration of the car park ramp through lighting and surface treatment is well considered to address what otherwise could be an unattractive, underutilised space.

EMERGING MASTERPLAN

- 3.7 The emerging masterplan is likely to propose changes to this immediate context and the proposals are likely to act as a catalyst for regeneration. We have not seen any detailed plans, though understand the wider context within which they are being prepared. We have therefore considered the relationship of the site and scheme to its context and the potential for greater connectivity, redevelopment of adjacent areas.
- 3.8 Given the modest size of the application site within the wider town centre, the proposals are not considered to be likely to prejudice the emerging masterplan. They are 'self-contained' though mindful of the built context, the historic and existing links that shape the area.
- 3.9 We would expect the appeal scheme to sit comfortably within and at the heart of the wider masterplan.

BUILDING USE AND LAYOUTS

- 3.10 The number of homes (206) and density (398 homes per hectare) represent an efficient use of land in a sustainable town centre location close to local amenities and services as well as public transport. The provision of affordable housing promotes mixed tenure communities. The affordable building is of a similar design and form as the private building, distinguished outwardly only by the different brick hue and fenestration. Both buildings are afforded access to the communal podium deck. The offset alignment of the buildings and the arrangement of internal rooms is such that dwellings are afforded a good degree of privacy between the two buildings.
- 3.11 All of the proposed apartments meet NDSS requirements and have inset balconies, giving every resident private outdoor space.
- 3.12 The two proposed buildings are laid out east-west, which is an appropriate approach as it ensures there are no single aspect north facing apartments and maximises sunlight for the properties. It is understood that the Daylight and Sunlight Assessment submitted with the application demonstrates that 97% of the rooms tested (98%) will meet or exceed the requirements within the BRE Guidelines.
- 3.13 The ground floors of the two buildings have entrances in sensible locations in relation to desire lines. However, much of the ground frontage is taken up by bin and cycle stores; it is suggested that a greater proportion of the ground floor frontage and footprint could be re-apportioned to residential entrance lobbies. The detailed landscape treatment of the ground floor podium addresses what otherwise could be a bland façade, providing a base for the more active elevations above.

BUILDING FORM, MASSING AND ELEVATIONS

- 3.14 The form of the two proposed buildings relates well to the civic building forms in the immediate context and the scheme is considered to enhance the otherwise nondescript immediate surrounding townscape. The proposed building heights of 13 and 15 storeys are not considered at all unusual in the context of a town centre and the three approvals to the north of the site, which feature buildings of 11-15 storeys. Furthermore there appear to be no amenity issues with the new buildings, given there are no existing residential properties in close proximity to the site.
- 3.15 The proposed siting of the two taller buildings within a larger block of surrounding smaller buildings is an appropriate design response to maintaining the immediate scale and pattern, such as perceived from the High Street and Church Street. Where seen in this context the proposed buildings will be in the background, and the height will be a transitional step up (views 7 from Clarence Street and View 5, Clarence Street and Church Street, and View 4 Tilley's Lane of the Townscape Heritage and Visual Appraisal (THVA)). Only from across the River (View 1 of the THVA) and View 2 from the Memorial Gardens will one appreciate the full height, and in this context the buildings are of an elegant and slender proportion, stepped up from their surrounds and markers for the town centre. As the other approvals for tall buildings are built, the proposed building will appear as part of a wider townscape.
- 3.16 The proposed materials and palette of colours are considered to relate well to context, reinforcing the existing character in the wider locality, not least the Debenhams building to the west.
- 3.17 The brick and balcony detailing is of high quality, adding richness and articulation in closer views of the buildings. From afar, the difference in brick colour differentiates the two buildings and the rich detailing of the elevations blends into the modest elevation such that the buildings do not noisily detract from the wider context.

LANDSCAPE AND OPEN SPACE

- 3.18 The landscape on and around the site, the car park and access roads, is currently of a functional nature and not conducive to placemaking. The landscape proposals include a significant number of benefits including: new street trees, green space, green screens on the side of the podium, pedestrian crossings, benches and lighting the underside of the ramp. These proposals will undoubtedly improve the site and the wider area, encouraging pedestrians into this underutilised part of the town centre, to appreciate that it is cared for and therefore safe.
- 3.19 As the surrounding area is redeveloped, the approach to the public realm (the materials and palette) could readily be extended into the adjacent spaces and along the two lanes to the High Street.
- 3.20 The landscape podium will provide an outdoor space for residents to meet, vegetation for shade and biodiversity, and play space for children; all of which will create an oasis in the heart of the town centre for future residents. The activity zones of the podium are at the centre of the space, with shrub planting providing a suitable interface between these areas and adjacent windows and balconies.
- 3.21 As stated before, the detailing of the podium at ground floor addresses will address what otherwise would be a blank elevation with planting and references to the former use of the telephone exchange.

MOVEMENT AND PARKING

- 3.22 Limited car parking is provided at a ratio of 0.24 and this is considered the correct response to a town centre site with excellent access to local services and public transport.
- 3.23 All of the car parking spaces have electric charging points which is welcomed.
- 3.24 Cycle parking is provided in a sensible location, however it is suggested cycling will be further encouraged by allowing residents to directly access the cycle stores from the surrounding streets rather than through the car parking podium.

CONCLUSION

- 3.25 The scheme successfully responds to the surrounding context, knitting Elmsleigh Road into the fabric of the High Street and the river, and through landscape and lighting encouraging much needed vitality into an underutilised area of the town centre. In terms of the emerging context, the heights of the buildings are in-line with recent approvals, and given the modest size of the site we would expect the scheme to sit comfortably within the emerging wider town centre masterplan.
- 3.26 The proposed facing materials and palette of colours relate well to the local context and are of high quality, adding richness and articulation. While the proposals, through tenure blind design and the shared resident podium open space, promote mixed sustainable communities. In summary, the scheme meets the requirements of good urban design.

TABLE 1

National Planning Policy Framework (NPPF)	
Paragraph 122: Appropriate densities	The scheme has a proposed density which reflects the close proximity of town centre land uses, bus station and railway station. The scheme is part of a site allocation and a recently commissioned town centre masterplan.
Paragraph 123: Optimising the site	The scheme is considered to be optimising the use of the site, providing a residential use alongside creating public open space and shared resident open space.
Paragraph 124: High quality buildings and spaces	The scheme creates a high quality place informed by engagement. The detailing of the landscape and elevations creates well-articulated and interesting spaces.
Paragraph 127: which sets six qualitative criteria	The scheme demonstrably responds positively to the criteria. The scheme is considered to create a strong sense of place in a challenging context which references appropriately the historical context of the exchange and the wider context in terms of materials. The public realm proposals are considered to improve the site and the wider area.
Paragraph 128: Design Quality	The scheme creates a high quality place informed by engagement with the local authority and the local community.
Paragraph 129 : Improving design	As described in the DAS, the scheme has evolved through three pre-application meetings with the local authority as well as a presentation to Councillors. As part of the engagement process there was a two day exhibition, where comments were taken on board and design changes made.
Paragraph 130: Design quality and character	The scheme demonstrably improves the character and quality of the area.
Paragraph 131: Innovation, sustainability and raising design standards	The scheme proposes high levels of sustainability, which include: the delivery of 39% of energy demand through renewable energy; planting 51 trees between ground and podium; 220 cycle parking spaces; 100% electric vehicle charging spaces (40% active and 60% passive).
NPPF 2021 consultation proposals	
Paragraph 8: Achieving sustainable development	Scheme will foster well designed, beautiful and safe places.
Paragraph 92: achieving healthy, inclusive and safe places	The scheme provides attractive and clear pedestrian and cycle routes connecting into the existing wider network. The scheme affords attractive landscaped spaces and useable private amenity spaces.
Paragraph 105: Promoting sustainable transport	The scheme is at the heart of the town centre and encourages walking with direct links from the entrances to the surrounding streets.
Paragraph 125: Good design	The scheme creates high quality, well designed and sustainable buildings. From street level the elevation is high quality design.
Paragraph 130: Trees	The scheme includes the planting of 51 trees, with 32 street trees around the edge of the site.
Paragraph 133: Refusing development that is not well designed	The scheme is well designed and reflects local design policies and government guidance on design.
Paragraph 166: Flood risk	Flood risk is addressed in FRA submitted with the application. There is no living accommodation at ground floor.
National Design Guide	
1. Context	The DAS and supporting appraisals demonstrate an understanding of the site and context.
2. Identity	The scheme is informed by the analysis of the area, with materials within the palette informed by the local context, responding to the existing character and the former telephone exchange.

3. Built form	The built form of the scheme has created active frontages to the two proposed buildings, in a backland context where there is currently little activity. The proposals will allow for a flow of activity from the new residents, creating a natural surveillance of the street and surrounding space. The proposed heights and massing have been taken into consideration with the existing and emerging context locally and are addressed in a Townscape, Heritage and Visual Appraisal.
4. Movement	The site is in a sustainable location. The scheme is structured within an existing, legible network of streets and footpaths that promote walking and cycling into the scheme. Wheelchair, buggy and cycle friendly movement throughout the site has been considered, and made accessible through the primary routes in the site. Streets incorporate green infrastructure.
5. Nature	A soft and hard landscaping strategy with a tree planting strategy is provided within the DAS, along with full details on the support of ecological enhancements.
6. Public spaces	The scheme provides green open spaces for recreational use in areas which are currently hard-standing. The podium garden creates a high quality shared green space for residents of the apartments and includes a play space for children.
7. Uses	The scheme provides mixed tenure residential uses and public open space.
8. Homes and buildings	With reference to the DAS and floor plans, the layout of the apartments and homes provides good quality internal and external living and amenity space, along with all the buildings windows meeting the recommended daylight guidance, provide a quality environment inside and promote health and well-being.
9. Resources	The DAS provides information on how selection of materials will be sustainable and the construction techniques used during construction. There is further information provided through a sustainability statement in the DAS, air quality assessment and noise impact assessment.
10. Lifespan	The scheme will be well managed to maintain the quality of the built form and open spaces.
National Planning Policy Guidance - Design: process and tools	
Enhance the quality buildings and spaces	The scheme enhances the quality of buildings and spaces within the locality of the application site.
Promote character in townscape and landscape	Compliant through the reinforcement of local features in materials and palette (brick of a red/buff hue); reference to the former exchange and detailing in the elevation (brick pattern and balconies) that articulate the façade.
Natural features and local heritage resources can help give shape to a development and integrate it into the wider area	The scheme draws upon the heritage of the site as a telephone exchange and provides natural features in the form of 51 new trees, soft landscaping and SuDS.
High quality hard and soft landscape design ...improves the overall quality of townscape or landscape	The scheme demonstrably improves the landscape of the site and surrounding area through both hard and soft proposals. The proposed townscape has been taken into consideration and is addressed in the Townscape Heritage and Visual Appraisal.
... The use of local materials, building methods and details can be an important factor in enhancing local distinctiveness...	The proposed buildings utilise brick, a contextual material in the local context.
Spelthorne Core Strategy (2009)	
Strategic Policy SP1: Location of Development	The application site is within an existing urban area.
Policy LO1: Flooding	Flood risk is addressed in FRA submitted with the application. There is no living accommodation at ground floor.
Strategic Policy SP2: Housing Provision.	The scheme optimises use of the site and provides 46% affordable housing.
Policy HO1: Providing for New Housing Development. The Council will ensure provision is made for housing by:	

a) promoting the development of specific sites for housing through Allocations DPDs,	The site is within a wider mixed use site allocation for the Elmsleigh Shopping Centre in the Spelthorne Allocations Development Plan Document (2009) and the emerging Draft Allocations Development Plan (2019).
b) producing planning briefs where appropriate as Supplementary Planning Documents, to give further encouragement to the development of allocated sites and to give additional guidance on the appropriate form development should take,	No planning brief has been prepared by the local authority although it understood that a wider masterplan is being prepared.
c) encouraging housing development, including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose taking into account other policy objectives,	The scheme provides housing through redevelopment and infill of vacant site.
d) encouraging the inclusion of housing in mixed use schemes where housing can be accommodated in an acceptable manner without compromising other planning objectives,	The housing is being introduced into an existing mixed use environment and is not considered to compromise this context.
e) encouraging the redevelopment for housing of poorly located employment land provided the site is suitable for housing,	The scheme provides housing on redeveloped employment land (telephone exchange).
f) encouraging the redevelopment of existing areas of poor quality housing,	n/a
g) ensuring effective use is made of urban land for housing by applying Policy HO5 on density of development and opposing proposals that would impede development of suitable sites for housing,	The scheme has a proposed density of 389 dph which reflects the close proximity of town centre land uses, bus station and railway station.
h) opposing developments that involve a net loss of housing, unless it can be demonstrated that the benefits of the development outweigh the harm.	n/a
Policy HO3: Affordable Housing	The scheme provides 46% affordable housing.
Policy HO4: Housing Size and Type	The scheme provides a mix of one and two bedroom properties, which is considered appropriate for the town centre context.
Policy HO5: Density of Housing Development	The scheme has a proposed density of 389 dph which reflects the close proximity of town centre land uses, bus station and railway station.
Strategic Policy SP6: Maintaining and Improving the Environment	The scheme incorporates principles of sustainable development, and creates an environment that is inclusive, safe and secure, is attractive with its own distinct identity and respects the environment of the area in which it is situated.
Policy EN1: Design of New Development. The Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will:	
a) create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land,	The scheme provides its own distinctive identity to buildings and open spaces which improve the street scene around the site and make a positive contribution to the local context. The scale of the proposals has regard to adjoining building lines and layouts, providing active building frontages in key locations. The proposed material of brick reflects the local context. The scale, height and proportions of the buildings in the scheme has been taken into consideration with the existing and emerging context locally and are addressed in the Townscape Heritage and Visual Appraisal.
b) achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook,	There are no adjoining properties on the site or residential properties in close proximity to the site. The size of the wider block is sufficient to facilitate future masterplanning. The offset alignment of the buildings and the arrangement of internal rooms is such that dwellings are afforded a good degree of privacy between the two buildings.

c) be designed in an inclusive way to be accessible to all members of the community regardless of any disability and to encourage sustainable means of travel,	All of the residential apartments in the scheme are M4(2) compliant and a percentage of the homes are allocated as adaptable to meet future demand, further details are provided in the DAS. The scheme is located in close proximity to the town centre and public transport and therefore provides a low car parking ratio (0.24) with all parking spaces provided with electric charging points. 220 cycle spaces are provided.
d) incorporate landscaping to enhance the setting of the development, including the retention of any trees of amenity value and other significant landscape features that are of merit, and provide for suitable boundary treatment,	The scheme provides green open spaces for recreational use in areas which are currently hard-standing. The podium garden creates a high quality shared green space for residents of the apartments and includes a play space for children. The scheme includes the planting of 51 trees, with 32 street trees around the edge of the site.
e) create a safe and secure environment in which the opportunities for crime are minimized,	The scheme provides activity, building frontages and lighting in what is currently a vacant backland site, thereby improving both safety and security.
f) incorporate measures to minimise energy consumption, conserve water resources and provide for renewable energy generation in accordance with Policy CC1,	The DAS provides information on how selection of materials will be sustainable and the construction techniques used during construction. There is further information provided through a sustainability statement in the DAS, air quality assessment and noise impact assessment.
g) incorporate provision for the storage of waste and recyclable materials and make provision for sustainable drainage systems (SUDS).	The DAS provides details of waste and recycling storage and collection. SuDS is provided within the landscape proposals.
Policy EN5: Buildings of Architectural and Historic Interest	There are no listed buildings on or adjoining the site. The impact of the scheme on locally listed and listed buildings is assessed in the Townscape Heritage and Visual Appraisal.
Policy EN6: Conservation Areas, Historic Landscapes, Parks and Gardens	The site is not within a conservation area. The impact of the scheme on the Staines Conservation Area is assessed in the Townscape Heritage and Visual Appraisal.
Policy EN8: Protecting and Improving the Landscape and Biodiversity	The scheme provides green open spaces for recreational use in areas which are currently hard-standing. The podium garden creates a high quality shared green space for residents of the apartments and includes a play space for children. The scheme includes the planting of 51 trees, with 32 street trees around the edge of the site.
Policy EN9: River Thames and its Tributaries	The impact of the scheme on the Thames is assessed in the Townscape Heritage and Visual Appraisal.
Policy EN11: Development and Noise	The scheme provides a Noise Impact Assessment as part of the planning submission. Residential units are not proposed at first floor on block B due to proximity of the service ramp. With reference to the planning statement it is proposed that relevant units should include measures such as enhanced ventilation and glazing. This will allow internal noise levels to achieve the guideline values detailed in ProPG, WHO and BS8233. Achieving these criteria will result in a good acoustic environment inside the proposed dwellings.
Strategic Policy SP7: Climate Change and Transport	The DAS provides information on climate change and sustainable transport. Details include: the delivery of 39% of energy demand through renewable energy; rain water attenuation; and SuDS. The scheme is located in close proximity to the town centre and public transport and therefore provides a low car parking ratio (0.24) with all parking spaces provided with electric charging points. 220 cycle spaces are provided.
Policy CC1: Renewable Energy, Energy Conservation and Sustainable Construction	The DAS provides information on renewable energy. Details include an east-west orientation; the delivery of 39% of energy demand through renewable energy; A 18% saving on on-site CO2 emissions using fabric and low carbon technology; and green roofs with air source heat pumps.
Policy CC2: Sustainable Travel	The scheme is located in close proximity to the town centre and public transport and therefore provides a low car parking ratio (0.24) for 50 cars, with all parking spaces provided with electric charging points. 220 cycle spaces are provided.
Policy CC3: Parking Provision	See above.

Spelthorne Local Plan Preferred Options Consultation Policies Document (November 2019)

Draft Policy DS1 Place Shaping , The Council requires a high standard of the design and layout of proposals, requiring demonstration that they will:	The scheme provides its own distinctive identity to buildings and open spaces which improve the street scene around the site. The scale of the proposals has regard to adjoining building lines and layouts, providing active building frontages in key locations. The proposed material of brick reflects the local context. The scale, height and proportions of the buildings in the scheme has been taken into consideration with the existing and emerging context locally and are addressed in the Townscape Heritage and Visual Appraisal.
a) create buildings and places that are attractive with their own distinct identity;	Compliant as set out above
b) respect and make a positive contribution to the street scene and the character of the area in which they are situated; and	Compliant as set out above
c) pay due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land	Compliant as set out above and demonstrated through the TVHA
Impact on neighbours 2. Proposals for new development should demonstrate that they will achieve a satisfactory relationship to adjoining properties avoiding adverse and un-neighbourly impacts in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook.	Compliant as set out above having regard to the future masterplanning of the wider area. The offset alignment of the buildings and the arrangement of internal rooms is such that dwellings are afforded a good degree of privacy between the two buildings.
Accessibility 3. All new development will be designed to meet the needs of all users and be accessible to all. This includes the setting of the building in the wider environment, the location of the building on the plot, the gradient of the plot, transport infrastructure and public realm.	For the purposes of compliance with Part M, approach routes, entrances and common parts will all comply with Part M Volume 1 Category 3 requirements, as these are either equal to or above and beyond Category 2. More details are provided in the DAS
Landscape 4. All new development should "incorporate landscape to enhance the setting of the development, avoid the loss of trees and other vegetation worthy of retention and supplemented with additional high quality planting" and "provide for suitable boundary treatment to enhance the setting.	Compliant as set out above
Crime 5. All new development will ensure maximum opportunities for natural security through layout and design to reduce opportunities for crime and antisocial behaviour. Secured by Design standards should be incorporated.	Compliant as set out above
Safe, connected and efficient streets 6. All new development will be designed to: a) ensure it connects appropriately to existing street patterns and creates safe and accessible spaces. Particular regard shall be given to maximise opportunities for pedestrian and cycle movement and the creation of a high quality public realm; and b) deliver layouts which offer safe, attractive, legible and permeable routes which are suitable for all users, linking people with places through active and sustainable travel choices delivered to best practice standards.	Compliant with regard to connection to the existing lanes to create a permeable layout that extends from the High Street and towards the river. The links are legible, connection to destinations and the building entrances.

<p>Major developments and allocated sites</p> <p>7. Given the size, function and proposed density of major developments, particularly those exceeding 50 dwellings, tall buildings and/or allocated sites on former Green Belt land, it may not always be desirable to reflect locally distinct patterns of development. These sites should create their own identity to ensure cohesive and vibrant neighbourhoods. High rise development in appropriate locations will be expected to be supported by a visual impact assessment and demonstrate a positive contribution to the skyline through its architectural merits. In Staines, the Masterplan will provide site specific guidance on the design of larger and tall buildings. On a case-by-case basis, it may be appropriate for larger developments to be shaped by a design panel review process at the applicant's expense, and in conjunction with the Council.</p>	<p>The buildings are located in the town centre and the proposals supported by a visual impact assessment. The buildings are considered to make a positive contribution to the skyline, defining the town centre High Street.</p> <p>The development and design has been shaped by engagement.</p> <p>The scale, height and proportions of the buildings in the scheme has been taken into consideration with the existing and emerging context locally and are addressed in the Townscape Heritage and Visual Appraisal.</p>
<p>Draft Policy DS2: Sustainable Design and Renewable/Low Carbon Energy Generation. Sustainable design and construction will be integral to new development in Spelthorne borough. All planning applications must include evidence that the below will be addressed</p>	<p>The DAS provides information on climate change and sustainable transport. Details include: the delivery of 39% of energy demand through renewable energy; an 18% saving on on-site CO2 emissions using fabric and low carbon technology; green roofs with air source heat pumps rain water attenuation; and SuDS.</p>
<p>a) Maximising energy efficiency and integrating the use of renewable and low carbon energy (demonstrated through an energy statement);</p>	<p>Refer to Energy Statement</p>
<p>b) Maximise opportunities for passive solar gain and passive cooling through the orientation and layout of development;</p>	<p>Refer to Energy Statement</p>
<p>c) Incorporate sustainable construction and demolition techniques that provide for the efficient use of minerals including a proportion of recycled or secondary aggregates, and encourage the re-use of construction and demolition waste at source or its separation and collection for recycling.</p>	<p>Refer to Energy Statement</p>
<p>d) In residential development (including replacements, conversions and subdivisions) achieve water efficiency of 110 litres per person per day and where feasible provide rainwater harvesting techniques;</p>	<p>Refer to Energy Statement</p>
<p>e) Flexibility and adaptability, allowing future modification of use or layout, facilitating future refurbishment and retrofitting;</p>	<p>N/A for residential apartment scheme</p>
<p>f) Incorporate active electrical vehicle charging points in accordance with the latest guidance issued by Surrey County Council;</p>	<p>Refer to Energy Statement</p>
<p>g) Where CHP distribution networks already exist (or are proposed), new developments are required to connect to them or be connection-ready, unless it can be clearly demonstrated that utilising a different energy supply would be more sustainable or connection is not feasible;</p>	<p>Refer to Energy Statement</p>
<p>h) Incorporate measures for the secure storage of cycles and storage of waste including recyclable waste;</p>	<p>Compliant</p>
<p>i) Protect existing biodiversity and include opportunities to achieve net gains in biodiversity as well as greening of the urban environment;</p>	<p>Compliant as set out in DAS and landscape details</p>
<p>Draft Policy DS3 states that The Council will seek to preserve, conserve and enhance as appropriate the architectural, historic and landscape character of the Borough and.</p>	<p>The buildings are considered to be an appropriate response to the architectural context through materials. There are no listed buildings or conservation areas on or adjoining the site, there is a locally listed building to the north. The impact of the scheme on locally listed and listed buildings is assessed in the Townscape Heritage and Visual Appraisal.</p>
<p>Expect all new development proposals to make a positive contribution to the environment and local distinctiveness of the Borough</p>	<p>Through detailing the scheme reflects the historic use of the site, reinforcing the distinctiveness of this site.</p>

Wherever possible, new development has full regard to the existing landscape character of the area, avoids harm, and provides for the positive enhancement of the landscape by the design, scale and setting of any new building	Compliant as set out above
Draft Policy SP1 (Tall Buildings) Tall buildings will be designed to reflect the redefined character of Staines and the design is to be of high standard. There are opportunities to improve existing local leisure facilities.	Compliant
Design of Residential Extensions and New Residential Development SPD	
Designing good residential development key points:	
Character of the area	The scheme responds to the character of the local area, understanding history and connections. The proposals have regard to adjoining street proportions, building lines and forms. The proposed brick and hue reflects the local context.
Building size and form	The scale, height and proportions of the buildings in the scheme has been taken into consideration with the existing and emerging context locally and are addressed in the Townscape Heritage and Visual Appraisal. All apartments are compliant with NDSS and provide good quality internal and external living and amenity space.
Daylight, sunlight, overshadowing and privacy	There are no adjoining properties on the site or residential properties in close proximity to the site. The Daylight and Sunlight Assessment submitted with the application demonstrates that 97% of the rooms tested (98%) will meet or exceed the requirements within the BRE Guidelines. The offset alignment of the buildings and the arrangement of internal rooms is such that dwellings are afforded a good degree of privacy between the two buildings.
Layout	The scheme is laid out with apartments on an east– west orientation to maximise passive solar gain. There are no 'left-over' areas, instead ground floor open space around the site are utilised for hard and soft landscaping which will enhance the town centre.
Detailed design	Brick is the primary facing material proposed in the scheme, which reflects the prevailing material in the in local area around the site. References in the landscaping draw upon the former telephone exchange.
Landscape	The scheme provides green open spaces for recreational use in areas which are currently hard-standing. The podium garden creates a high quality shared green space for residents of the apartments and includes a play space for children. The scheme includes the planting of 51 trees, with 32 street trees around the edge of the site.
Access	The scheme provides vehicle access, fire and refuse/recycling access arrangements in line with policy; details are provided in the DAS.
Waste collection	See above.
Parking	The scheme includes a podium which contains 50 car parking spaces all with electric charging points along with 220 secure cycle spaces.
Designing out crime	The scheme provides an active land use, building frontages and lighting in what is currently a vacant backland site, thereby improving both safety and security. The scheme has been assessed by the relevant crime prevention consultee: <i>The layout provides natural surveillance, defensible space and security across the development from active rooms but attention to detail is required to ensure that the blocks are not easily accessible, include appropriate compartmentalisation and that these communal doors and apartment doors are to a Police Preferred security standard. Appropriate lighting has been incorporated to enhance the safety of residents, deter criminality and diminish opportunities that might create any 'fear of crime'. Landscaping, potential CCTV and lighting need to be considered as integral to the overall scheme. Appropriate compartmentalisation is required to reduce unauthorised access and sound proofing between the residential units to keep noise issues to a minimum</i>

Large scale development	Vehicle access arrangements have been designed through a series of reviews with Surrey County Council. Public open space has been provided, along with resident's shared open space, both of which are outlined above. Affordable housing is provided above the threshold set-out in policy.
Higher density town centre residential development and mixed use schemes	Given the location the scheme, one and two bedroom flats are proposed, contributing to the wider mix afforded the town centre. Amenity space is provided in the form of shared resident open space and a balcony for every apartment. The scale, height and proportions of the buildings in the scheme has been taken into consideration with the existing and emerging context locally and are addressed in the Townscape Heritage and Visual Appraisal.