

WARLINGHAM VILLAGE DESIGN STATEMENT



The Old Vicarage

CONTENTS

• Purpose of the Design Statement

- Introduction
 - *Warlingham Parish Plan*
 - *Objectives and status of the Design Statement*

• Warlingham Today

Description and Historical Context

- Existing Development Pattern
 - *Density and Land Use*
 - *Architecture*
 - *Scale*
 - *Materials*
 - *Areas of special character*

- Open Spaces
 - *Overview*
 - *Private spaces*

• Guidelines for Future Development

General Guidance Notes

New Construction

Extensions to Existing Buildings

Alterations and Repairs to Buildings

- Summary and References
 - *Planning Permission procedures*
 - *Reference Documents*

• Purpose of the Design Statement

Introduction

Warlingham Parish Plan

Warlingham is an ancient place with a unique identity and character. It nestles between the urban and suburban area of Croydon to its north, and the open fields and woodland of Surrey to its south. It gains from both these radically different environments, but is neither, instead developing over the centuries into a place with a recognisable and attractive character of its own.

The Warlingham Parish Plan published in 2008, recorded the strength of affection and appreciation held for the village by its residents. It also identified a real concern that the attractiveness of the village might not survive the pressures that our changing society might press on it over the years ahead. The Plan called for a set of development guidelines to be established, not to prevent or discourage development or to dictate unreasonable preferences or restrictions, but as a help to ensure development acknowledges and contributes to what makes Warlingham the attractive place and community it is.

Objectives and status of the Design Statement

This Design Statement first describes Warlingham as it is today, identifying the broad principles which encompass the character and sense of place, and which its residents believe should be respected by new development. The Guidelines then describe ways in which development can support these aspects and avoid harming what is of value.

The Design Statement is intended to provide useful contextual and background information for District Council Planning Officers and Councillors and Parish Councillors, as well as being a source of helpful guidance for planning applicants. The Design Statement is not an adopted Supplementary Planning Document.

• Warlingham Today

Description and Historical Context

Historically, Warlingham goes back as far as records exist. The Parish Church of All Saints' dates from 1250, and records refer to a church existing before this date, confirming that a community has thrived in this place for well over 800 years



The White Lion public house
listed building

The quality of Warlingham's architectural heritage is marked by several listed structures including: All Saints' Church; The White Lion public house; The Almshouses, Leas Road; Court Cottage, Tithe Pit Shaw Lane; The Vicarage, Westhall Road; and the Barn, Westhall Road.

Its location, adjoining the very edge of the built conurbation spreading out from London, gives Warlingham a special attraction. Here, residents can enjoy the benefits of easy access to London and the countryside, with all the enjoyment and advantages of living within a compact community with a real identity and heritage.

The heart of Warlingham is The Green itself, offering a range of local shopping and refreshments in a village setting. The venue for community activities such as The Remembrance Day service and parade, the May Queen crowning and the annual "Lights" ceremony when the Christmas lights are switched on with suitable celebrations, lantern procession and community gathering and activities, The Green is the centre of Village life.

A good range of housing is available in Warlingham together with social and community facilities such as community halls, churches, library, Post Office, pubs, restaurants, doctors and dental surgeries, a bank, sports clubs and local shopping. Many local clubs and organisations respond to residents' interests and local firms create local employment opportunities.

Existing Development Pattern

"Setting the scene for new development"



School buildings converted & extended to become retirement homes.

Density and Land use

Over the years, Warlingham has expanded outwards from The Green, along Limpsfield Road to the North West towards Hamsey Green and South East towards Oxted. Development has also occurred to the South West along Westhall Road and Hillbury Road towards Upper Warlingham railway station and Whyteleafe.

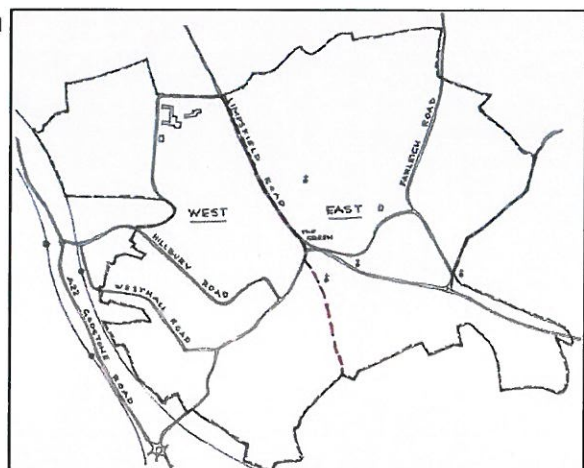
Development either side of Westhall Road is almost entirely detached houses, with some limited flatted accommodation closer to the railway

Development along Hillbury Road is mixed at the top but predominantly semi-detached properties, interspersed with modest detached houses.

Development along Limpsfield Road is more varied, comprising a mix of mainly semi-detached houses, some detached properties, retail, business and community/sport facilities predominantly centred on The Green, with a second small nucleus of retail/business at the junction of Limpsfield Road and Chelsham Road at the edge of the village. New developments along Limpsfield Road have included a high proportion of retirement accommodation.

Density of development in Warlingham West is generally low with generous space and planting between developments. Most houses are single or two storey although some have accommodation within the roof space. Density in Warlingham East is slightly higher mainly due to smaller houses and garden space. However, the prevailing development is also single or two storey, although newer development has been approved with a second floor accommodated within a roof construction.

A major element in the character of Warlingham is the balance of buildings to open space, which may be described as "dense rural" rather than "sparse urban", and the variety of building types within a common strand.



Warlingham West / Warlingham East Plan

Architecture

No rigid architectural style has prevailed in Warlingham which has resulted in a rich variety of interesting and good quality buildings suited to the character of their environment and creating a village "feel". For the most part, Warlingham has avoided excessive development of repeat house styles and bland stereotyped "any-place" design.



Scale

The predominant scale of development is two storey with some single and three storey providing interest.

Materials

There is a rich mixture of traditional building material present in the village, which adds to the character and charm valued by the residents. The more significant facing materials may be considered to be:



Facing Brickwork - using local bricks from Surrey and Sussex such as Dorking Reds.

Vertical Tiling - most commonly utilising red clay tiles sometimes with bands of patterned tiles.

Sand / Cement Render - often with a smooth finish and decorated white or cream. Sometimes used in panels with brickwork.

Flint Dressings - sometimes used as a feature within brickwork to provide interest..

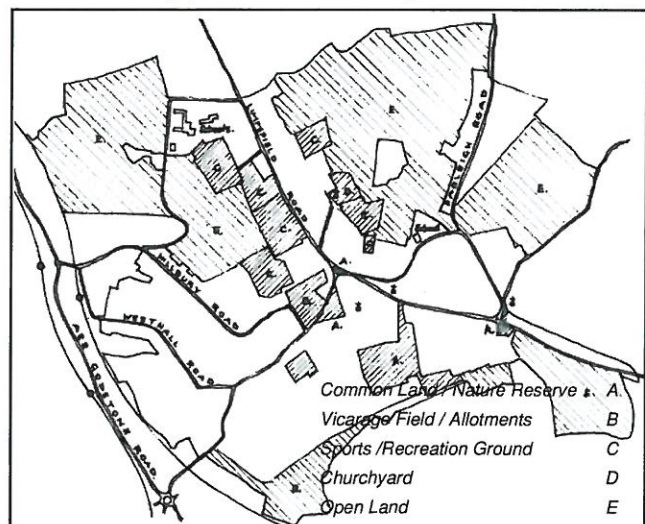
Horizontal Boarding - either as ship-lap or tongued and grooved planks, with a stained finish.

Roofing - predominantly red / brown plain clay tiles but many examples of blue / black slates. Some more recent development employing larger format interlocking pan-tiles of various pattern.

Areas of Special Character

No formal conservation area has currently been designated, although Blanchman's Farm is noted as a Local Nature Reserve. This space and other places mentioned below are considered to be significant as part of the familiar and cherished local scene.

Special Areas and Places



For a small community, Warlingham is fortunate in embracing a number of areas we regard as "special". The Green, with its mature Lime trees, War Memorial, shops and cafes, is the centre of Warlingham. Other spaces which make significant contributions to the village character and life include: School Common, surrounded by mature trees (mixed species) and bounded on two sides by properties of character including the Alms Houses dating from the 16th century; Vicarage Field which is used for horse grazing and the adjoining allotments; the sports grounds along the Limsfield Road and Church Lane; recreation grounds at Mint Walk & Verdayne Gardens; Blanchman's Farm Nature Reserve; Common Land opposite Sainsbury's; St. Christopher's Church and All Saint's Churchyard.

Of equal amenity value and importance to wildlife are the natural ponds of Blanchman's Farm, Willy Pit and Slines Oak, and the chalk down land of Halliloo Valley. These areas connect to form a green infrastructure which supports biodiversity and enriches our quality of life.

Open Spaces

Overview

There are many green and open spaces that contribute to the rural ambience of Warlingham. To the north of the village centre there are the broad grassed areas of chalk downland bordering Riddlesdown, while further to the east is the more agricultural landscape with bands of woodland and fields, around Crewe's Wood.

In the South-West the dominant feature is suburban housing with many large gardens and numerous mature trees whereas in the South-East there is a mixed-use landscape of housing, open recreational fields, nature conservation and farmland areas. This southern portion skirts the Surrey Hills Area of Outstanding Natural Beauty, and there is already much land management within this part of Warlingham concerned with habitat and landscape preservation. This part of Warlingham is also predominantly Green Belt.

Over half of Warlingham's land-use is "open space" and half of this is made up of residential garden amenity space which plays a vital role for wildlife and residents' interest in the natural environment. In addition are all the numerous managed shares spaces (such as churchyards and roadside verges) which also help to give the area its character and diversity of habitats.

Private Spaces

The domestic gardens of Warlingham make a significant contribution to its rural appearance. In particular front gardens and their boundary treatments determine the character of the street scene and whether a place is viewed as rural or suburban. In many cases the front gardens of Warlingham are enclosed by either low brick walls or hedges which encourage and sustain wildlife while preserving the open aspect of the village.



Blanchman's Farm Pond



Open space around the Almshouses.



Low hedges, timber post & rail fencing & small scale paving materials create a rural setting.

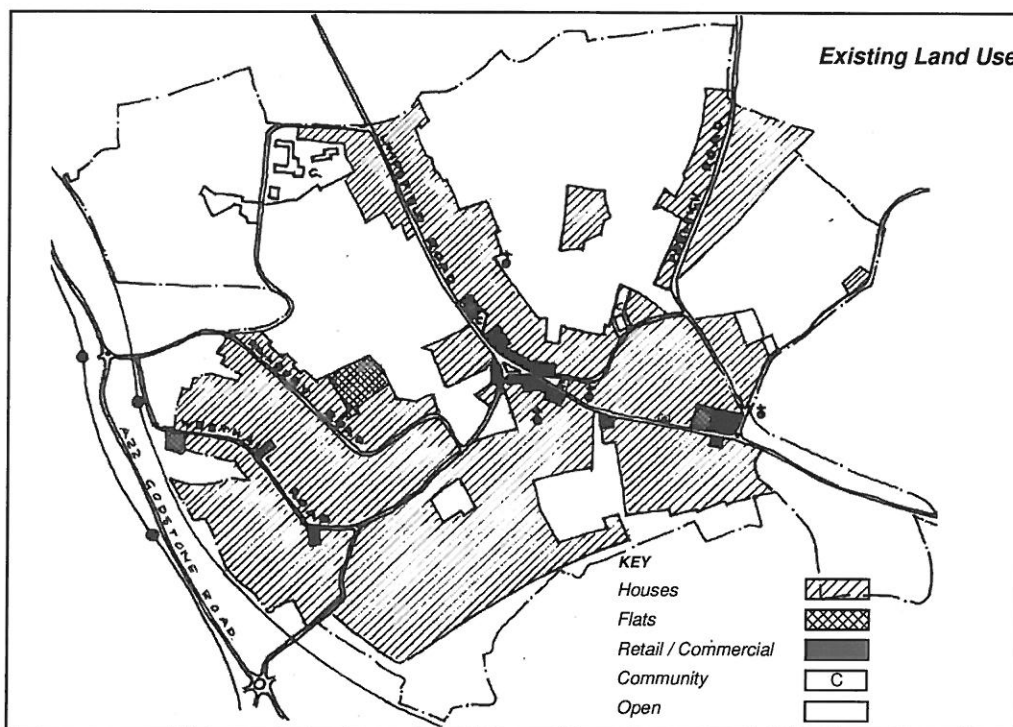
• Guidelines for Future Development

General Guidance notes

Location

- Development on previously undeveloped land will be resisted, as this may lead to loss of valuable open space and creeping expansion beyond the currently sustainable balance of development to community facilities and open areas.
- Repetition of similar development types within a location should be limited, to avoid an over concentration of one tenure type of building style, for instance, retirement housing.

Reason: To avoid disproportionate expansion of the village footprint, maintain a balance of development types and restrict on-street parking and resultant traffic congestion.



Siting

- Allow sufficient spaces around buildings and in between buildings to avoid an uncharacteristic feeling of crowding.
- In particular, use spaces in front of buildings to enhance the street scene and avoid a "built-up", high density feel.
- When building close to boundaries, consider the effect on neighbouring properties, such as loss of daylight or sunlight, loss of outlook or an overbearing presence.
- Pedestrian and vehicular access must be positioned to avoid unreasonable disturbance to neighbours resulting from movement or noise and also to consider safety aspects of pedestrian and vehicular routes or paths.
- Vehicle parking should be planned to be visually unobtrusive from public areas or adjacent properties, and convenient for occupants and visitors. Avoid large unbroken areas of drive or hard standing for parking, by careful layout and use of suitable plant screening.

Reason: To preserve the character of openness, the rural "feel", the tradition of "soft" street scenes and the nature of our considerate community and good neighbourliness.

Scale

- New development should respect the scale of adjoining buildings and the general “feel” of the road.
- Heights of new buildings should generally respect the heights of existing, but where a development is of a significant size, a variation in height may avoid a monotony of skyline.
- A variation in eaves levels may also avoid an impression of horizontal conformity.
- Avoid excessive frontage width of building relative to the site width and to the width of other buildings close by.
- Consider the effect on neighbouring properties of “deep” developments, especially avoiding overbearing presence, loss of outlook or overlooking

Reason: To preserve the existing local character and spirit of good neighbourliness and privacy.



Massing

- It is important that the design of buildings creates interest in the form and modelling, to avoid a heavy or unbalanced appearance.
- The form and scale of new buildings should respond to neighbouring development such as to maintain the character and “feel” of the neighbourhood.
- Use building form and modelling to avoid excessive shading of adjoining land.
- Careful design and aspect can improve passive solar gain.

Reason: To maintain the existing character and scale.

Density

- New development needs to reflect the existing pattern of development in Warlingham which is overwhelmingly of two storey family houses with garden space to both front and rear. The overall character is of low density development and open spaces between buildings.
- Higher density schemes are confined to the main bus route of Limsfield Road and to a lesser extent the secondary bus route of Westhall Road. Schemes outside these bus “corridors” should maintain the current low density character and domestic scale.

Reason: To maintain the existing character and scale.

Materials

- Construction and facing materials should continue the existing tradition of brick walling, roofing of tiles, with wood windows and doors. However, in places vertical tile hanging, render and timber boarding can create interest and variety.
- When selecting materials it is important to consider the setting of neighbouring buildings, to harmonise with any theme that may exist and to design your proposal as a contribution to the street scene rather than an isolated statement of personal taste which may appear out of character and incongruous.
- The colour and weathering characteristics of facing materials are critical to avoid jarring inconsistencies in appearance and costly maintenance in the future.
- Use of permeable paving materials can improve drainage and appearance.

Reason: To maintain the existing character and protect the street scenes.



Appearance

- Although there is no over-riding or rigid Warlingham "style" there is a general character of unassuming but individually interesting facades, set back from the street frontage behind soft vegetation and open space.
- Repetition of elevational design on several adjoining houses is to be avoided, as being uninteresting and uncharacteristic.
- The use of interesting architectural features, such as overhanging eaves, projecting windows or gables can also help create interest, provided these are relevant to the overall design and location.

Reason: To maintain the existing character and encourage interesting good design, and to avoid uncharacteristic repetition or bland design.

Renewable Energy

- The use of renewable energy devices is encouraged in line with Tandridge District Council's policies.
- Where such devices are visible, such as wind turbines, solar panels or photo-voltaic arrays, these should be considered as an integral part of the design and not just "stuck on" as an after thought.
- When added to existing structures, incorporate energy devices to complement the building form as far as possible.

Reason: To avoid unsightly and incongruous devices disrupting street scenes.

Landscaping

- Warlingham is an open and green place and new development must continue to make a similar contribution to the provision of open space and vegetation.
- The retention of useful open space and use of boundary treatments which are not visual "barriers" not only help to preserve an open community spirit but can also assist in preserving bio-diversity and contribute to sustainable drainage methods.
- High and solid fences or walls especially to the front of developments are uncharacteristic as are "gated" type enclosures.
- Significant trees should be retained wherever possible and supplemented by native broad leaf species.
- Key pedestrian routes should have adequate and suitable lighting to maintain a safe environment but without creating unnecessary light pollution.

Reason: To preserve the tradition of openness and space, to continue the nature of good neighbourliness and ensure a safe environment.

New Construction

- New buildings are likely to replace existing buildings.
It is important to consider the contribution the original building or buildings made to the local built environment and street scene in particular, when designing a replacement structure.



- A new building of different scale or character from the original, or with a different siting or access, can have a material effect on the immediate area. It is essential that new development makes a positive contribution, fitting into the surroundings and being neighbourly and considerate.
- Good buildings cannot be designed in isolation or without considering characteristics of the specific site. For this reason "off the peg" house designs may not be suitable for all locations or may need adaptation to meet site conditions. Similarly, standard house designs may not fit in with the local character and can result in a bland or "any place" appearance.
- Exploiting individual characteristics of a site, such as orientation, topography, access and established vegetation can contribute to a successful and individual design solution.
- The spaces around buildings are as important as the building itself, and should reflect the pattern in the area, particularly with regard to relationship with the street frontage and proximity to side and rear boundaries.
- Existing trees and hedges should be retained where possible as this is a helpful and effective way to integrate new construction into an established setting.
- New planting should be chosen for good establishment and in keeping with the natural character of the area, such as native species and broadleaf trees.
- New buildings should be environmentally considerate and where possible incorporate on-site energy generation. Solar and other devices make demands on the building design and should be considered as an inherent element of the design.

Reason: To maintain the existing village character and soft street scenes, and maintain the rural feel and openness of the settlement.

Extensions to Existing Buildings

Extending an existing building can be a good solution to meeting new demands or requirements, without the costs and disruption of demolition and a new building.



- Any built extension should be proportionate to the original structure. An excessively large addition is likely to appear unbalanced and out of scale and character.
- The proportions of new construction should reflect the form and character of the original. Where the original building has a especially distinct character or appearance or forms a particularly "complete" design, it may be preferable to design an extension in a style dissimilar to the original, creating a contrasting or complementary composition. Such solutions can be successful when designed in a manner sensitive to the original architecture.
- Construction and facing materials echoing the original are most likely to be successful and help retain the established character and style.
- Architectural features such as dormers, gables and bays can sometimes help continue the original character when repeated in an extension. It is important that such features are used in context with the overall appearance and are constructed to match the original in quality and scale.
- Side extensions must consider the relationship with the adjoining site boundaries and any effect on neighbouring properties. Windows overlooking adjoining houses or gardens or giving the impression of overlooking are to be avoided. Extensions close to boundaries can also result in loss of daylight or sunlight for neighbours or give an overbearing impression.
- Extensions over garages or to the sides of buildings should be proportionate to the existing building facade and plot width. Where a building frontage is increased it may be necessary to set back from the original front wall to avoid a "terraced" appearance.

Reason: To maintain the character of the village, the tradition of good neighbourliness and privacy and the street scene.

Typical details and features:



Decorated gable wall



Feature windows



Entrance Porch



Dormer Window



Entrance Feature

Alterations and Repairs

Alterations without extension can sometimes be considered in order to re-organise a building layout, to carry out repairs, overcome an original construction defect or simply to improve a building's appearance.

- Changing facing materials from the original design must be carefully considered, to be in character with the overall design and in context with the location. Use of inappropriate materials can adversely affect the appearance and character. For instance, using large scale interlocking roof tiles to replace small scale plain tiles, can be an unhappy choice for an interesting or intricate roof design. Similarly, over-cladding brickwork with stone facing may be entirely alien to the original building concept.
- Care must also be taken when considering the alteration of window or door openings from their original size or proportions, to avoid spoiling the entire appearance. Even changing the proportions of individual window lights and panes within a larger composite window opening by altering transom levels or number of opening lights, can have an unhappy effect on a house facade. This can be particularly unfortunate when owners of different properties in a terrace do not consider the overall effect on the street scene when renewing window or door frames individually.
- It is important to consider the long term consequences of inadequate repair materials or details. Maintaining the quality of materials forming the external shell of a building is a real investment. Cheaper alternatives can often prove expensive in the long run.

Reason: To preserve the character and appearance of individual buildings and the village.

Summary and References

The writing of this Design Statement and Development Guidelines has been the responsibility of the Parish Council, which used The Parish Plan as its starting point and has undertaken a programme of local consultation to ensure the document reflects the views of Warlingham residents. It is intended that The Warlingham Design Statement will be reviewed in 2015.

This Design Statement is intended to be a positive contribution to the control of development in our village, presenting the views of a wide range of residents and assisting the Local Planning Authority (Tandridge District Council) to arrive at consistent and sound decisions which will retain the rural character and nature of our community.

Planning Application Procedures

Developers, (anyone proposing to demolish, construct, extend or alter a building in Warlingham), are advised to seek advice from Tandridge District Council for guidance on the requirements and procedures for obtaining planning permission and ensuring proposed development is lawful.

Tandridge offer a quality controlled Pre-Application Advice Service (for which a charge is made for some types of development) and details are available on the District Council website.

Comments on current planning applications may be made to the District Council as follows:

In writing: Chief Planning Officer, Tandridge District Council, Station Road East, Oxted, RH8 0BT.

By email: comaps@tandridge.gov.uk

Through the website - www.tandridge.gov.uk



Warlingham Green

Reference Documents:

Developers are recommended to refer to following documents as relevant to their proposals:

Warlingham Parish Plan 2008-2013.

Tandridge District Council Core Strategy 2008,

Tandridge District Local Plan 2001 and Supplementary Planning Guidance Documents.

Surrey Design, (copies available from Tandridge District Council).

Central Government National Planning Policy Framework.

Photographs by John Retter.

For further information : The Clerk, Warlingham Parish Council: ginacaunt@yahoo.co.uk / www.warlinghampc.org.uk