



# Ashtead Design Code

November 2025



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# 1 - The Scope of the Code

The majority of planning applications that are submitted to the Council are householder and smaller scale developments, such as replacement dwellings, intensification on one site, infill and minor (fewer than 9 units) flatted development. While the Local Plan includes site allocations with design requirements for larger developments, these smaller developments – the majority - do not have specific requirements. The code, and its companion codes, fill this gap. It is not intended for site allocations and major applications.

This design code has been produced to ensure that new small-scale developments within Ashted is of the very best quality, appropriately references local character, supports the identity of Ashted and creates places that people value. New development has the potential to fall short of the standards expected, neither making the most of existing character nor creating memorable new places in their own right. Cumulatively over time, small scale developments can erode the characteristics that make neighbourhoods distinct from one another. This design code hopes to set standards, using a deep understanding of local character to create clear, easy-to follow rules and guidance for design in Ashted.

The design code supports policies within the Ashted Neighbourhood Development Plan. It should be read in conjunction with that document, and with relevant Local Plan policies. For example, Policy EN4 of the Mole Valley Local Plan 2020-2039 states:

*“ EN4 – All new development must be of a high-quality design that makes a positive contribution to its local character. All development proposals must demonstrate a thorough understanding of the site and how they relate to the existing area – including features of local distinctiveness – and take opportunities to improve the quality of the landscape and townscape.”*

The Design Code is a Supplementary Planning Document (SPD) that supports the implementation of the Local Plan policies and sets out clear expectations for design quality across Ashted. Designers are expected to meet the requirements of this design code in order to gain planning permission. Development management teams will use this design code when assessing proposals and it will be a material consideration in decision making.

# 2 - Planning Policy

## National Policy

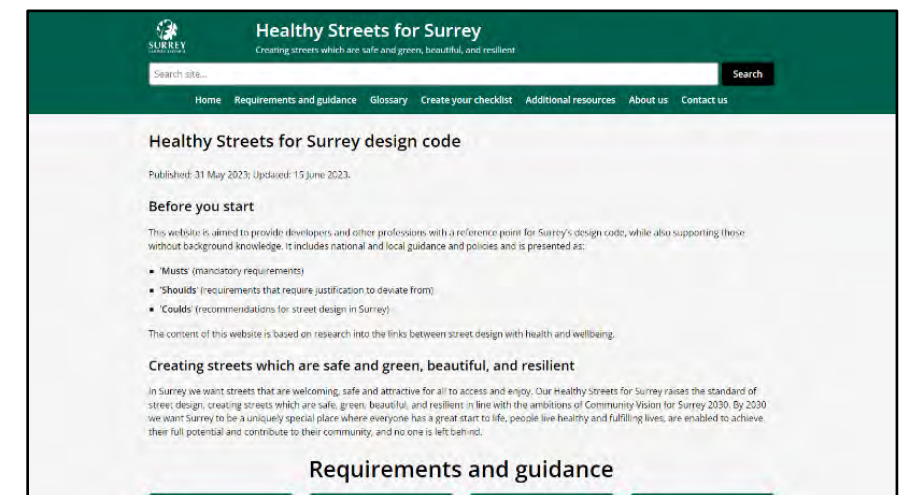
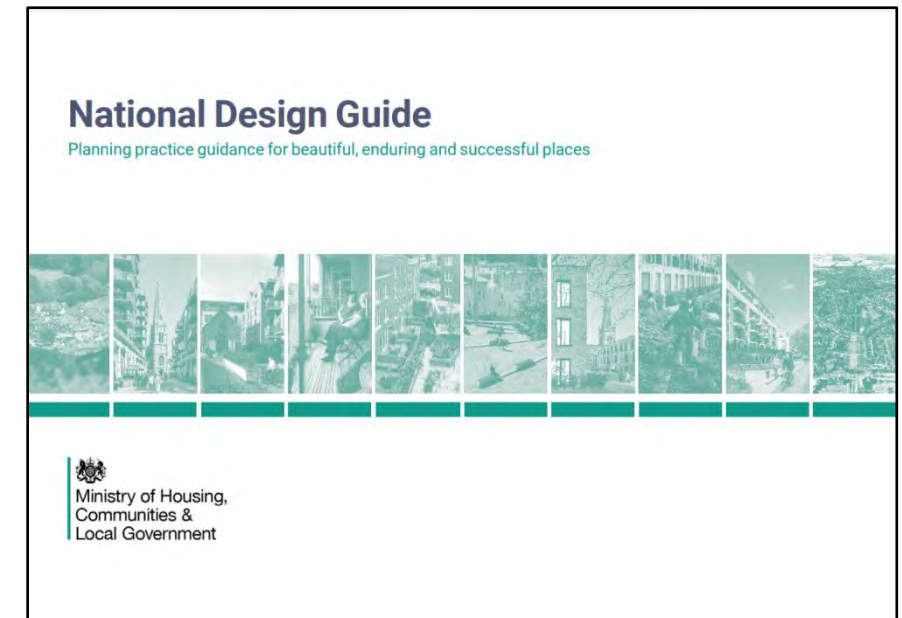
- The National Design Guide (2019) which illustrates how “well designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice”. The NDG provides an overarching framework for well-designed places in the form of 10 key characteristics.
- ‘Living with Beauty’ (2020), published by The Building Better, Building Beautiful Commission set outs to promote and increase the use of high-quality design for new homes, placing emphasis on how design should be an essential condition for planning permission and encourages the refusal of ‘ugly’ schemes. The then Government strongly welcomed the report.
- The National Model Design Code (2021) was published in July 2021 which expands on the National Design Guide’s 10 key characteristics and provides detailed guidance on the production of design codes, guides and policies to promote successful design. This Design Code has been developed to be in conformity with the design code.
- The National Planning Policy Framework (NPPF) (December 2024) emphasises the fundamental need for high quality, beautiful and sustainable buildings and places. In order to provide maximum clarity for applicants, Paragraph 132 encourages plans to set out a clear design vision and expectations and Paragraph 133 states all local authorities should prepare design guides or codes consistent with the principles set out in the

National Design Guide and National Model Design Code, and which reflect local character and design preferences. The NPPF also states that the level of detail and degree of prescription in Design Codes should be tailored to the circumstances and scale of changes in each place, whether it is area-wide, neighbourhood based or site specific, and they should allow a suitable degree of variety.

## County Policy

- In 2022 Surrey County Council, the highway authority for Mole Valley District Council, adopted a ‘Healthy Streets for Surrey Design Guide’. This aims to create streets which are safe and green, and beautiful and resilient across the county. The guide provides guidance including mandatory design practices (codes) for the design of streets. The Healthy Streets for Surrey Design Guide has recently been adopted as a Digital Tool and can be found on the Surrey County Council website: <https://healthystreets.surreycc.gov.uk/>

If a small scale development proposal is submitted to The Council and it contains new streets or public spaces it is expected that their designs will follow The Healthy Streets for Surrey Design Guide





## District Policy

The Mole Valley Local Plan (2020-2039) has a number of developments that are relevant to design and so which the design code must be in conformity with:

Policy Reference	Policy Summary
Policy H2	Within Development Opportunity Areas, the Council supports redevelopments, including changes of use, which make a more efficient use of the site
Policy EN4	To ensure all new development is of high quality design, all development proposals should be able to demonstrate that they have considered the wider setting of the proposed development
Policy EN5	To ensure developments are accessible for all members of the community
Policy EN6	To conserve and enhance the district's historic places and heritage assets including their integrity, settings for public enjoyment and long term viability

Policy EN7	To ensure that development within a Residential Area of Special Character reflects the special character of the area
Policy EN8	To ensure all developments reinforce the scenic quality and distinctiveness of the landscape in which it is located and to be influenced by the local landscape context
Policy EN9	To ensure the district's biodiversity is protected and enhanced, with 20% biodiversity net gain on developments
Policy EN13	To address the causes and impacts of climate change, with major residential schemes are expected to be zero-carbon.
Policy INF1	To ensure new development integrates into the transport network satisfactorily and sustainable modes of transport proposals are encouraged
Policy INF3	To ensure that development proposals avoid, reduce or mitigate flood risk, including using sustainable drainage systems

# 3 - Understanding Local Context

When using this design code, it is firstly appropriate to develop a good understanding of the context in which you are designing. This first crucial step is supported by the characterisation analysis section of this document. Designers should read and understand the character assessment relating to the area that they are in, and it is advisable that adjacent areas are also understood, especially if the site in question sits close to, or straddles, the border of the character area. Local context is made up of a number of elements, not all of which relate to the built environment. The contextual analysis in this document is organised to cover a range of topics, such as landscape, urban grain, relationships between streets and buildings, as well as built form style and detailing. What is emphasised throughout this document is that character is more than just what is built.

A contextual design therefore must demonstrate responsiveness to a whole range of local design cues, and therefore show how it is suitable and appropriate. Designs that have little or no regard for their context often harm the overall character of the area. Designs which do not pay due regard to context will therefore be refused planning permission.

Best practice for designers is to present their own contextual analysis as part of their design proposal, noting how their observations have been translated into the design they are proposing. This narrative is critical to demonstrating that what is being proposed makes a positive contribution to the local context. It is also useful for designers as it helps in making decisions about all aspects of the design.

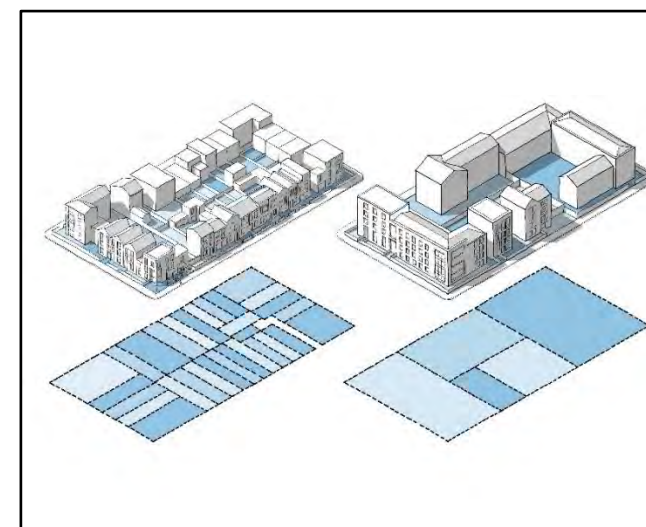


Figure 1 - Urban Grain



Figure 2 - Streets and Buildings

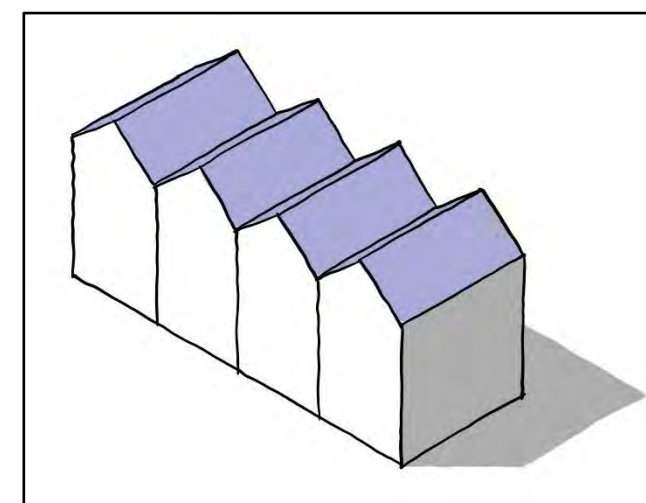


Figure 3 - Built Form Style

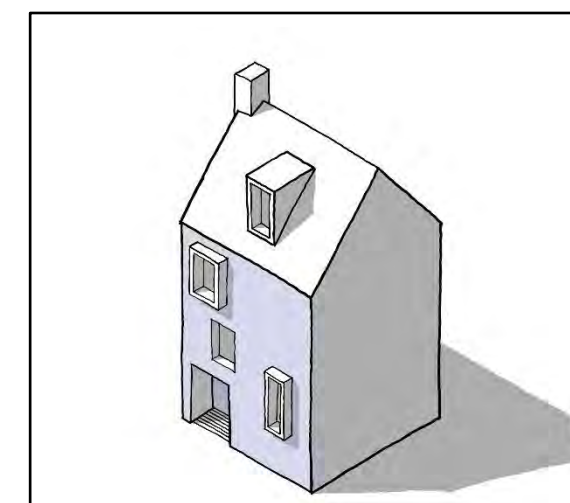


Figure 4 - Built Detailing



Area densities can vary greatly between character areas, as well as street by street within a character area in some circumstances. Density is a measure that should fundamentally be a product of the design process and not a determinant of it. The aim of this code is not to reach a given residential density figure but to generate a well-designed development that can be supported by the community. If density is treated as a simple benchmark it will result in poor quality development that does not fit well within an area and often does not gain public support.

The images to the right, illustrate typical density ranges across Ashted and illustrate the balance of built form, garden space and public realm in each character area.

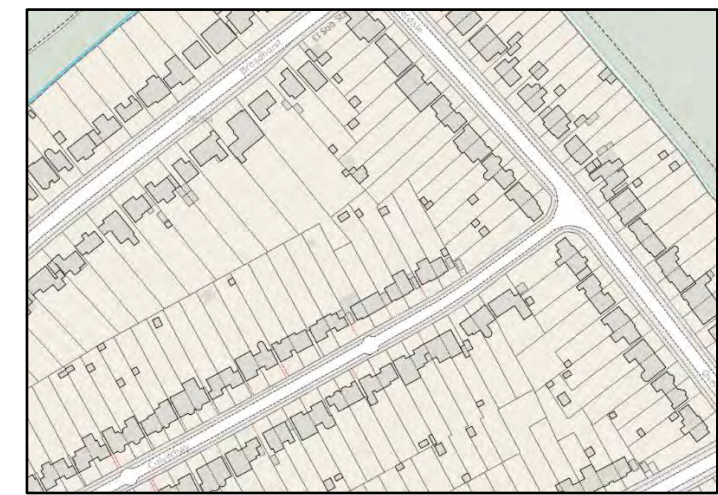
This code sets out several design determinants which should be used to help define the correct density of the scheme. The code defines how this should be carried out with a full analysis of the following contextual characteristics of a site.

- Urban Grain and Structure
- Landscape and Views
- Density and Mix
- Height and Massing
- Architectural Style and Details
- Materials

These factors are set out for each character area and should be the baseline for reaching an acceptable density for any given site



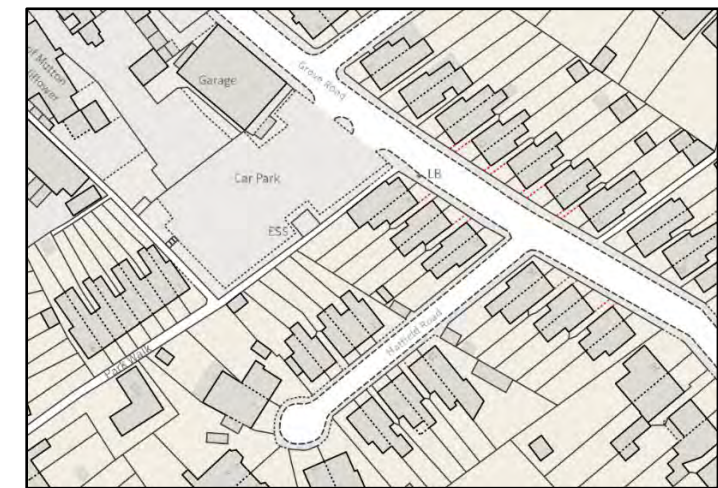
*North West Ashted*



*Berg Estate*



*South Ashted*



*The Village*

# 4 - Demonstrating Compliance

Design codes are different from design guides in that they are compliance-based rather than existing as guidance. Decisions around the acceptability of a design rest on how closely a design meets the requirements of the design code. Those that fail to meet the requirements of the design code will not be granted planning permission.

However, if an applicant is able to make a well argued case for why the code should not be followed, then a development may still be permitted. Furthermore where there are various code options, usually in the Architectural style and details and Materials sections, the applicant will be expected to justify the options they have chosen.

The table to the right is an example of compliance table showing how a design team could demonstrate compliance with the design code for their part of Ashted. Applicants are welcome to submit their own ways of communicating code compliance, but should ensure that the basic approach in this example is emulated sufficiently to enable planning officers to make decisions. Demonstrating compliance to and/or justifying departure from the design code should be contained within Design and Access statements.

In addition to this, on smaller scale outline (with all matters reserved) developments applicants may wish to also submit a plot coverage table outlined in section 9 of this document.

Compliance Table

	Expected:	Design Response:	Evidence:	Reference:
Urban grain	<ul style="list-style-type: none"> <li>Retention of existing plot widths</li> <li>Development that maintains strong front building-lines</li> </ul>	Plot widths match others in the immediate surroundings. Existing access maintained. Building line maintained.	Proposed Block Plan	Drawing SK401, DAS, p9 Fig.5
Landscape and view	<ul style="list-style-type: none"> <li>Soft landscaping and tree planting that follows a 'right tree, right place' principle when planting new trees, especially where the site currently is lacking trees</li> <li>Sufficient space for meaningful front garden planting</li> </ul>	Retained front boundary hedging. New native screening and trees to side and rear boundaries.	Proposed Landscaping Plan. Design and Access Statement.	Drawing SK405, DAS, p12
Density and mix	<ul style="list-style-type: none"> <li>Retained similar densities and separation distances</li> </ul>	Proposing 2m separation gaps between the new dwellings.	Proposed Block Plan	Drawing 401
Height and mass	<ul style="list-style-type: none"> <li>Retain height, scale and mass of the surrounding plots</li> <li>Bungalow or two storey development. Well-designed rear facing dormer windows</li> </ul>	Mix of bungalows and two storey dwellings. Heights not exceeding neighbouring dwellings.	Proposed elevation drawings	Drawings SK501-509
Architectural style and detail	<ul style="list-style-type: none"> <li>Front gables and fully pitched roofs. Cat-slide roofs.</li> <li>Single dwelling designed buildings</li> <li>Brick chimneys. Highly detailed brick detailing.</li> <li>Timber detailing (e.g. rafter feet, porch woodwork)</li> <li>Oriel windows/bay windows with appropriate window reveals</li> </ul>	<p>Proposed dwellings incorporate arts and craft design language with fully hipped roofs with cat-slide roofs over integral garages.</p> <p>Brick chimneys, brick headers and decorative brick herringbone panels on front elevations are proposed on all dwellings.</p>	Proposed elevation drawings and Design and Access Statement	Drawings SK501-509, DAS, p14
Materials	<ul style="list-style-type: none"> <li>Predominately orange/red brick but with some mix of roughcast render and/or tile hanging</li> <li>Plain tiles</li> </ul>	Mixture of heritage red brick on ground floor and rough-cast render to top half of bungalows and first floor of the two storey dwellings. Clay plain tiles.	Design and Access statement, materials section	DAS, p15



# 5 – Overview and Code Areas

## Overview

Ashted grew up around the village centre which lies towards the southern end of the modern settlement, focussed around The Street (part of the A24 between Leatherhead and Epsom). Local residents continue to refer to this part of Ashted as ‘The Village’ and it is readily identifiable as both the historic focus and a hub for modern community life.

East of The Village is Ashted Park, an historic estate which includes the campus of the City of London Freeman’s School and St Giles Parish Church. Ashted Park also includes publicly owned land with important wildlife habitats.

North of The Village is Lower Ashted - an extensive residential area of varying period and character. It includes an important secondary local shopping centre on Craddocks Parade and a smaller parade of shops on Barnett Wood Lane.

The settlement is permeated by a strong network of public footpaths. Two of the longer footpaths connect Agates Lane and Ottways Lane to the centre. Others, in the north of the settlement, provide connections across the railway line and into the surrounding countryside.

## Landscape Setting

Ashted is one of a chain of small settlements reaching south west from Epsom through the northern part of Mole Valley. It is separated from Epsom by a belt of woodland, where Ashted and Epsom Commons meet, to either side of the A24.

Ashted Common itself provides a strong landscape setting for the northern part of the settlement. This National Nature Reserve comprises some 200 hectares of ancient woodland common, owned and managed by the City of London. The Common is part of the Epsom and Ashted Commons SSSI and also contains two scheduled Ancient Monuments. It provides important and well-used public open space for both local residents and visitors.

Towards the north west of the settlement, the woodland continues into Leatherhead Common. However the land between Leatherhead and Ashted is more open, comprising a narrow belt of grazing land, incorporating the embankments of the M25 motorway. This narrow corridor of open land serves the important function of separating the two settlements and helping them to retain their own identity and character.

South of Ashted, a rolling landscape of pasture, hedgerow and woodland rises up into the Epsom Downs. Narrow rural lanes and rights of way lead out of the built up area, providing good access for recreation and a strong landscape setting for the lower density housing on the southern fringe of the settlement.

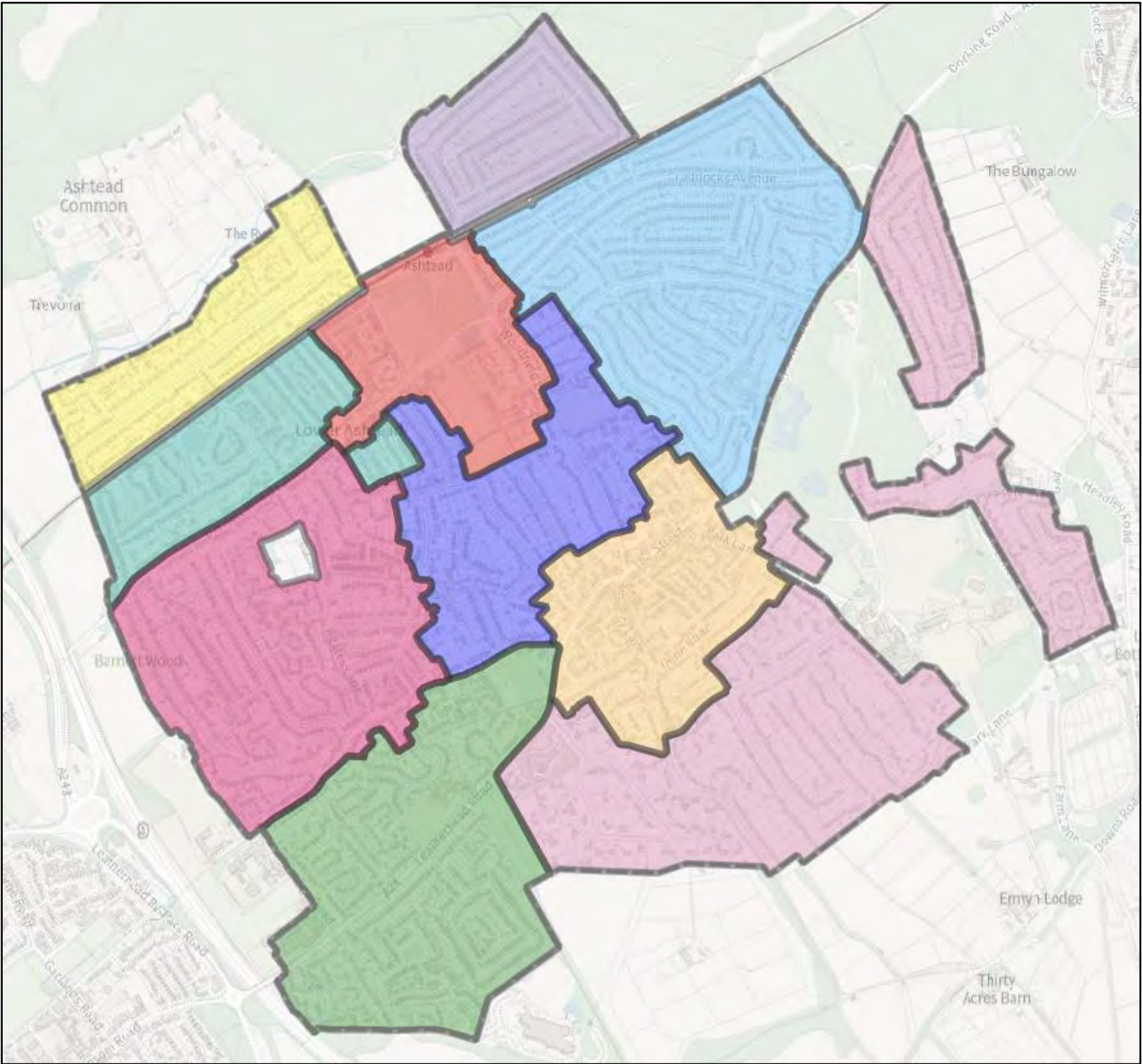


# Code Areas

The character areas for this Design Code have been established in the Built-Up Area Character Appraisal for Ashted (Feb 2010). As part of the process for producing this Design Code the character area boundaries have been ‘snapped’ to property boundaries to reflect more recent development where appropriate.

The ten Ashted character areas used for this Design Code are:

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The Village	10
Woodfield	14
South Ashted	18
West Ashted	22
The Lanes	26
Oakfield Road to the Marld	30
North East Ashted	34
West North Ashted	38
Berg Estate	42
Links Road	46





# The Village

The Village is the original location of Ashtead village, lying towards the south eastern corner of the settlement. It is focussed on The Street (A24). The Street is the main shopping street, with a good range of small, independent shops fronting a broad street of predominantly late 19th century/ early 20th century two storey buildings. The older units include some attractive properties, with traditional shop fronts and pleasant detailing to the upper floors. The Leg of Mutton and Cauliflower public house, facing the junction with Woodfield Lane, is a listed building with late 17th century origins. The Brewery Inn, opposite, was a former beer-house c1800 and once the local brewery. At the opposite end of the High Street, Feilding House is a striking 18th century almshouse, still used as sheltered accommodation.

The Ashtead Peace Memorial Hall, built in 1927, accommodates a wide variety of community activities and serves as an important social focus. A large public car park adjacent also serves visitors to the nearby shops and businesses in The Street.

South of The Street are a series of narrow streets, mainly in residential use, punctuated by a handful of small business. Building styles include a high proportion of Victorian semi-detached and terraced cottages, interspersed with more recent properties. Densities are generally high, with a tight knit street scene and little open space.

Rectory Lane, at the west end of The Street, is the original axis of the village and retains several of the

original timber-framed buildings, 3 of which are listed. The high brick boundary walls of Ashtead Lodge and The Old Rectory are notable features. A Conservation Area has been designated at the junction of Rectory Lane and Dene Road, comprising a small enclave of pleasing domestic properties, along tight, narrow streets, reinforced by strong garden boundaries. The line of lime trees along the southern side of Dene Road is of particular value. The village's first school building is situated at the rear of one of the cottages on Rectory Lane.

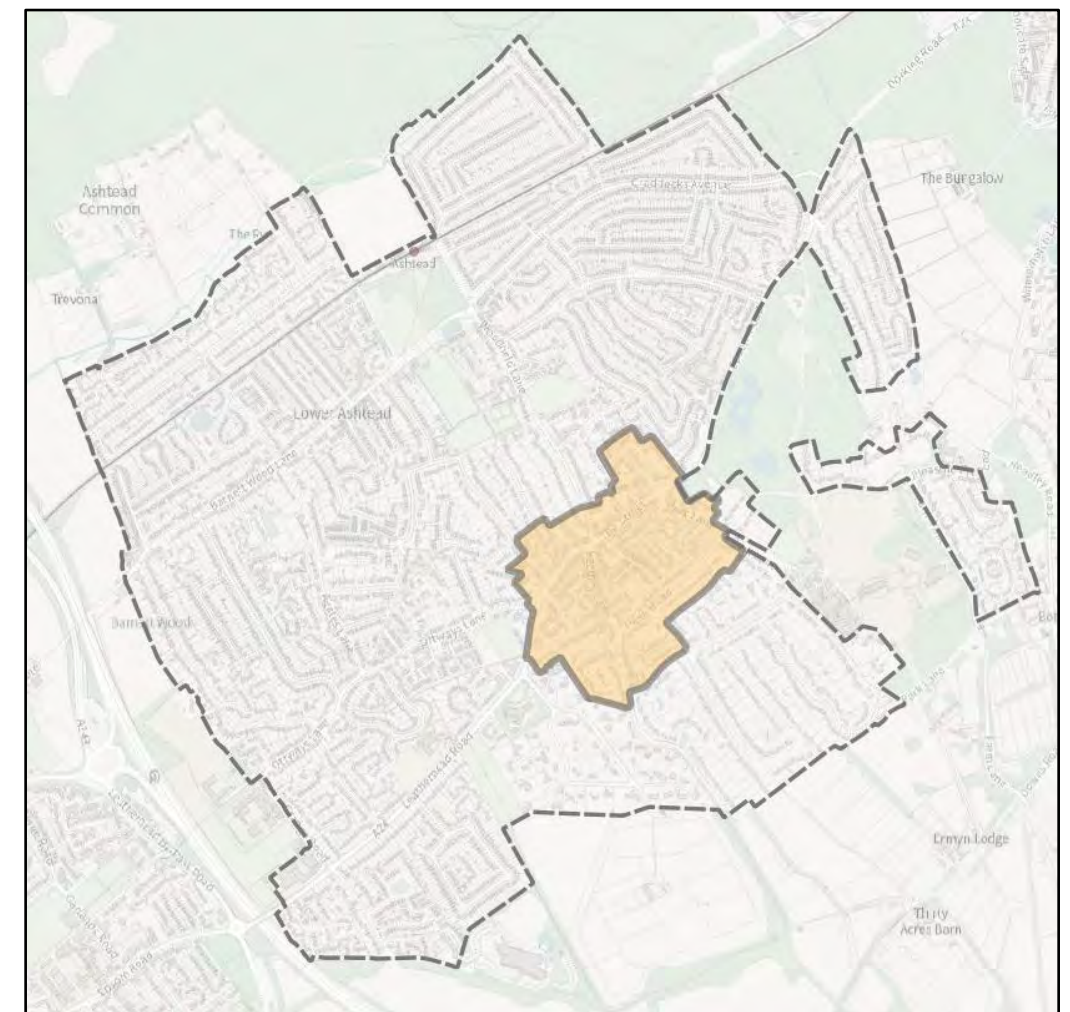
Towards the south and east of The Village, building densities decrease, with a higher proportion of detached houses in more generous gardens. There is an historic focal point at the junction of Dene Road and Park Lane. Grouped around this junction are the entrance to Ashtead Park, with its Grade II listed gate piers, the wooded drive leading to St Giles Parish Church and the attractive Victorian buildings of St Giles Infant School.

The lower density, detached housing along Dene Road and Park Lane creates a gradual transition into the more spacious residential area of South Ashtead.

There are few identifiable development sites within The Village, as there has already been a significant amount of infill development within the historic street pattern. One exception are the single storey shop units on The Street, in the centre of the main retail centre, which could, if sympathetically designed in brick, be extended at first floor level and fit in with the two storey buildings to the north-east. The variety of building styles, and the preponderance of small, independent shops, means that sensitive redevelopment of small sites is more

capable of being absorbed than larger scale redevelopment.

The narrow streets are frequently congested by on-street parking and more intensive new development is likely to raise concerns about accommodating additional traffic. In this context, the extensive network of public rights of way, both within the settlement and connecting it to adjacent residential areas, are an important asset which is worthy of protection and enhancement.



## The Village: Key Characteristics

### Contributing Characteristics

- Good range of independent shops and local services, creating a vibrant centre with a strong community focus.
- Several nicely-detailed shop fronts, coupled with attractive upper floors to many of the retail buildings on The Street.
- Tight-knit residential environment, with varied and interesting street scenes, including many historic and/or traditional older buildings. Several stretches of well-detailed Victorian cottages and 1930s houses - also some distinctive 1970s housing at Westfield.
- Strong historic focus at the junction of Dene Road and Park Lane - featuring mature trees, the substantial stone gateposts to The Park and St Giles Church and the pleasant Victorian buildings of St Giles School.
- Historic intersection of Rectory Lane, Dene Road and Crampshaw Lane Conservation Area, containing a number of imposing feature buildings
- Strong use of soft, red brick for buildings and boundary walls. Brick boundary walls are a distinctive feature in parts of The Village, particularly in the vicinity of Rectory Lane, creating a strong sense of enclosure.
- Occasional pockets of mature trees, including lime trees on southern side of Dene Road, belt of trees on embankment at southern end of Woodfield Lane and extensive tree cover within grounds of Ashted Park and St Giles Church and neighbouring lanes (*also see neighbouring Woodfield character area*). Trees add relief to an otherwise tight-knit, building-dominated environment.
- The mix of traditional and contemporary architecture with the supermarket and apartments above, in The Street a successful recent addition.

### Aspects for Enhancement

- Narrow streets congested by parked cars - access difficulties in places.
- Extensive network of public rights of way, both within The Village and connecting it to adjacent residential areas. Worthy of protection and enhancement as a means of taking pressure off highway network.
- Some rather nondescript late 20th century commercial buildings at the outer edges of the shopping area, which detract from the settings of some of the older buildings.

### Detracting Characteristics

- Through traffic along The Street makes the shopping area noisy.
- Indifferent floorscape and other streetscape elements reflecting minimal investment in the public realm.



Images from the Character Area





## The Village Code

	Expected:	To be avoided:
Urban grain	<ul style="list-style-type: none"> <li>• Development that maintains strong front building lines with the surrounding buildings</li> <li>• Maintain shopfront grain with neighbouring shop units along highway frontages</li> </ul>	<ul style="list-style-type: none"> <li>• Merging of shop units and their frontages that undermines the historic smaller shop unit frontages</li> <li>• Back-land development requiring a side access driveway</li> <li>• Development that varies existing strong building-lines</li> </ul>
Landscape and view	<ul style="list-style-type: none"> <li>• Soft landscaping and tree planting that follows a ‘right tree, right place’ principle when planting new trees, especially where the site currently is lacking trees</li> <li>• Sufficient space for meaningful front garden planting</li> <li>• Low front boundary walls where this fits the character of the road</li> </ul>	<ul style="list-style-type: none"> <li>• Expanses of off-street parking with a lack of, or no vegetation (see section 10 for further guidance)</li> <li>• Removal of front boundary treatments that currently add to the character area</li> <li>• Detached carports/garage forward of existing building-lines</li> </ul>
Density and mix	<ul style="list-style-type: none"> <li>• Retained density and separation distances in residential roads</li> </ul>	<ul style="list-style-type: none"> <li>• Building up to the property boundary or attaching to neighbouring property (excluding The Street)</li> </ul>
Height and mass	<ul style="list-style-type: none"> <li>• Align with the height, scale and mass of the surrounding buildings</li> <li>• Bungalow and two storey development in residential areas.</li> <li>• Two storey with rooms within the roof spaces and commercial on the ground floor, harmonising within The Street’s character.</li> <li>• Well-designed rear facing dormer windows (see House Extension SPD)</li> </ul>	<ul style="list-style-type: none"> <li>• Additional storeys to two storey residential properties where this is out of character with the immediate surroundings.</li> <li>• Large front roofslope box dormer windows</li> <li>• Mansard roofs</li> </ul>
Architectural style and detail	<ul style="list-style-type: none"> <li>• Front gables with ‘wet-verges’, decorative barge boards and ridge tiles</li> <li>• Fully pitched roofs, Cat-slide roofs</li> <li>• Brick chimney stacks (can be non-operative or used for MVHR extract/intake, vent-pipes)</li> <li>• Brick and tile detailing around windows/doors</li> <li>• Oriel windows/bay windows</li> <li>• Shopfronts that follow the Council’s shopfront design ‘A guide to good practice’</li> <li>• Harmonious shop front signage between neighbouring shop units</li> <li>• Designs should overlook the highway</li> <li>• Timber detailing (e.g. rafter feet, porch/veranda woodwork)</li> </ul>	<ul style="list-style-type: none"> <li>• Dry (plastic) verges on gable ends</li> <li>• Alteration to the original/historic architectural design that undermines the rhythm or character of the road.</li> <li>• Disregard to the local context</li> <li>• Development that does not harmonise with the strong rhythm of the frontages</li> <li>• Fully blank (vinyl banners) shop front glazing</li> <li>• Development with poor natural surveillance</li> <li>• Large internally illuminated shop front signage that covers up architectural features</li> <li>• External roller security shutters to shops (internal acceptable)</li> <li>• Poorly proportioned and aligned fenestration openings</li> <li>• Large expanses of stretcher-bond flank brickwork without variety of brick detailing</li> </ul>
Materials	<ul style="list-style-type: none"> <li>• Predominately orange/red brick but with some mix of roughcast render, painted brickwork and/or tile hanging and/or timber cladding</li> <li>• Orange/Brown plain roof tiles / slate in some streets with Victorian properties</li> <li>• Casement windows or sash windows on the appropriately designed buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Large scale/flat concrete tiles</li> <li>• Fully smooth rendered developments</li> </ul>



# Woodfield

The Woodfield is 6.3 hectares of open space, about 0.75km north of The Village, at the northern end of Woodfield Lane. Here lies the second main focal point of the settlement.

There are relatively few buildings in the Woodfield Character Area. It's main characteristic is the expanse of continuous open space, comprising the Woodfield, the adjacent village pond and the recreation ground. It provides one of the few recreation spaces in Ashted. The open space is interrupted by the railway line, but then continues north into the edge of Ashted Common.

The Woodfield itself is criss-crossed by paths, some through belts of mature trees, linking this part of the settlement with the woodland of Ashted Common itself, beyond the confines of the built up area. It is designated as Common Land and as such enjoys legal protection against built development.

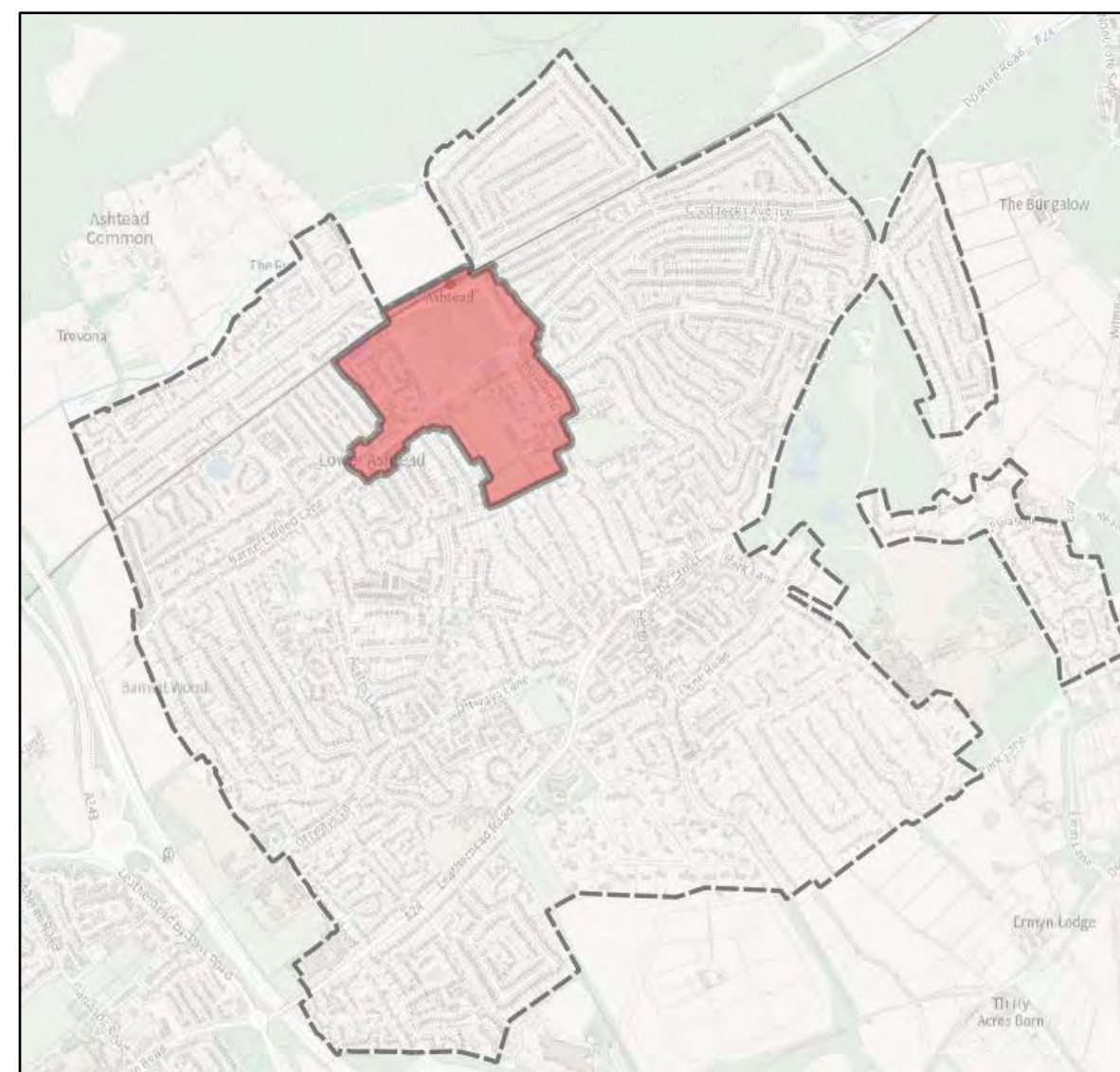
Around the periphery of the open space is a cluster of local amenities. Parades of shops on Craddocks Parade provide a range of local retail uses. Around the south west corner of the Woodfield lies a group of public buildings, including St George's Church and Christian Centre, Barnett Wood Lane Infant School, Ashted Youth Centre, the Pelham Scout Hut and the Woodman public house. The nature of the uses means that building is more sporadic, with contrasting styles and sizes of buildings held together by the way that they front onto the open space.

On the edges of the Character Area, along Barnett Wood Lane and Woodfield Lanes there are several rows of attractive semi-detached and detached late 19<sup>th</sup>, early 20<sup>th</sup> century properties built in homogenous and detailed designs. These properties contain harmonious but varying materials including roughcast render, orange/red brickwork, clay plain-tiled roofs and tile-hanging. These properties also contain attractive decorative features such as timber porch detailing, oriel first floor windows and angled bay windows (*also see The Village, West North and Oakfield Road to the Marld character areas*).

There are few individual large buildings of note; the main exception being St George's Church and Christian Centre - an imposing red brick church building, dating from 1906, with a modern extension dating from 2001.

The scale of existing buildings is generally modest - predominantly two storeys but with two and a half storeys found close to Craddocks Parade, which itself is up to three storeys. The variety of styles creates a harmonious and varied environment, with the buildings generally being subservient to the green space around which they are grouped.

It is anticipated that any new development will need to be similarly modest in scale and allow the open space to remain as the dominant characteristic of this Character Area.





## Woodfield: Key Characteristics

### Contributing Characteristics

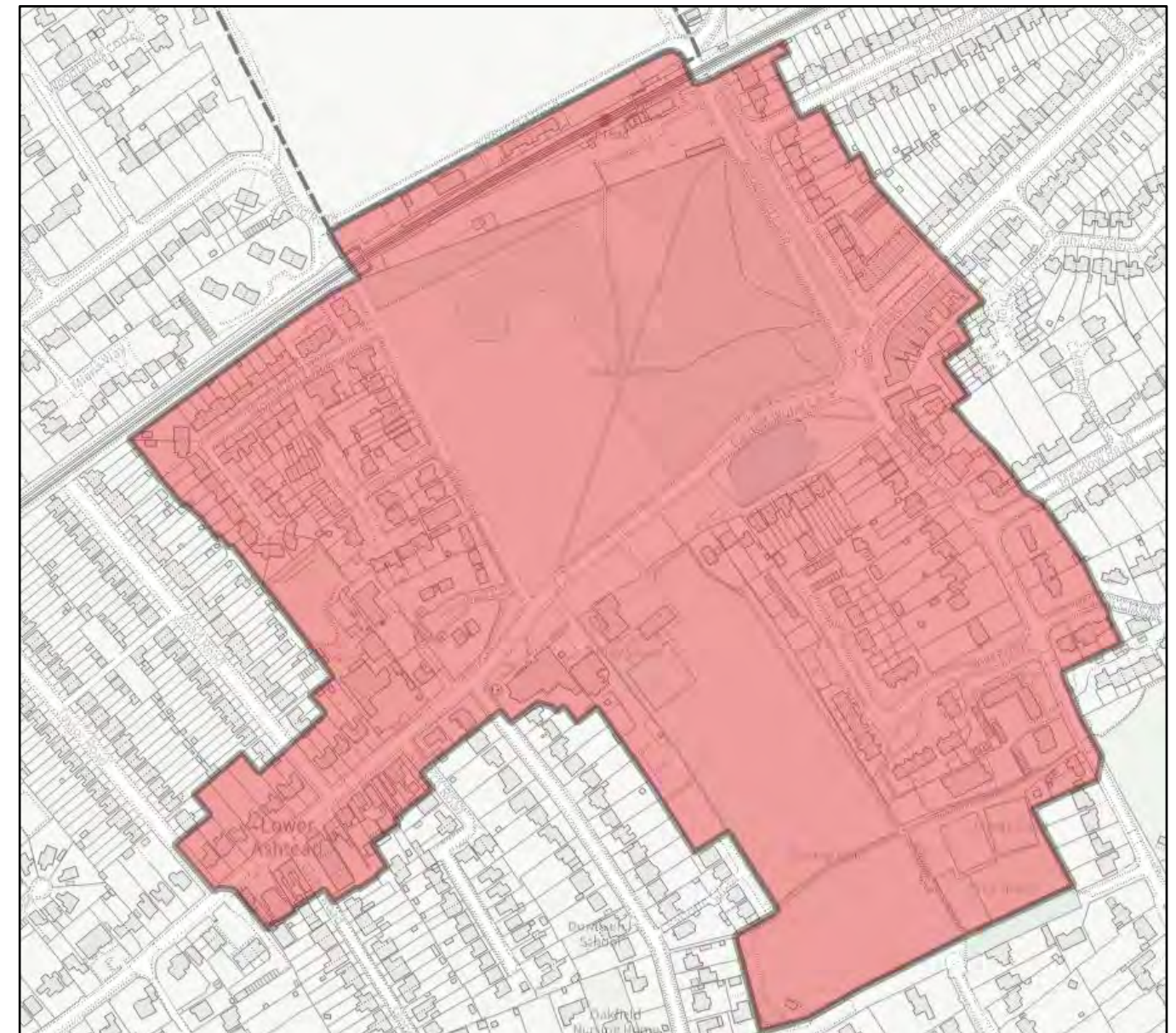
- The Pond: a strong landscape feature, adding visual interest and biodiversity, as well as being popular with residents.
- Mature tree belts around and through the Woodfield, giving the area maturity and a strong landscape setting.
- Open space: an asset to the settlement as a whole. Development around the periphery widely visible, maintaining an attractive balance of modest buildings in varied styles.
- Some larger attractively detailed semi-detached and detached properties along Barnett Wood Lane and Woodfield Lane, close to the character area boundaries add to the character area.
- Good access to alternative transport modes and excellent range of local shops and community facilities.

### Aspects for Enhancement

- The junction of Barnett Wood Lane, Craddocks Avenue and Woodfield Lane has a large expanse of tarmac and hard landscaping compared to the extensive green space nearby. Coupled with the concentration of traffic and parked cars, this is a less visually appealing part of the area.
- Poor environmental setting to Barnett Wood Lane parade of shops and rather cluttered streetscape around the parades of shops at Craddocks Parade. Parked cars and pavement clutter contrast with the otherwise spacious and tidy environment around the edges of the Woodfield.

### Detracting Characteristics

- Nondescript environment within the railway station and station car park, contrasting unfavourably with the open space within which it sits.





Images from the Character Area





## Woodfield Code

	Expected:	To Be Avoided:
Urban grain	<ul style="list-style-type: none"> <li>Retention of existing plot widths</li> <li>Development that maintains strong front building lines and the urban grain/figure-ground with the surrounding buildings</li> </ul>	<ul style="list-style-type: none"> <li>Piecemeal back-land development requiring a side access driveway making the frontage plot uncharacteristically narrower than surrounding plot widths</li> <li>Development that varies existing strong building-lines</li> </ul>
Landscape and view	<ul style="list-style-type: none"> <li>Soft landscaping and tree planting that follows a 'right tree, right place' principle when planting new trees, especially where the site currently is lacking trees</li> <li>Sufficient space for meaningful front garden planting</li> </ul>	<ul style="list-style-type: none"> <li>Expanses of off-street parking with a lack of, or no vegetation (see section 10 for further guidance)</li> <li>Removal of front boundary treatments that currently add to the character area</li> <li>Detached carports/garage forward of existing building-lines</li> </ul>
Density and mix	<ul style="list-style-type: none"> <li>Retained similar densities and separation distances</li> </ul>	<ul style="list-style-type: none"> <li>Building up to the property boundary or attaching to neighbouring semi-detached/detached property</li> </ul>
Height and mass	<ul style="list-style-type: none"> <li>Align with the height, scale and mass of the surrounding buildings</li> <li>Bungalow or two storey development.</li> <li>Well designed (see House Extension SPD) dormer windows</li> </ul>	<ul style="list-style-type: none"> <li>Additional storeys to two storey properties</li> <li>Prominent flat roofs or crown roofs</li> <li>Mansard roofs</li> </ul>
Architectural style and detail	<ul style="list-style-type: none"> <li>Front gables and fully pitched roofs. Cat-slide roofs.</li> <li>Multi-unit buildings designed to look like single dwelling houses</li> <li>Detailed brick chimney stacks (can be non-operative or used for MVHR extract/intake, vent-pipes)</li> <li>Brick detailing: around windows, doors and at eaves levels</li> <li>Timber detailing (e.g. rafter feet, porch woodwork, gables)</li> <li>Oriel windows/bay windows with appropriate window reveals</li> <li>Shopfronts that follow the Council's shopfront design 'A guide to good practice'</li> <li>Harmonious shop front signage with neighbouring units</li> </ul>	<ul style="list-style-type: none"> <li>Removal or alteration to the original architectural design where this would undermine the character of the road.</li> <li>Design of buildings that show no regard to the local context (E.g. designed as a purpose built block of flats in a road of houses)</li> <li>Development that does not harmonise with the strong rhythm of the frontages</li> <li>Fully blank shop front glazing</li> <li>Large internally illuminated shop front signage that covers up architectural features</li> <li>Large expanses of stretcher-bond flank brickwork without variety of brick detailing</li> </ul>
Materials	<ul style="list-style-type: none"> <li>Predominately orange/red brick but with some mix of roughcast render and/or tile hanging</li> <li>Plain tiles</li> </ul>	<ul style="list-style-type: none"> <li>Large scale and/or blended colour concrete tiles</li> <li>Fully smooth rendered developments</li> </ul>



# South Ashtead

South of The Village lies a substantial amount of very low density housing. Houses are almost universally detached, standing in very generous gardens. Gardens are generally surrounded by dense boundary hedges and/or mature trees and shrubs. Together with the wide grass verges on either side of the road, these create a strong landscape setting, within which the dwellings themselves are often a subservient element.

Dwellings are of individual designs, the earliest dating from the inter-war period and the most recent resulting from redevelopment within the last ten years. Despite the variation of design, the street scene has a homogeneous character. Plot sizes are very consistent and the amount of space between and around buildings is a distinctive characteristic of the highly-valued, arcadian environment. Within The Warren, each house is substantially hidden from view by mature hedges along the highway frontages and very generous landscaped gardens.

In the heart of South Ashtead are the extensive grounds of Ashtead Park, including the City of London Freeman's School and St Giles Church. Together, they form a large expanse of open space - largely wooded, with grassed areas and playing fields in the grounds of the school. The open land is included within the Green Belt, with housing in the built up areas to east (Farm Lane) and west (Park Lane). Although in different ownerships, collectively this land retains the appearance of a continuous parkland landscape.

There is also a strong connection to the surrounding landscape at Crampshaw Lane and Grays Lane, which

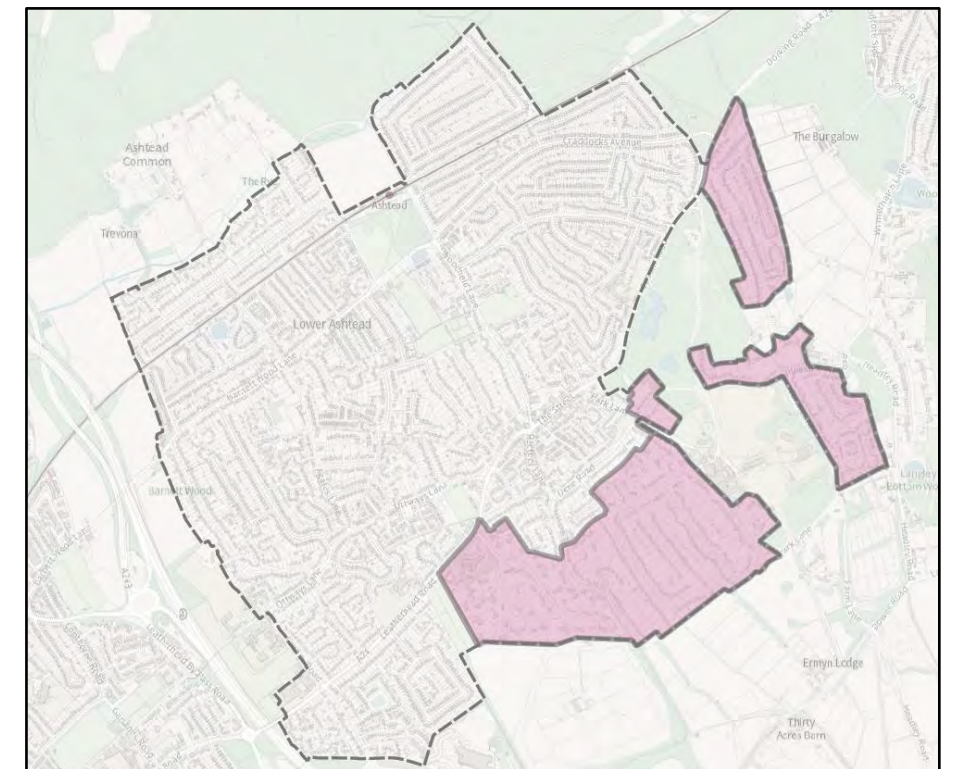
continue beyond the limits of the built up area, as public rights of way. Crampshaw Lane in particular was an important historic route into the original village and its layout still reflects those origins.

On the east side of Ashtead Park are two isolated pockets of residential development, separate from the rest of the built up area. They include Paul's Place and housing fronting Farm Lane, Cherry Orchard, Oak Way and Woodlands Way. These enclaves share many characteristics with the rest of South Ashtead, in terms of individually-designed dwellings, with well-maintained garden settings including mature trees and hedges. However, lateral separation between dwellings is more variable and the street scenes are, in general, a little less spacious.

Paul's Place lies at the southern limit of South Ashtead. This is a coherent development of detached and semi-detached houses. Although not identical, the houses share distinctive design features, including warm red clay tile hanging to the first floors, steep pitched roofs and black and white timber detailing to some gables. The consistency of building detailing gives the development a strong identity, contrasting with the much more varied designs in the rest of South Ashtead. The houses stand within a very well maintained landscaped setting, with largely open, grassed frontages. The standard of detailing is high and Paul's Place has a distinctive character which could be undermined by new development which failed to harmonise with the original design.

Within South Ashtead, development proposals tends to be for redevelopment of single plots, often to replace the smaller, older properties with larger ones. Higher density development is difficult to achieve in a manner which respects the character of the locality.

Within South Ashtead, there are three areas which are designated as Residential Areas of Special Character under policy EN7 of the Mole Valley Local Plan. The largest is The Warren. The others - at the southern end of Park Lane and either end of Rookery Hill - are clustered around the fringe of Ashtead Park. The designation reflects the spacious environment provided by the large plot sizes, mature landscaping and traffic-free streets, which makes for a very pleasant residential environment which is highly valued by local residents.



## South Ashtead: Key Characteristics

### Contributing Characteristics

- Very generous plot sizes and garden sizes with good lateral separation between buildings.
- Within The Warren: long, continuous evergreen hedges screen houses, creating a very strong, mature garden setting with buildings being subservient to their parkland setting.
- Strong rural setting, which belies area's proximity to the original village centre. For example, views out to open countryside to the south of Grays Lane and parallel streets. Also stretches of native woodland along Park Lane and Farm Lane, enclosing the enclaves at the east end of the settlement.
- Highways relatively free of traffic, with little visible car parking.
- Some attractive and well detailed houses - mainly 1930s, some more modern.
- Ashtead Park is a mature open area, with grassed verges and tree belts helping to preserve the character of a rural estate despite the proximity to the built up area.
- Paul's Place: strong and consistent building detailing and a clearly-defined, well maintained, landscape setting to the houses.
- Very strong sense of openness, particularly in the Grays Lane area - wide, straight roads, wide, manicured grass verges, houses set well back, some behind open frontages, which add to sense of space.
- Mature garden settings, with extensive hedges, shrubs and large trees. Many mature trees and vestiges of a former woodland in the Ashtead Hospital grounds.

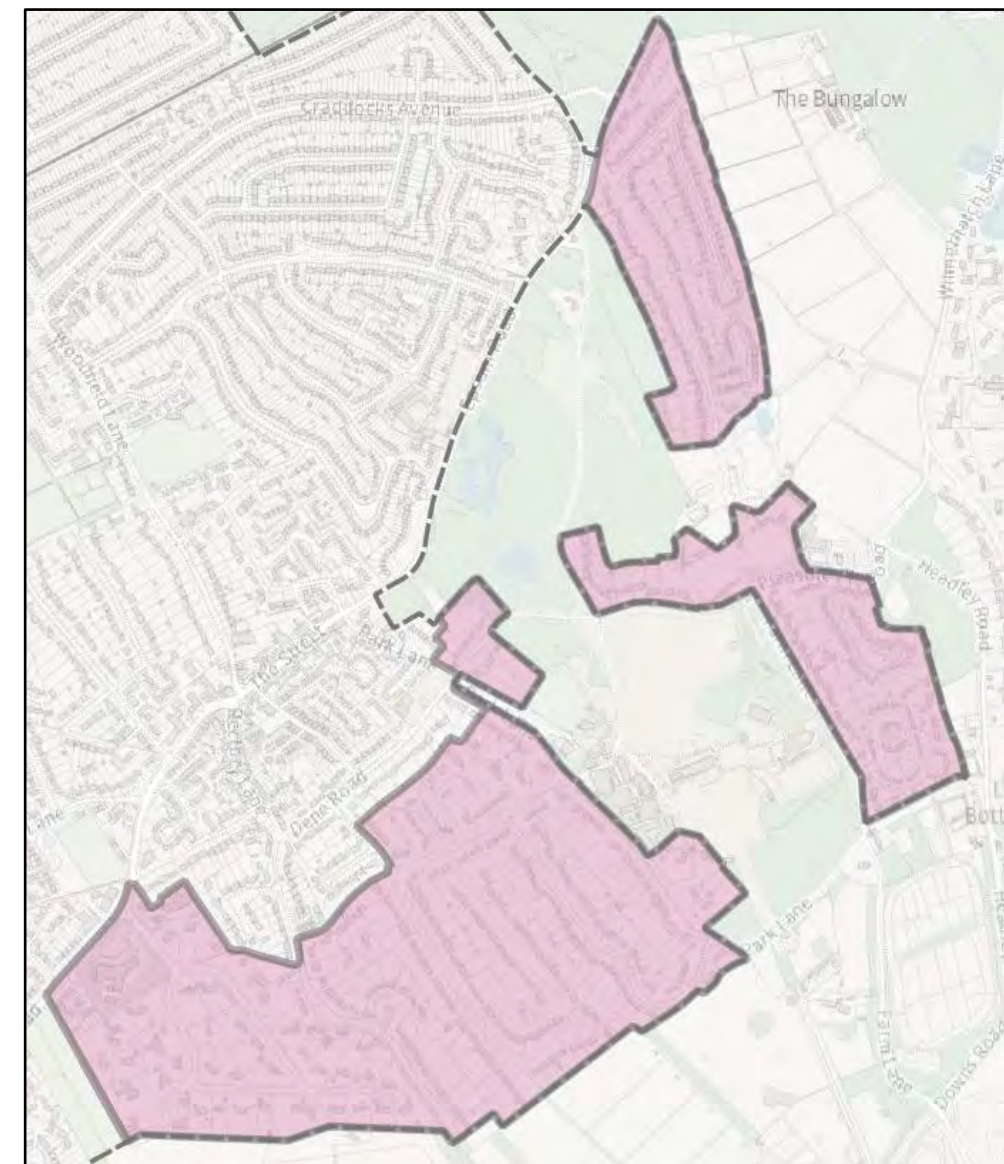
### Aspects for Enhancement

- Strong landscape character of approaches and through routes should be preserved.

- Some areas are ecologically significant and is part designated as a Local Nature Reserve. The area forms part of the attractive Thames Downs long distance path, linking the open spaces of the London clay to the more open chalk downland of the North Downs.

### Detracting Characteristics

- Increasing number of properties closing visual gaps between properties, undermining parkland setting





## Images from the Character Area





## South Ashtead Code

	Expected:	To Be Avoided:
Urban grain	<ul style="list-style-type: none"> <li>Retention of existing plot widths for individual properties</li> <li>Development that maintains strong front building lines with the surrounding buildings</li> </ul>	<ul style="list-style-type: none"> <li>Piecemeal back-land development requiring a side access driveway making the frontage plot uncharacteristically narrower than surrounding plot widths</li> <li>Development that varies existing strong building-lines</li> </ul>
Landscape and view	<ul style="list-style-type: none"> <li>Soft landscaping and tree planting that follows a 'right tree, right place' principle when planting new trees, especially where the site currently is lacking trees</li> <li>Sufficient space for meaningful front garden planting</li> <li>Maintaining open visual gaps between properties and their boundaries</li> <li>Maintain/create views to the countryside, where a site forms part of the built-up area boundary</li> <li>Discreetly located bin stores</li> </ul>	<ul style="list-style-type: none"> <li>Expanses of off-street parking with a lack of, or no vegetation (see section 10 for further guidance)</li> <li>Removal of front boundary treatments that currently add to the character area</li> <li>Constructing high boundary walls and gates</li> <li>Detached carports/garage forward of existing building-lines</li> </ul>
Density and mix	<ul style="list-style-type: none"> <li>Retained large separation distances to maintain parkland setting</li> </ul>	<ul style="list-style-type: none"> <li>Building up to the property boundary or attaching to neighbouring semi-detached/detached property</li> <li>Garden sizes not comparable to the immediate context</li> </ul>
Height and mass	<ul style="list-style-type: none"> <li>Align with the height, scale and mass of the surrounding buildings</li> <li>Bungalow or two storey development. Well-designed rear facing dormer windows</li> <li>Well designed (see House Extension SPD) dormer windows</li> </ul>	<ul style="list-style-type: none"> <li>Additional storeys to two storey properties</li> <li>Prominent flat roofs or crown roofs</li> <li>Mansard roofs</li> </ul>
Architectural style and detail	<ul style="list-style-type: none"> <li>Traditional styles</li> <li>Front gables and fully pitched roofs</li> <li>Detailed brick chimney stacks (can be non-operative or used for MVHR extract/intake, vent-pipes)</li> <li>Brick detailing (banding, headers, arches)</li> <li>Timber detailing (e.g. rafter feet, porch woodwork)</li> </ul>	<ul style="list-style-type: none"> <li>Removal or alteration to the original architectural design where this would undermine the character of the road.</li> <li>Development that does not harmonise with the strong rhythm of the frontages</li> </ul>
Materials	<ul style="list-style-type: none"> <li>Predominately orange/red brick but with some mix of roughcast render and/or tile hanging</li> <li>Plain tiles</li> </ul>	<ul style="list-style-type: none"> <li>Fully smooth rendered developments</li> </ul>



# West Ashtead

West Ashtead takes in residential areas on either side of Epsom Road, including the environs of Grange Road, Taleworth Road and Uplands to the north and Ermyrn Way, Green Lane and Stag Leys to the south.

This locality is overwhelmingly residential in use. There are no retail or business uses, although there are several schools, especially in the vicinity of Grange Road and Ottways Lane.

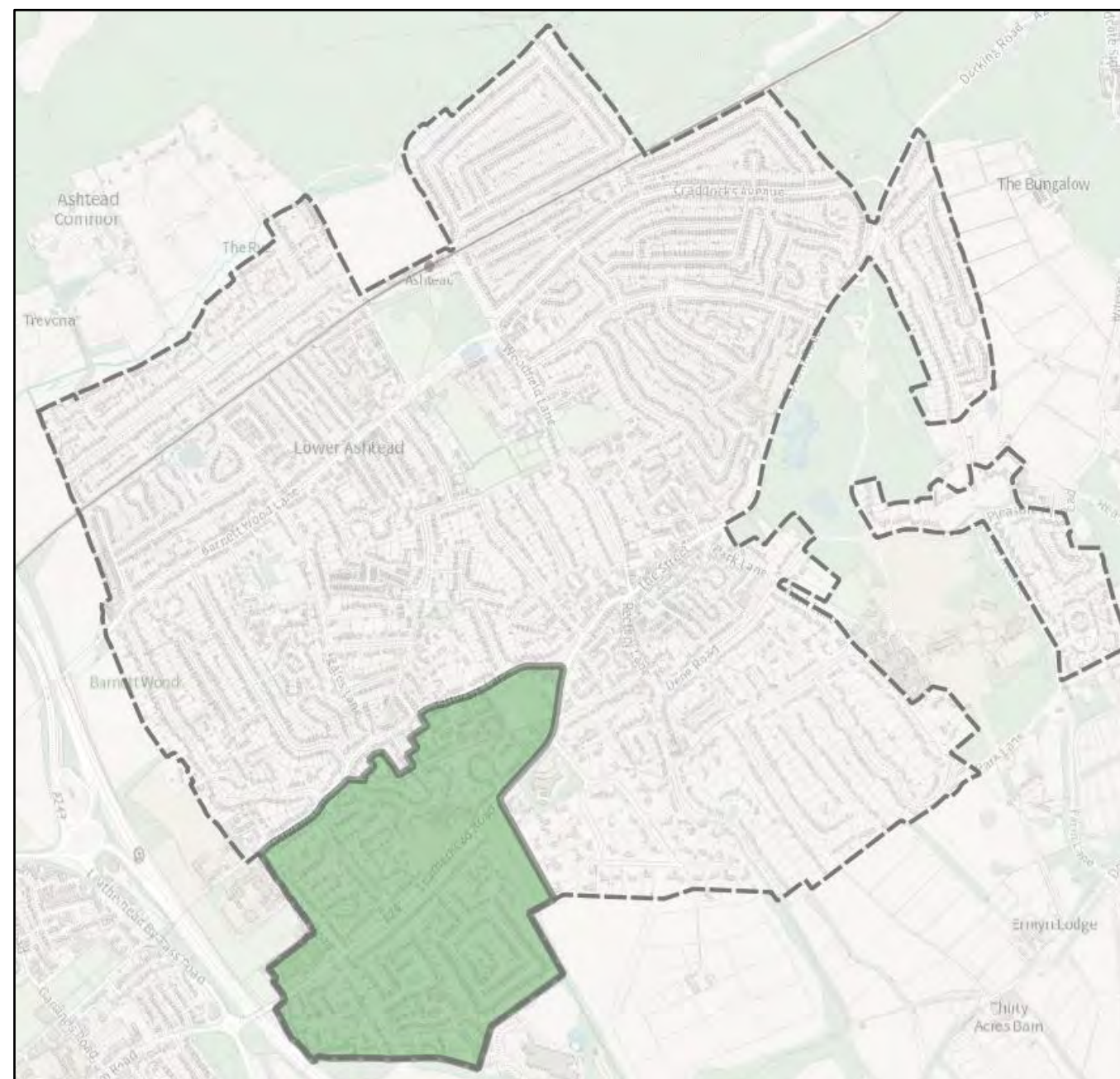
West Ashtead shares certain characteristics with “Oakfield Road to the Marld”, in that there are a wealth of low density, detached housing in mature gardens. The main difference is the greater amount of backland development in West Ashtead, with several modern cul de sacs lying behind the more established street frontages. These vary in period, style, density and quality although each one tends to have its own character.

Housing styles are typical of housing development in Surrey from the 1920s onwards. It is an attractively leafy area, with well-spaced out, mainly detached properties, built to a low density. On the main through routes, mature street trees and boundary hedges are an important feature, with the dwellings being more subservient. Within newer developments, landscaping tends to be less generous, but there is still a strong feeling of spaciousness, with houses standing in well-defined garden settings.

There are a few key areas of open space, including the playing fields of West Ashtead School, former playing fields of Parsons Mead School and the allotments off Leatherhead Road. The playing fields and grounds of Downsend and St Andrews Schools, which lie just outside the built up area, also provide an open outlook from Grange Road, at the western extreme of the area.

Developments behind established street frontages have been a feature of this locality. However, it is becoming more difficult to address issues of good neighbourliness as the size of development sites decreases. There is a precedent for various styles of building to co-exist, provided there is some coherence of design within an individual development. On the main through routes, the established character is of individual dwellings on regular plots and higher-density development is more difficult to accommodate.

At the very southern tip of the built up area stands the former Headquarters offices of Exxon, now containing multiple businesses in a large office building. This part of West Ashtead also provides residents with excellent access to the network of public rights of way south and east of the settlement.





## West Ashtead: Key Characteristics

### Contributing Characteristics

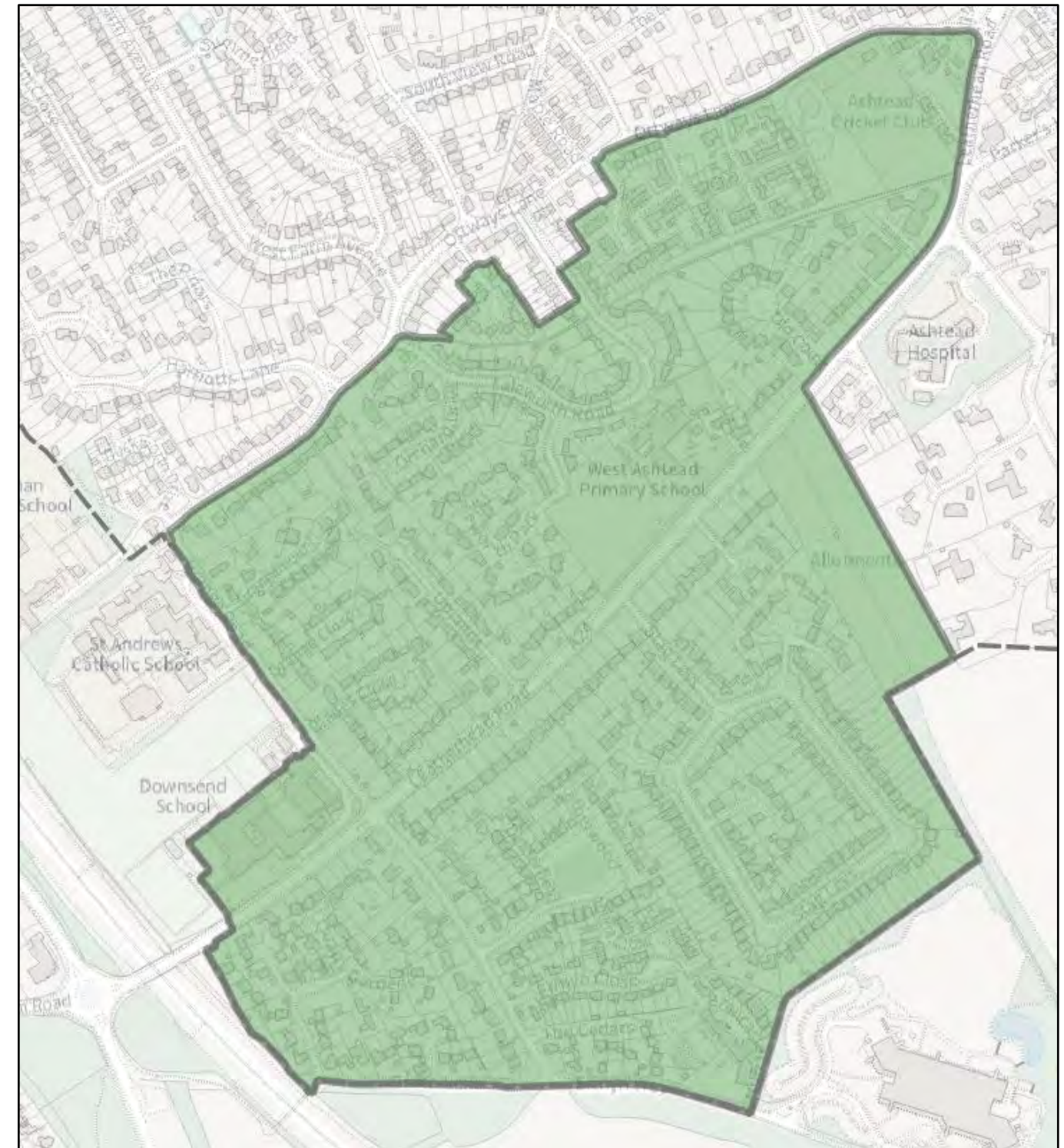
- Dwellings set back from main through routes, with front gardens and large street trees creating sense of space and maturity.
- Several large 1930s houses with strong detailing of the period.
- Strong garden setting - many mature trees and good sized gardens in relation to dwelling sizes.
- Varied housing design in the area as a whole, but strong consistency within each street/cul-de-sac, giving each its own visual identity.
- Direct access to open countryside with a good footpath network off Green Lane and Ermyn Way.

### Aspects for Enhancement

- Some parts remote from local services, with limited access to sustainable transport options.

### Detracting Characteristics

- Heavy school traffic in vicinity of Grange Road/Ottways Lane, and on Epsom Road.





## Images from the Character Area





## West Ashtead Code

	Expected:	To Be Avoided:
Urban grain	<ul style="list-style-type: none"> <li>Retention of existing plot sizes</li> <li>Development that maintains strong front building lines with the surrounding buildings</li> <li>Comprehensive developments should have plot widths and separation distances comparable to surrounding urban grain</li> </ul>	<ul style="list-style-type: none"> <li>Piecemeal back-land development requiring a side access driveway making the frontage plot uncharacteristically narrower than surrounding plot widths</li> <li>Development that varies the existing building-lines</li> </ul>
Landscape and view	<ul style="list-style-type: none"> <li>Soft landscaping and tree planting that follows a 'right tree, right place' principle when planting new trees, especially where the site currently is lacking trees</li> <li>Sufficient space for meaningful front garden planting</li> <li>Discreetly located bin stores</li> </ul>	<ul style="list-style-type: none"> <li>Expanses of off-street parking with a lack of, or no vegetation (see section 10 for further guidance)</li> <li>Removal of front boundary treatments that currently add to the character area</li> <li>Detached carports/garages forward of existing building-lines</li> </ul>
Density and mix	<ul style="list-style-type: none"> <li>Retained density and separation distances</li> <li>Mix of bungalows and two storey houses</li> </ul>	<ul style="list-style-type: none"> <li>Building up to the property boundary or attaching to neighbouring semi-detached/detached property</li> <li>Gardens too small for meaningful planting (including trees) harming the verdant character of the area.</li> </ul>
Height and mass	<ul style="list-style-type: none"> <li>Align with the height, scale and mass of the surrounding buildings</li> <li>Bungalow, low-eaves two storey or full two storey development.</li> <li>Well-designed rear facing dormer windows</li> <li>Well designed (see House Extension SPD) dormer windows on bungalows</li> </ul>	<ul style="list-style-type: none"> <li>Front dormer windows on two storey dwellings</li> <li>Additional storeys to two storey properties</li> <li>Mansard roofs</li> <li>Prominent flat roofs (unless part of the original design (example: Orchard Drive))</li> </ul>
Architectural style and detail	<ul style="list-style-type: none"> <li>Art and Crafts/ 1920/30s styles</li> <li>Gable ended front bay projections</li> <li>Fully pitched roofs</li> <li>Detailed brick chimney stacks (can be non-operative or used for MVHR extract/intake, vent-pipes)</li> <li>Brick/tile detailing (on houses and boundary walls)(such as Quoin / header / eaves / gable / parapet)</li> </ul>	<ul style="list-style-type: none"> <li>Removal or alteration to the original architectural design where this would undermine the character of the road.</li> <li>Front extensions (proportionately scaled porches may be acceptable)</li> <li>Development that does not match or harmonise with the strong rhythm of the frontages</li> <li>Large expanses of stretcher-bond flank brickwork without variety of brick detailing</li> </ul>
Materials	<ul style="list-style-type: none"> <li>Predominately brick but with some mix of render and/or tile hanging and/or timber (on first floors)</li> <li>Plain tiles</li> </ul>	<ul style="list-style-type: none"> <li>Large scale concrete tiles</li> <li>Slate</li> </ul>



# The Lanes

“The Lanes” is the local name for the residential area on the west side of Ashtead, defined by a series of narrow lanes running north/south between Barnett Wood Lane and Ottways Lane. The principal lanes, certainly in terms of historic interest and the variety of dwellings, are Harriotts Lane, Agates Lane and Skinners Lane. West Farm Avenue follows a similar route, but has a different character, being a development dating from the 1920s onwards.

Harriotts, Agates and Skinners are narrow, winding lanes, often without pavements and bounded by hedges and trees. Dwellings are very varied in size, type and period and do not follow any regular plot layout, with gardens varying from the small to the very large. The built environment is small scale and of varied density, with small cottages and substantial period houses co-existing in a harmonious manner. The winding route of the lanes creates a varied street scene, in turns enclosed and open, with some attractive groupings of buildings being revealed along the way.

Highfields - a short private road in the heart of The Lanes - offers something of a contrast to the generally tight knit streetscape. The properties on Highfields are large houses in spacious plots, generally dating from the Victorian/Edwardian era. These attractive period houses stand amongst an abundance of mature trees, giving this enclave a particularly high standard of residential environment which resulted in it being designated a Residential Area of Special Character in policy EN7 of the Mole Valley Local Plan 2000.

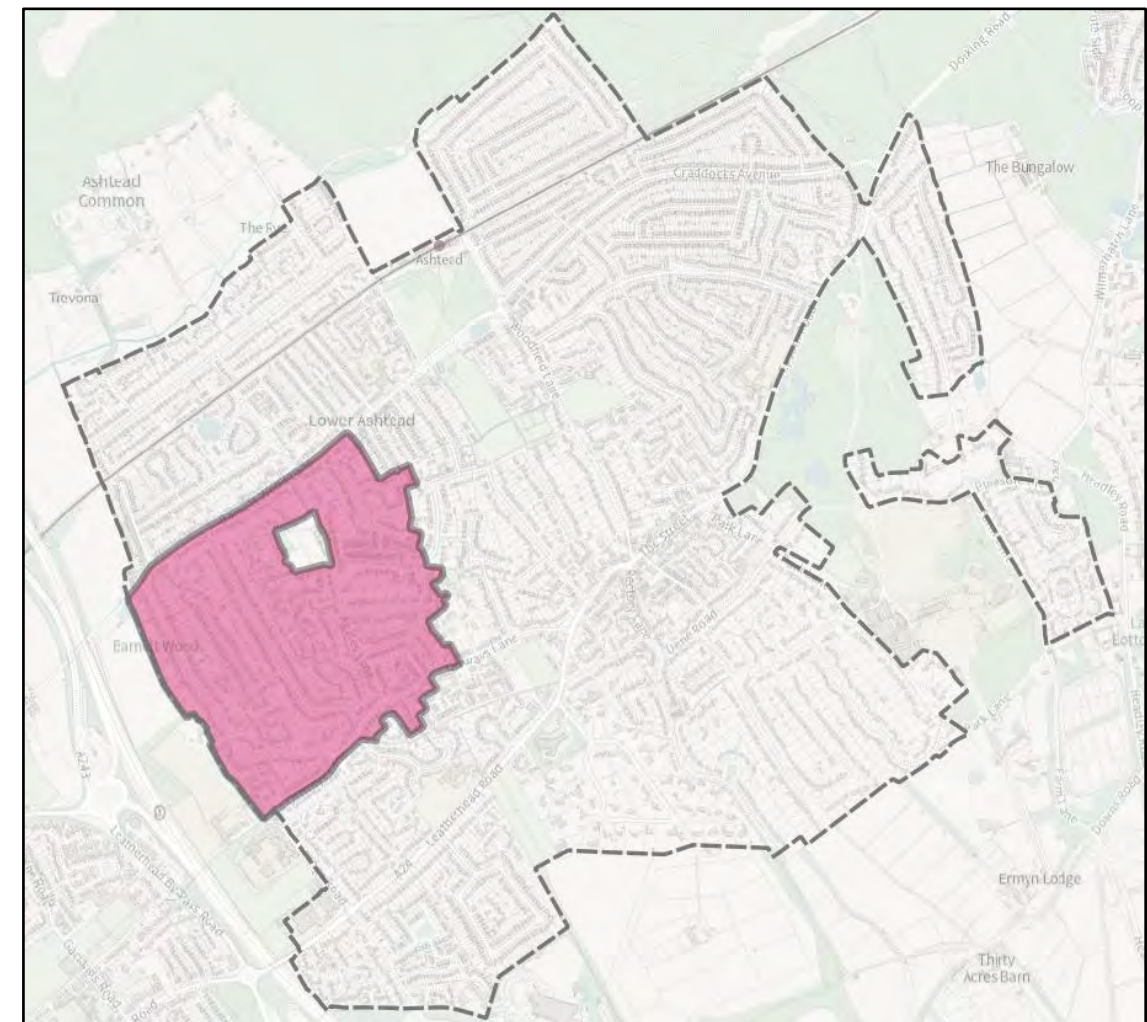
The Lanes is a locally distinctive area, with strong echoes of an historic network of lanes. Land use is almost exclusively residential and it is a pleasant, peaceful environment for residents. The Lanes originally comprised Little Ashtead Manor and its history can be traced back to the 13th century. In particular, Agates Lane contains several listed buildings, including Pepys Cottage, the second oldest house in Ashtead, Merry Hall and the barn at Murreys Court.

The nature of The Lanes means that small-scale developments are easier to accommodate. Larger scale development would be particularly difficult to accommodate successfully along Harriotts, Agates and Skinners lanes, without substantially changing

their character. Because of the narrow and winding lanes, highway safety is always a concern and restricted visibility prevents development on some sites.

“The Lanes” also includes The Murreys, leading south from Barnett Wood Lane, which is a 1980s housing development built in part of the former grounds of Murreys Court. The Locally Listed Murreys Court itself is a 17th century farmhouse, with a collection of outbuildings, also Locally Listed, and a threshing barn, statutorily listed Grade II. The buildings front Agates Lane and retain grounds to the rear. Whilst still forming part of the streetscene, as a Local Plan Site Allocation, The Murreys Court site is excluded from the Code requirements (see Local Plan policy DS3 for site specific details).

The Murreys and Summerfield are rather typical 1980s developments based around a series of cul de sacs, albeit with a winding spine road which echoes the north-south orientation of the older lanes. Both developments have a more spacious and homogenous character than the older development along the main routes of the Lanes.





## The Lanes: Key Characteristics

### Contributing Characteristics

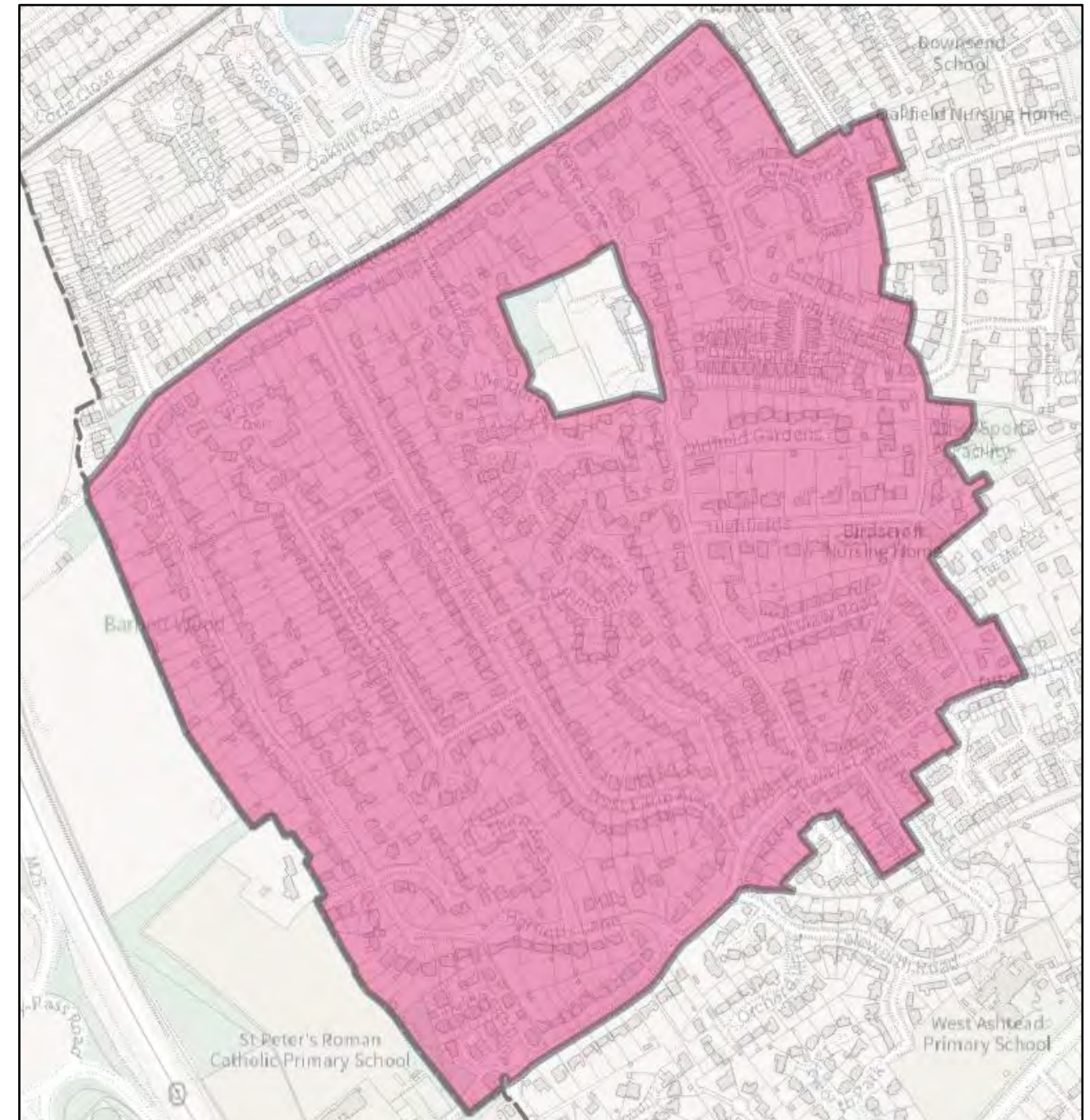
- Narrow, enclosed lanes with extensive planting, creating an almost rural feel that belies location within built up area. Some stretches with high, hedgerow-style mixed planting to either side, giving strong sense of enclosure.
- Winding lanes, irregular plot sizes and an informal, almost jumbled, layout makes for a visually interesting, varied street scene with new views opening up around every corner.
- Building styles varied in scale, period and materials, adding to the visual interest of the area. No particular style dominating.
- Several listed buildings and other interesting and well detailed dwellings providing visual interest and maturity in the built environment.
- A concentration of larger, period properties on Highfields, offering a more spacious environment than is typical of The Lanes as a whole.
- A concentration of smaller terraced and semi-detached dwellings in Skinners Lane, Gladstone Road and Maple Road, at odds with the rest of this character area.
- Plenty of trees, including some large garden and street trees adding to the semi-rural feel.

### Aspects for Enhancement

- Poor visibility on the highway and lack of pavements can create highway safety concerns.

### Detracting Characteristics

- Parts of the area are relatively remote from local services and have limited access by means other than the car, although there is a useful bus route along Barnett Wood Lane.





## Images from the Character Area:





## The Lanes Code

	Expected:	To Be Avoided:
Urban grain	<ul style="list-style-type: none"> <li>Retention of existing plot widths</li> <li>Development that maintains the front building-line with surrounding buildings</li> <li>On multiple unit developments, varied plot sizes complementing the varied surrounding nature of The Lanes.</li> <li>The larger the building the larger the separation distances to neighbouring buildings</li> </ul>	<ul style="list-style-type: none"> <li>Piecemeal back-land development requiring a side access driveway making the frontage plot uncharacteristically narrower than surrounding plot widths</li> <li>Development that varies the existing building-lines</li> </ul>
Landscape and view	<ul style="list-style-type: none"> <li>Soft landscaping and tree planting that follows a 'right tree, right place' principle when planting new trees, especially where the site currently is lacking trees</li> <li>Sufficient space for meaningful front garden planting</li> <li>Discreetly located bin stores</li> </ul>	<ul style="list-style-type: none"> <li>Expanses of off-street parking with a lack of, or no vegetation (see section 10 for further guidance)</li> <li>Removal of front boundary treatments that currently add to the character area</li> <li>Detached carports/garages forward of existing building-lines</li> </ul>
Density and mix	<ul style="list-style-type: none"> <li>Retained separation distances</li> <li>Mix of bungalows and two storey houses</li> <li>Where appropriate, multi-unit buildings with two storeys with rooms in the roof designed to look like single dwellinghouses</li> </ul>	<ul style="list-style-type: none"> <li>Building up to the property boundary or attaching to neighbouring semi-detached/detached property</li> <li>Gardens too small to support meaningful tree planting harming verdant character of the area.</li> </ul>
Height and mass	<ul style="list-style-type: none"> <li>Align with the height, scale and mass of the surrounding buildings</li> <li>Bungalows to two storey development.</li> <li>Well-designed rear facing dormer windows. Well designed (see House Extension SPD) dormer windows on bungalows</li> </ul>	<ul style="list-style-type: none"> <li>Front dormer windows on two storey dwellings</li> <li>Prominent flat roofs without brick parapet and stone capping</li> <li>Additional storeys to two storey properties</li> </ul>
Architectural style and detail	<ul style="list-style-type: none"> <li>Victorian/ Art and Crafts/ 1920/30s styles</li> <li>Gable ended front bay projections</li> <li>Rounded or angled bay windows</li> <li>Fully pitched roofs, Eyebrow windows</li> <li>Brick chimney stacks (can be non-operative or used for MVHR extract/intake, vent-pipes)</li> <li>Brick detailing (on houses and boundary walls)(e.g header / eaves / gable / parapet etc)</li> <li>Timber detailing (e.g. rafter feet, porch woodwork)</li> <li>Designs should overlook the highway</li> </ul>	<ul style="list-style-type: none"> <li>Removal or alteration to the original architectural design where this would undermine the character of the road.</li> <li>Front extensions (proportionately scaled porches can be acceptable)</li> <li>Development that does not match or harmonise with the strong rhythm of the frontages</li> <li>Poorly proportioned and aligned fenestration openings</li> <li>Large expanses of stretcher-bond flank brickwork without variety of brick detailing</li> </ul>
Materials	<ul style="list-style-type: none"> <li>Predominately brick but with some mix of render and/or tile hanging</li> <li>Road specific roofing materials, mainly plain tiles on detached dwellings. Slates in some roads or where they are on a neighbouring dwellings</li> </ul>	<ul style="list-style-type: none"> <li>Large scale flat concrete tiles</li> </ul>



# Oakfield Road to the Marld

This Character Area lies between the two settlement centres and comprises low density housing, fronting Woodfield Lane, Greville Park Avenue, Greville Park Road, Oakfield Road and The Marld. There are a number of attractive 19<sup>th</sup>, early 20<sup>th</sup> century and 1930s dwellings, interspersed with more recent, individually designed traditional dwellings. Almost all are detached and garden sizes are generous.

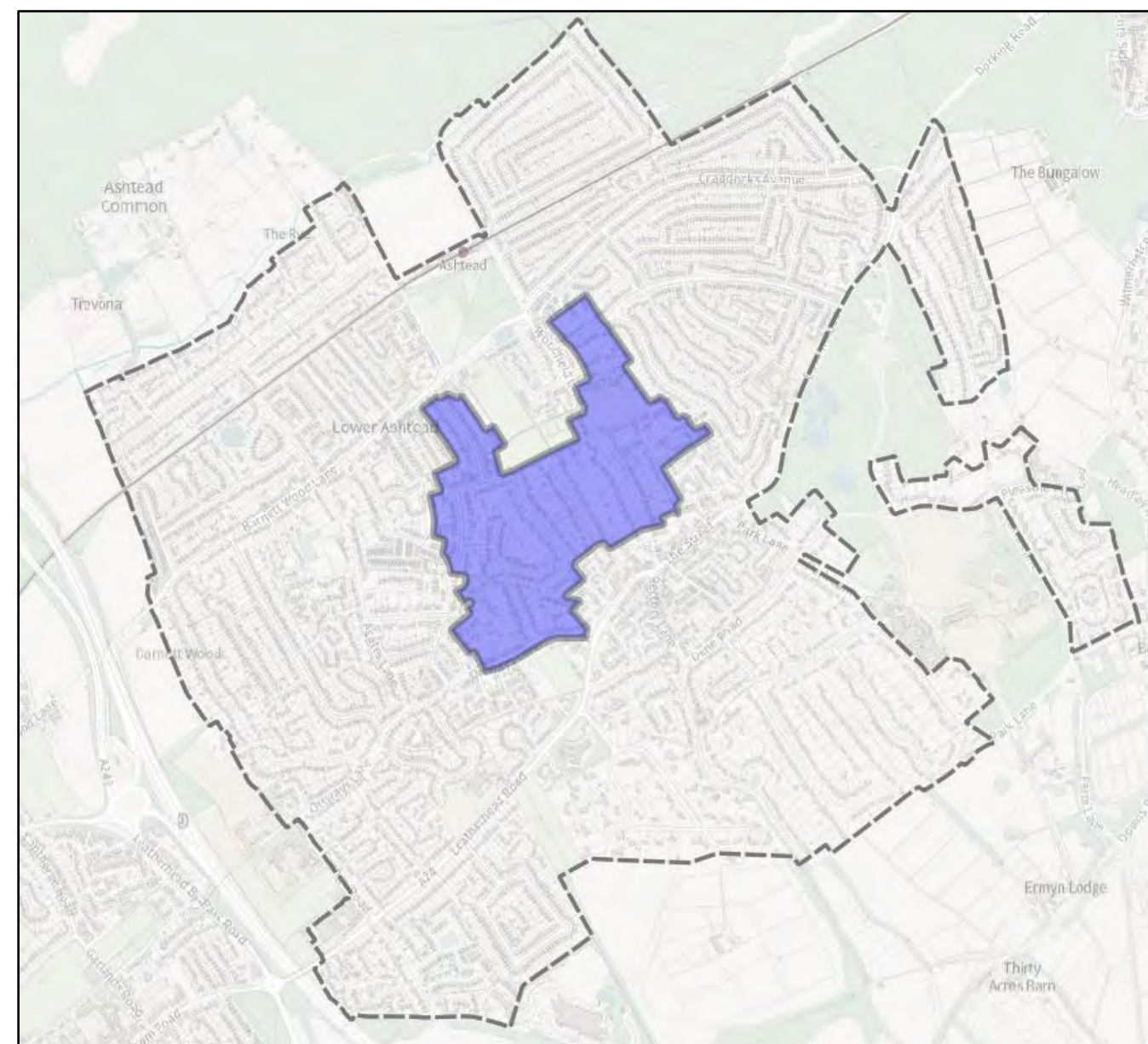
Particularly in Oakfield Road (but some features are also found in neighbouring roads) there are common features between properties, with paired-bay windows, timber detailing, roughcast render, over-scaled open porches with flared eaves (some have been now enclosed) and deep over-hanging eaves on the main roofs, adding a pleasant theme and rhythm to the road.

The areas street scene is verdant, with plenty of mature street trees and well-established planting. Houses are often set back from the road, screened by hedges and shrub planting.

At the southern end of Woodfield Lane is a line of 14 Edwardian properties in mature gardens, which has been designated a Conservation Area. The quality of the buildings themselves, providing excellent examples of very good Edwardian, domestic architecture, and the attractiveness of their settings produce a particularly pleasing residential environment. The dwellings stand in large, mature gardens, with an embankment and belt of mature trees in front, further contributing to the sylvan character of the Conservation Area.

This character area is more homogeneous than either The Village or Woodfield. Although there is a variety of building styles and periods, plot sizes are rather regular. Houses are generally set back from the road, subservient to their garden setting (*also see The Village and Woodfield character areas*).

The regular pattern of plot sizes means that higher density developments stand out as a complete contrast and may appear cramped by comparison with the existing, mature residential environment. Development proposals need to include a strong landscaping strategy, to maintain a sylvan setting and a sense of space around the buildings.

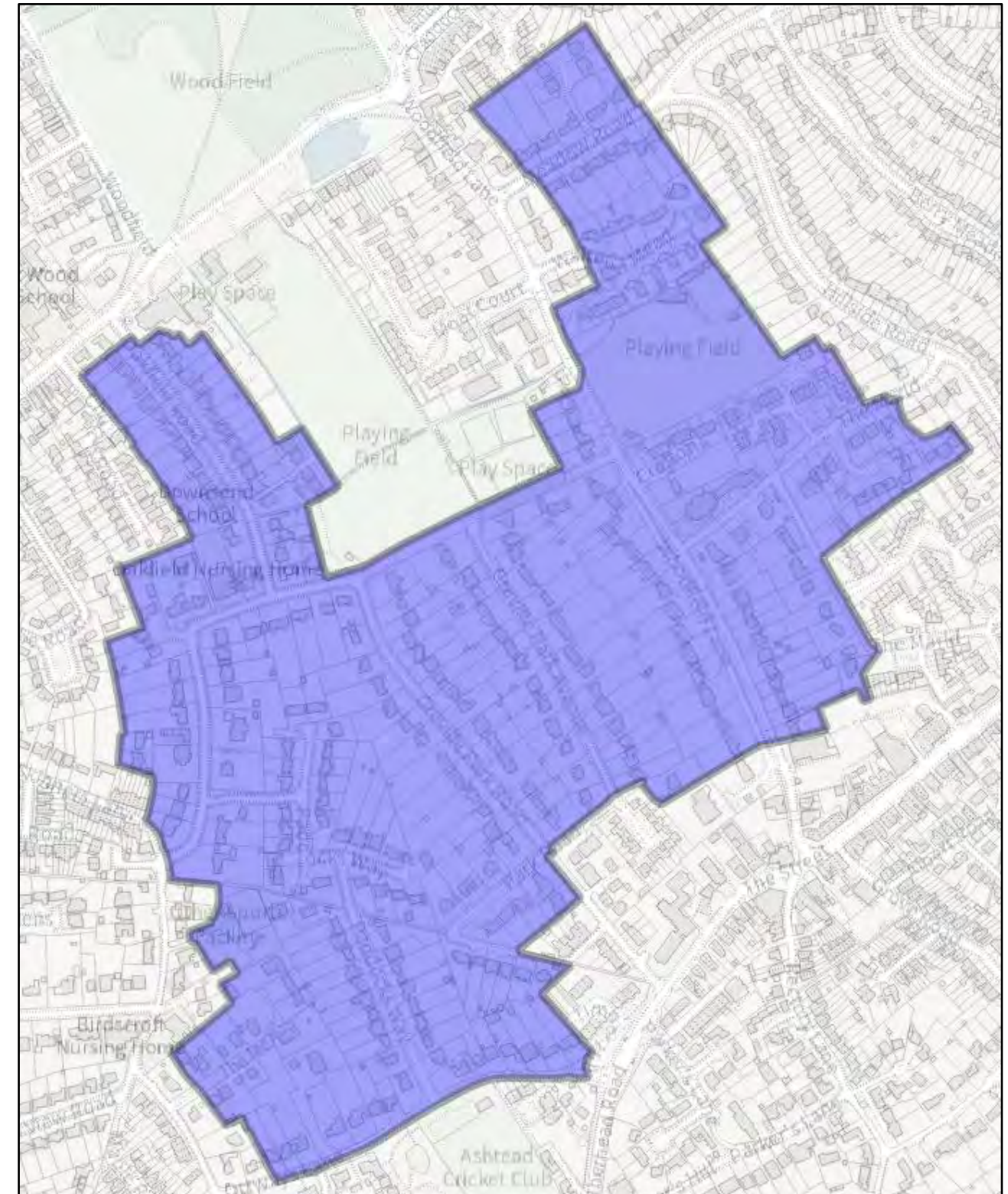




## Oakfield Road to the Marld: Key Characteristics

### Contributing Characteristics

- Generous tree cover, including many mature trees and well landscaped gardens.
- Lateral separation between buildings, providing sense of spaciousness and buildings being subservient to their garden setting.
- Interesting variety in house design, including some particularly attractive Edwardian and early 20<sup>th</sup> century dwellings.
- Common design themes and choice of materials in some roads with some design variance between properties
- House plots generally of regular size/spacing, creating a sense of coherence despite the variety of house design.
- Cricket club which provides an attractive open space in the built up area and forms part of a ribbon of open spaces.





## Images from the Character Area





## Oakfield Road to the Marld Code

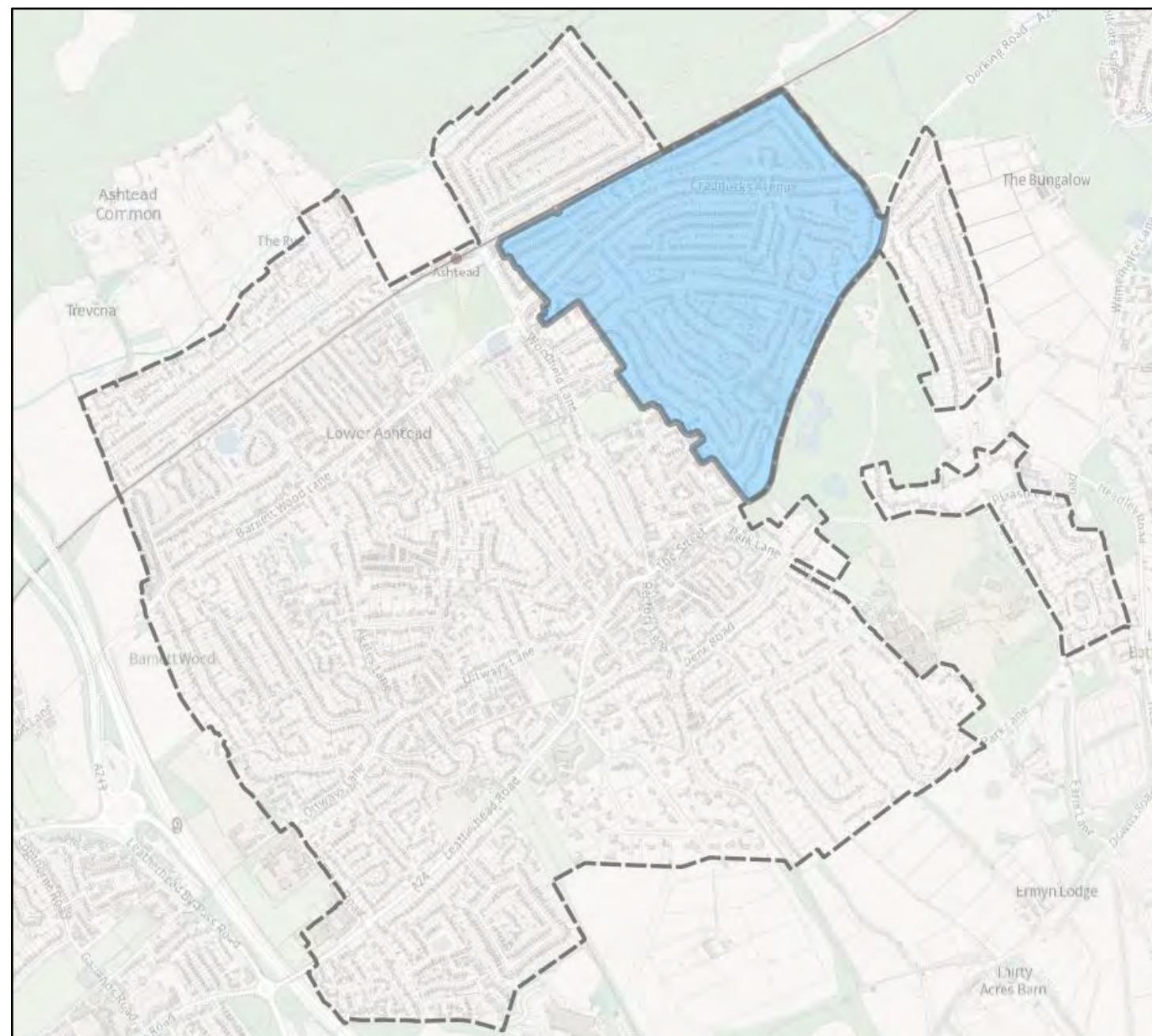
	Expected:	To Be Avoided:
Urban grain	<ul style="list-style-type: none"> <li>Retention of existing plot widths and separation distances</li> <li>Development that maintains strong front building lines and the urban grain/figure-ground with the surrounding buildings</li> </ul>	<ul style="list-style-type: none"> <li>Piecemeal back-land development requiring a side access driveway making the frontage plot uncharacteristically narrower than surrounding plot widths</li> <li>Development that varies the existing building-lines</li> </ul>
Landscape and view	<ul style="list-style-type: none"> <li>Soft landscaping and tree planting that follows a 'right tree, right place' principle when planting new trees, especially where the site currently is lacking trees</li> <li>Sufficient space for meaningful front garden planting</li> <li>Front boundary hedges</li> <li>Discreetly located bin stores</li> </ul>	<ul style="list-style-type: none"> <li>Expanses of off-street parking with a lack of, or no vegetation (see section 10 for further guidance)</li> <li>Removal of front boundary treatments that currently add to the character area</li> <li>Detached carports/garage forward of existing building-lines</li> </ul>
Density and mix	<ul style="list-style-type: none"> <li>Bungalow or Two storey dwellings. Two and half storeys only where this is characteristic of the immediate surrounding plots and where the building is set within a spacious plot with greater lateral spacing</li> </ul>	<ul style="list-style-type: none"> <li>Building up to the property boundary or attaching to neighbouring semi-detached/detached property</li> <li>Garden sizes too small for meaningful tree planting harming verdant character of the area.</li> </ul>
Height and mass	<ul style="list-style-type: none"> <li>Align with the height, scale and mass of the surrounding buildings</li> <li>Well-designed rear facing dormer windows (see House Extension SPD)</li> </ul>	<ul style="list-style-type: none"> <li>Large front dormer windows on two storey dwellings</li> <li>Prominent flat roofs without brick parapet and stone capping</li> <li>Additional storeys to two storey properties</li> </ul>
Architectural style and detail	<ul style="list-style-type: none"> <li>Gable ended front bay projections. Angled bay windows</li> <li>Casement windows</li> <li>Fully pitched roofs with deep over-hangs</li> <li>Cat-slide roofs</li> <li>Over-scaled porches</li> <li>Brick chimney stacks (can be non-operative or used for MVHR extract/intake, vent-pipes)</li> <li>Brick/tile detailing (e.g Quoin / header / eaves / gable / parapet)</li> <li>Timber detailing (e.g. rafter feet, porch woodwork)</li> <li>Designs should overlook the highway</li> </ul>	<ul style="list-style-type: none"> <li>Removal or alteration to the original architectural design where this would undermine the character of the road.</li> <li>Front extensions (excluding porches)</li> <li>Development that does not match or harmonise with the strong rhythm of the frontages</li> <li>Poorly proportioned and aligned fenestration openings</li> <li>Large expanses of stretcher-bond flank brickwork without variety of brick detailing</li> </ul>
Materials	<ul style="list-style-type: none"> <li>Predominately brick but with some tile hanging/rough-cast render and/or timber detailing depending on the character of the road</li> <li>Plain tiles</li> </ul>	<ul style="list-style-type: none"> <li>Large scale concrete tiles</li> <li>Fully smooth rendered buildings</li> <li>Slate</li> </ul>



# North East Ashtead

North East Ashtead represents a significant phase of residential expansion, starting in the 1930s and continuing into the 1950s. The houses are mainly semi-detached and follow a very regular plot layout and building line. Building styles are typical of the era and the limited amount of later infill broadly maintains that character. Land use is almost entirely residential, with the exception of The Greville primary school, off Stonny Croft.

In the majority of North East Ashtead, the houses are built close together, forming relatively dense frontages, close to the road. The street scene is open in character, with low level front garden planting, grass verges and a few small trees. Buildings dominate the street frontage, although the long rear gardens create a sense of space in the area as a whole. The environment is well-maintained but not of any special, or locally distinctive, character. It is, however, very homogenous. Piecemeal development, departing from the prevailing style, would be difficult to accommodate.





## North East Ashtead: Key Characteristics

## Contributing Characteristics

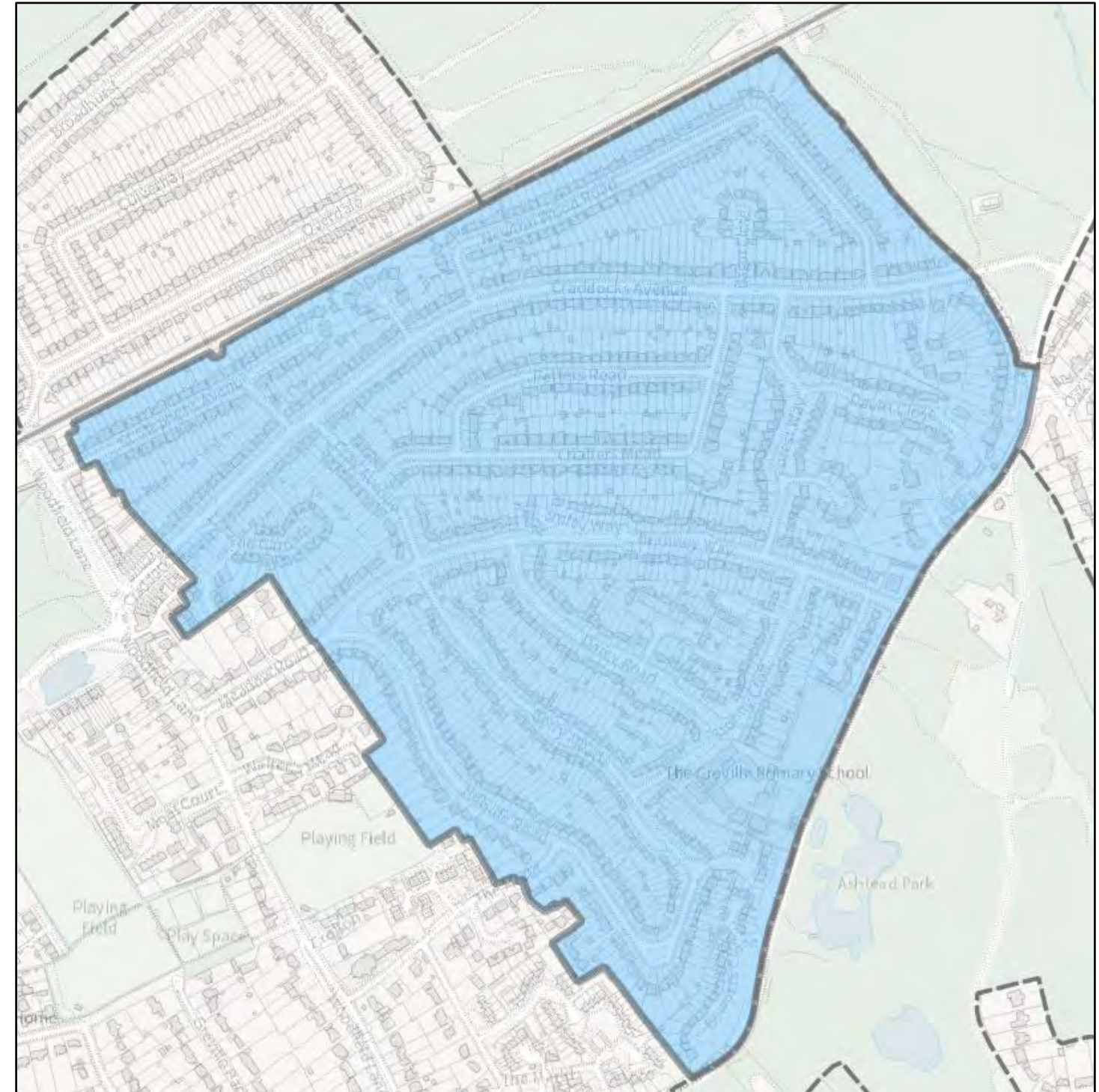
- Some streets have a strong, rhythmic character, with matching or harmonising house designs on regular plots.
- Higher residential density - good use of land. Verges and garden planting help to soften an otherwise building-dominated environment.

## Aspects for Enhancement

- Volume house builder housing types of variable quality - some well-designed 1930s-50s housing, but some from the 1950s is of indifferent quality with less detailing.

## Detracting Characteristics

- Few strong landmarks and a looping road layout following historic field boundaries which is sometimes difficult to navigate.
- High amounts of on-street parking on some streets, so that parked vehicles dominate the streetscape.





## Images from the Character Area





## North East Ashted Code

	Expected:	To Be Avoided:
Urban grain	<ul style="list-style-type: none"> <li>Development that maintains strong front building lines and the urban grain/figure-ground with the surrounding buildings</li> </ul>	<ul style="list-style-type: none"> <li>Piecemeal back-land development requiring a side access driveway making the frontage plot uncharacteristically narrower than surrounding plot widths</li> <li>Development that varies the existing building-lines</li> </ul>
Landscape and view	<ul style="list-style-type: none"> <li>Soft landscaping and tree planting that follows a 'right tree, right place' principle when planting new trees, especially where the site currently is lacking trees</li> <li>Sufficient space for meaningful front garden planting</li> <li>Discreetly located bin stores</li> </ul>	<ul style="list-style-type: none"> <li>Expanses of off-street parking with a lack of, or no vegetation (see section 10 for further guidance)</li> <li>Removal of front boundary treatments that currently add to the character area</li> </ul>
Density and mix	<ul style="list-style-type: none"> <li>Retained density and separation distances</li> </ul>	<ul style="list-style-type: none"> <li>Building up to the property boundary or attaching to neighbouring semi-detached/detached property</li> </ul>
Height and mass	<ul style="list-style-type: none"> <li>Align with the height, scale and mass of the surrounding buildings</li> <li>Mix of bungalow or two storey development.</li> <li>Well-designed rear facing dormer windows (see House Extension SPD)</li> </ul>	<ul style="list-style-type: none"> <li>Front dormer windows on two storey dwellings</li> <li>Prominent flat roofs without brick parapet and stone capping</li> <li>Mansard roofs</li> <li>Additional storeys to two storey properties</li> </ul>
Architectural style and detail	<ul style="list-style-type: none"> <li>Gable ended front bay projections</li> <li>Rounded/angled bay windows</li> <li>Casement windows</li> <li>Fully pitched roofs with Cat-slide roof elements</li> <li>Brick chimney stacks (can be non-operative or used for MVHR extract/intake, vent-pipes)</li> <li>Brick detailing (e.g brick arched recessed porch openings/ first floor banding / Quoin / header / eaves / gable / parapet)</li> </ul>	<ul style="list-style-type: none"> <li>Removal or alteration to the original architectural design where this would undermine the character of the road.</li> <li>Front extensions (proportionately scaled porches can be acceptable)</li> <li>Poorly proportioned and aligned fenestration openings</li> <li>Development that does not match or harmonise with the strong rhythm of the frontages</li> <li>Design of buildings that show no regard to the local context</li> <li>Large expanses of stretcher-bond flank brickwork without variety of brick detailing</li> </ul>
Materials	<ul style="list-style-type: none"> <li>Predominately ground floor brick, with first floor render/pebble-dash and/or tile hanging</li> <li>Plain or concrete tiles</li> </ul>	<ul style="list-style-type: none"> <li>Slate</li> </ul>

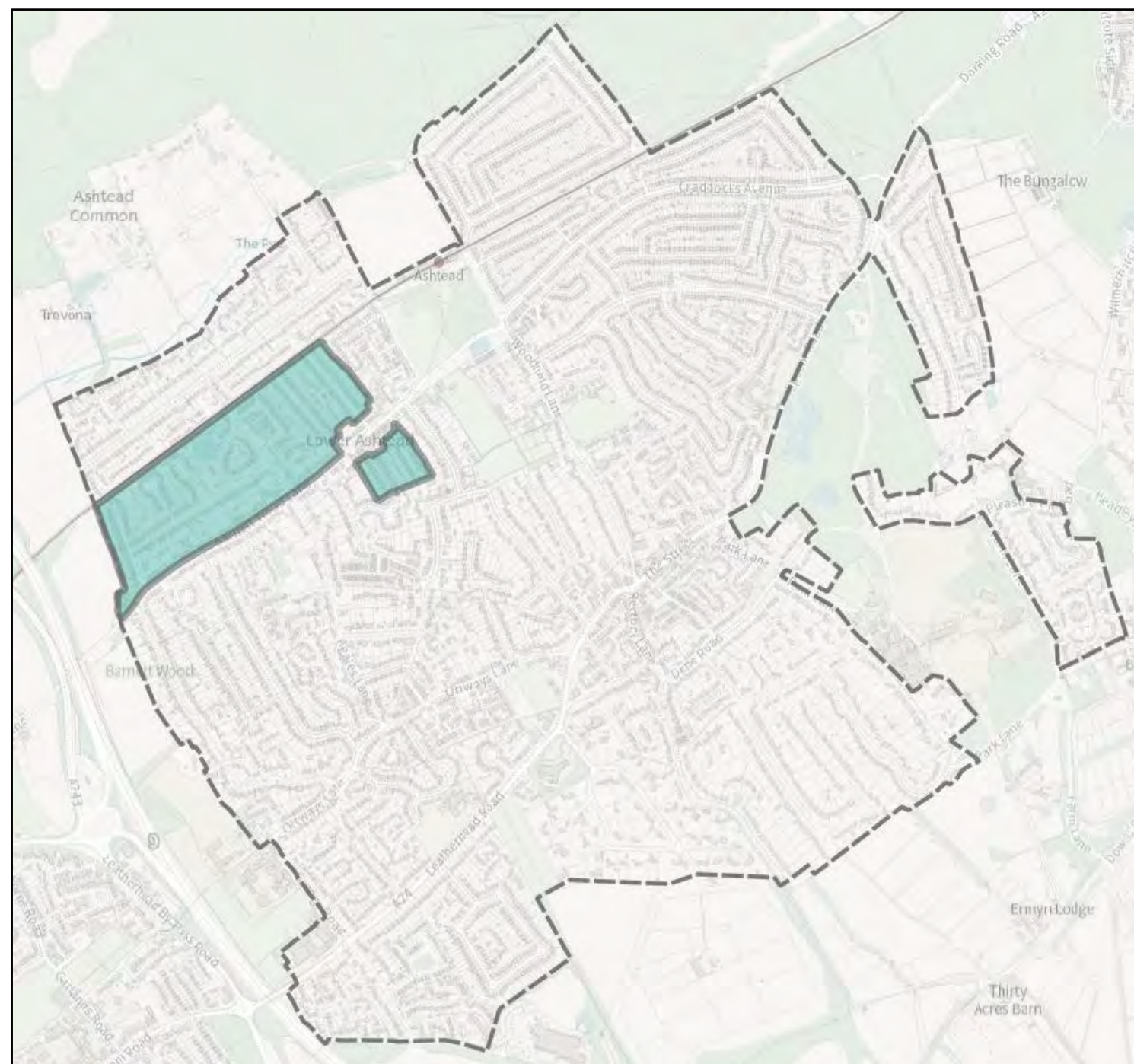


# North West Ashtead

West North Ashtead is bounded by Barnett Wood Lane, Read Road, Caen Wood Road and the railway, with an additional pocket at Church Road and Glebe Road, behind the parade of shops on the south side of Barnett Wood Lane. Although it shares some of the characteristics of West Ashtead, it is generally at a higher density and there is a higher proportion of post-war development.

Housing is a combination of small inter-war semi-detached houses with a post-war development of well-spaced municipal flats mainly to the north of Barnett Wood Lane, with some larger pre and post-war semis and detached private housing along Barnett Wood Lane.

Individual streets tend to contain dwellings of a specific style and period - although that may contrast with those in neighbouring streets. There are several streets where all the dwellings have a very distinctive style. Densities are higher than other character areas and there is very little scope for infill development. There are very few trees along the street frontages, although there are some mature trees in back gardens and the pond off The Chase provides a welcome “green” landscape feature.





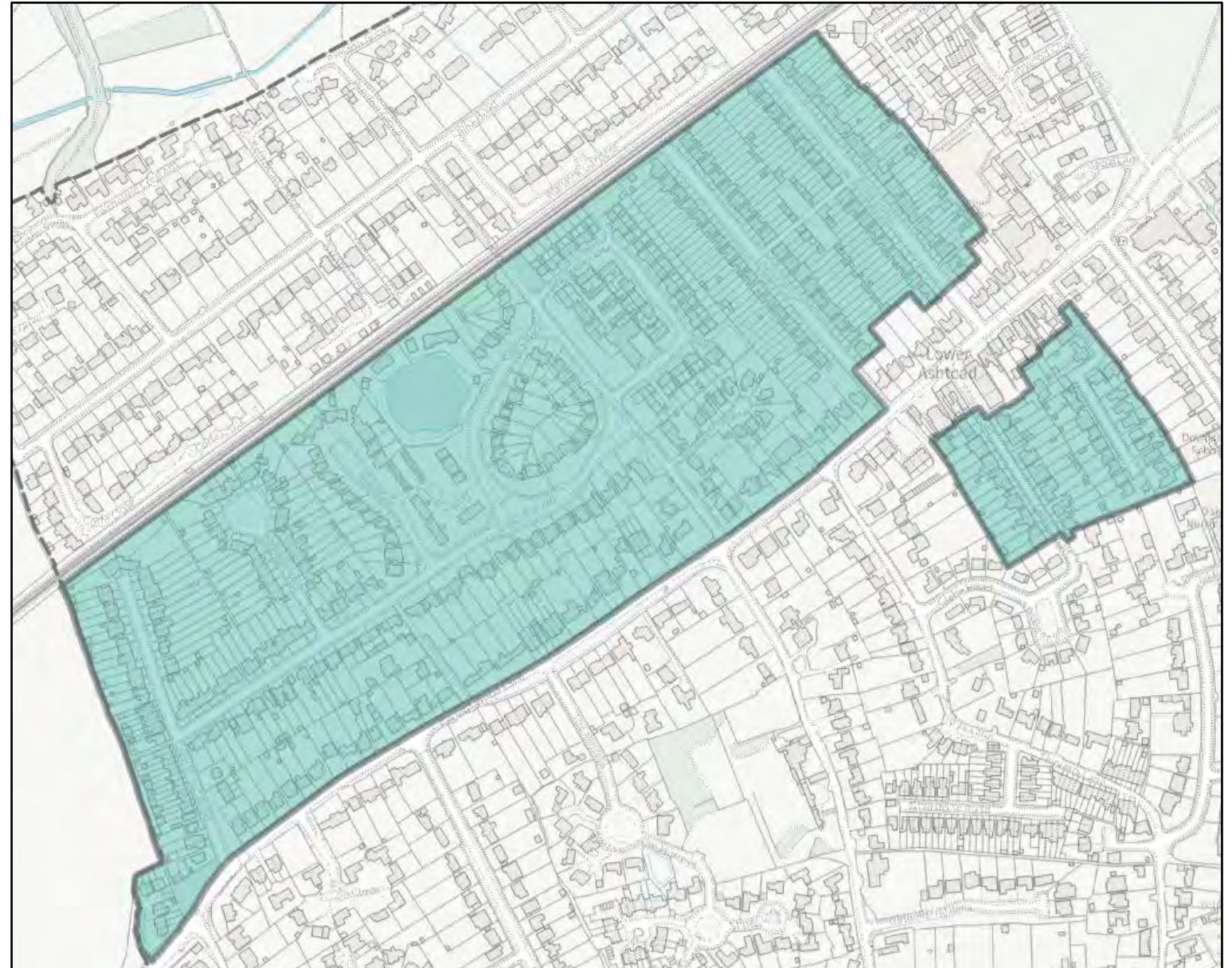
## North West Ashted: Key Characteristics

### Contributing Characteristics

- High residential densities compared with settlement as a whole.
- Generally wider plot widths along Barnett Wood Lane, with a few exceptions.
- Varied housing design in the area as a whole, but strong consistency within each street/cul-de-sac, giving each its own visual identity.
- Footpath access to Ashted Common and Rye Meadows at the Woodfield corner and also via the Green Lane railway crossing, providing valuable access to open countryside

### Aspects for Enhancement

- Limited green space on the whole. Pond at The Chase provides welcome green landscape feature. Generous spacing around Floral Court also introduces a beneficial, open area in an otherwise intensively built up streetscape.
- Some areas lacking street trees





## Images from the Character Area





## North West Ashtead Code

	Expected:	To Be Avoided:
Urban grain	<ul style="list-style-type: none"> <li>Development that maintains strong front building lines and the urban grain/figure-ground with the surrounding buildings</li> </ul>	<ul style="list-style-type: none"> <li>Piecemeal back-land development requiring side access driveways making the frontage plot uncharacteristically narrower than surrounding plot widths</li> <li>Uncharacteristically narrow plot widths</li> <li>Development that varies the existing building-lines</li> </ul>
Landscape and view	<ul style="list-style-type: none"> <li>Soft landscaping and tree planting that follows a ‘right tree, right place’ principle when planting new trees, especially where the site currently is lacking trees</li> <li>Sufficient space for meaningful front garden planting</li> <li>Discreetly located bin stores</li> </ul>	<ul style="list-style-type: none"> <li>Expanses of off-street parking with a lack of, or no vegetation (see section 10 for further guidance)</li> <li>Removal of front boundary treatments that currently add to the character area</li> <li>In open-planned estates – introducing boundary fences/walls</li> <li>Detached carports/garage forward of existing building-lines</li> </ul>
Density and mix	<ul style="list-style-type: none"> <li>Retained density and generous separation distances between properties</li> <li>Two storey dwellings</li> <li>Multi-unit developments designed to look like single dwellinghouses</li> </ul>	<ul style="list-style-type: none"> <li>Building up to the property boundary or attaching to neighbouring semi-detached/detached property</li> <li>Gardens sizes too small to support meaningful planting (including trees)</li> </ul>
Height and mass	<ul style="list-style-type: none"> <li>Align with the height, scale and mass of the surrounding buildings</li> <li>Bungalow or two storey development.</li> <li>Two storey and rooms in the roofspace (along Barnett Wood Lane)</li> <li>Well-designed rear dormer windows (see House Extension SPD)</li> </ul>	<ul style="list-style-type: none"> <li>Front dormer windows on two storey dwellings</li> <li>Additional storeys to two storey properties</li> <li>Prominent flat roofs without brick parapet and stone capping</li> <li>Mansard roofs</li> </ul>
Architectural style and detail	<ul style="list-style-type: none"> <li>Square/angled bay windows</li> <li>Gable ended front bay projections</li> <li>Casement windows or rise and fall sash windows on appropriately designed buildings. Deep window reveals</li> <li>Fully pitched roofs</li> <li>Detailed brick chimney stacks (can be non-operative or used for MVHR extract/intake, vent-pipes)</li> <li>Brick detailing (e.g Quoin / stringer course / header / eaves / gable / parapet)</li> <li>Porches with brick/timber detailing</li> <li>Designs should overlook the highway</li> </ul>	<ul style="list-style-type: none"> <li>Removal or alteration to the original architectural design where this would undermine the character of the road.</li> <li>Design of buildings that show no regard to the local context</li> <li>Front extensions (proportionately scaled porches can be acceptable – see House Extensions SPD)</li> <li>Development that does not match or harmonise with the strong rhythm of the frontages</li> <li>Poorly proportioned and aligned fenestration openings</li> <li>Top-hung “imitation” sash windows</li> <li>Large expanses of stretcher-bond flank brickwork without variety of brick detailing</li> </ul>
Materials	<ul style="list-style-type: none"> <li>Predominately brick but with some mix of render and/or tile hanging</li> <li>Plain tiles. In Taylor Road only - Orange/red pantiles</li> </ul>	<ul style="list-style-type: none"> <li>Large scale concrete tiles</li> <li>Non orange/red pantiles in Taylor Road</li> </ul>

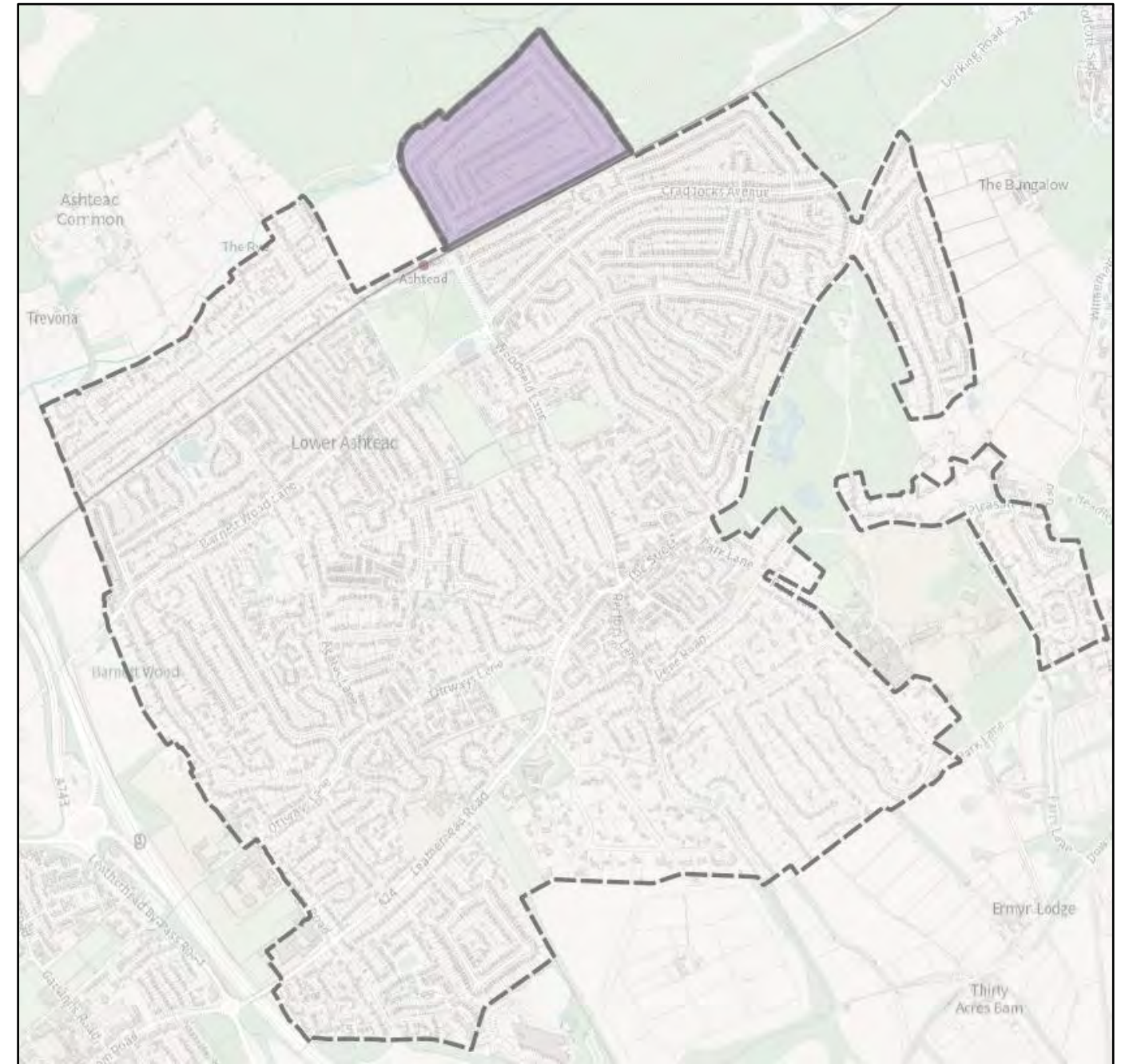


# Berg Estate

North east of the level crossing is a self-contained estate of detached and semi-detached houses. Most are immediately pre-WWII, with a small proportion post war. Designs are typical of the period, using brick, render and clay tiles, with detailing reflecting elements of the Arts and Crafts Movement. Back gardens are long and narrow and the street scene includes grass verges and street trees, softening the otherwise fairly densely developed street frontages. Around the periphery, houses back onto Ashted Common and there are footpath accesses to the Common from Broadhurst and Overdale.

There is very limited scope for further development as the street frontages are already tightly-developed and the rear gardens are narrow, meaning that several landowners would have to co-operate to create a viable development site. Although rear garden sizes are generous in places, there is a great deal of overlooking from neighbouring rear windows and it would be difficult to design a backland development without having an adverse impact on standards of neighbourliness.

Access is via the level crossing at Ashted Station and a pedestrian underpass from St Stephens Avenue. There are no local amenities - land use is entirely residential. The level crossing is closed about half the time during peak travelling hours, causing significant congestion and delays for residents.





## Berg Estate: Key Characteristics

### Contributing Characteristics

- Highly attractive 1930s housing, with good use of decorative brick and tile detailing. Also some good quality 1950s housing.
- Strong rhythm to much of the street scene - long stretches of matching or harmonising houses, well built and with much of the original detailing intact.
- Relatively efficient use of land, with tight-knit building frontages.
- Street trees, grass verges and large back gardens balance the intensive building lines, maintaining a pleasant setting for the buildings.
- Good access to Ashted Common.

### Aspects for Enhancement

- Some pockets of lower quality 1950s housing, with less consistent design and lower standard of detailing. Contrasts unfavourably with the older and better designed dwellings.

### Detracting Characteristics

- Congestion and delays due to location north of level crossing.





## Images from the Character Area





## Berg Estate Code

	Expected:	To Be Avoided:
Urban grain	<ul style="list-style-type: none"> <li>Retention of existing plot sizes</li> <li>Development that maintains the front building-line</li> </ul>	<ul style="list-style-type: none"> <li>Back-land development requiring a side access driveway</li> <li>Development that varies the existing building-lines</li> </ul>
Landscape and view	<ul style="list-style-type: none"> <li>Soft landscaping and tree planting that follows a 'right tree, right place' principle when planting new trees, especially where the site currently is lacking trees</li> <li>Sufficient space for meaningful front garden planting</li> <li>Discreetly located bin stores</li> </ul>	<ul style="list-style-type: none"> <li>Expanses of off-street parking with a lack of, or no vegetation (see section 10 for further guidance)</li> <li>Removal of front boundary treatments that currently add to the character area</li> <li>Detached carports/garage forward of existing building-lines</li> </ul>
Density and mix	<ul style="list-style-type: none"> <li>Retained density and separation distances</li> </ul>	<ul style="list-style-type: none"> <li>Extensions attaching to neighbouring semi-detached/detached property</li> </ul>
Height and mass	<ul style="list-style-type: none"> <li>Align with the height, scale and mass of the surrounding buildings</li> <li>Bungalow or two storey development.</li> <li>Well-designed rear facing dormer windows</li> <li>Well-designed side dormer windows on chalet style properties only (i.e. in Overdale) (see House Extension SPD)</li> </ul>	<ul style="list-style-type: none"> <li>Front dormer windows on two storey dwellings</li> <li>Additional storeys to two storey properties</li> <li>Prominent flat roofs without brick parapet and stone capping</li> </ul>
Architectural style and detail	<ul style="list-style-type: none"> <li>Gable ended front bay projections</li> <li>Angled bay windows</li> <li>Fully pitched roofs</li> <li>Cat-slide roofs</li> <li>Brick chimney stacks (can be non-operative or used for MVHR extract/intake, vent-pipes)</li> <li>Brick/clay tile detailing found on neighbouring buildings(on houses and boundary walls)(e.g Quoin / header / eaves / gable / parapet / entrance doorways)</li> </ul>	<ul style="list-style-type: none"> <li>Removal or alteration to the original architectural design where this would undermine the character of the road.</li> <li>Front extensions (proportionately scaled and porches with harmonising brick detailing can be acceptable)</li> <li>Development that does not match or harmonise with the strong rhythm of the frontages</li> <li>Development that does not include front elevation brick detailing comparable to the neighbouring properties</li> <li>Poorly proportioned and aligned fenestration openings</li> </ul>
Materials	<ul style="list-style-type: none"> <li>Predominately brick but with some mix of render and/or tile hanging or timber detailing</li> <li>Plain tiles</li> </ul>	<ul style="list-style-type: none"> <li>Large scale concrete tiles</li> <li>Fully smooth rendered proposals, especially where they cover brick detailing</li> <li>Large expanses of stretcher-bond flank brickwork without variety of brick detailing</li> <li>Slate</li> </ul>



# Links Road

The Links Road Character Area was originally a linear, mainly pre-war development of detached dwellings with large gardens, many of which subsequently provided scope for post-war backland development of a wide range of styles, including maisonettes, semi-detached houses, bungalows and small/medium detached houses. Some of these developments are within or adjacent to the flood plain. Several of the access roads to these later backland developments have opened up views from Links Road to open countryside to the north, which gives a semi-rural setting. Many of the original houses in Links Road have been replaced by larger, modern houses, although some of the 1930s properties remain.

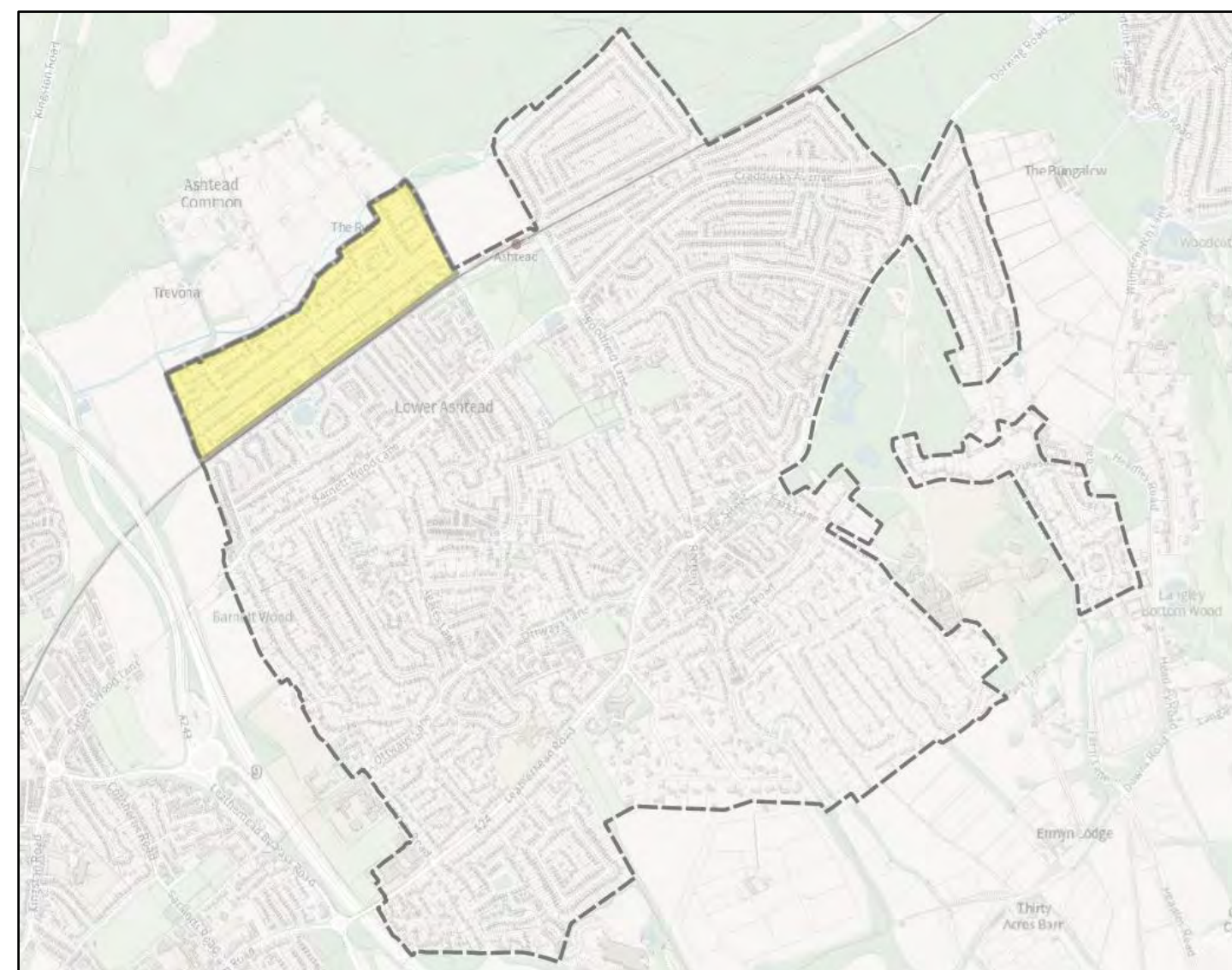
Links Road itself takes its name from a short-lived golf course, upon which the older houses in this part of Ashted were built.

Further to the north, outside the built up area, lies a cluster of very large houses of various vintages, some of which have subsequently been subdivided. This is one of very few parts of Ashted where more sporadic development appears outside the limits of the built up area, within the Metropolitan Green Belt.

There is access to Ashted Common via two footpaths from Ashted Woods Road. At the extreme north east corner of the Character Area is a cluster of semi-detached, Edwardian cottages, prominent in views across the Common and forming a very attractive backdrop to the open space.

Scope for further backland development is now limited to a few sites, mainly in backland locations where care would have to be taken to secure good standards of neighbourliness.

Access to this part of Ashted is via the level crossing at Ashted Station and a pedestrian footbridge between Woodfield and Woodfield Road, plus a pedestrian crossing from Green Lane to Links Road. The level crossing is closed about half the time during peak travelling hours, causing significant congestion and delays for residents. There are no shops, schools or other amenities north of the railway.





## Links Road: Key Characteristics

### Contributing Characteristics

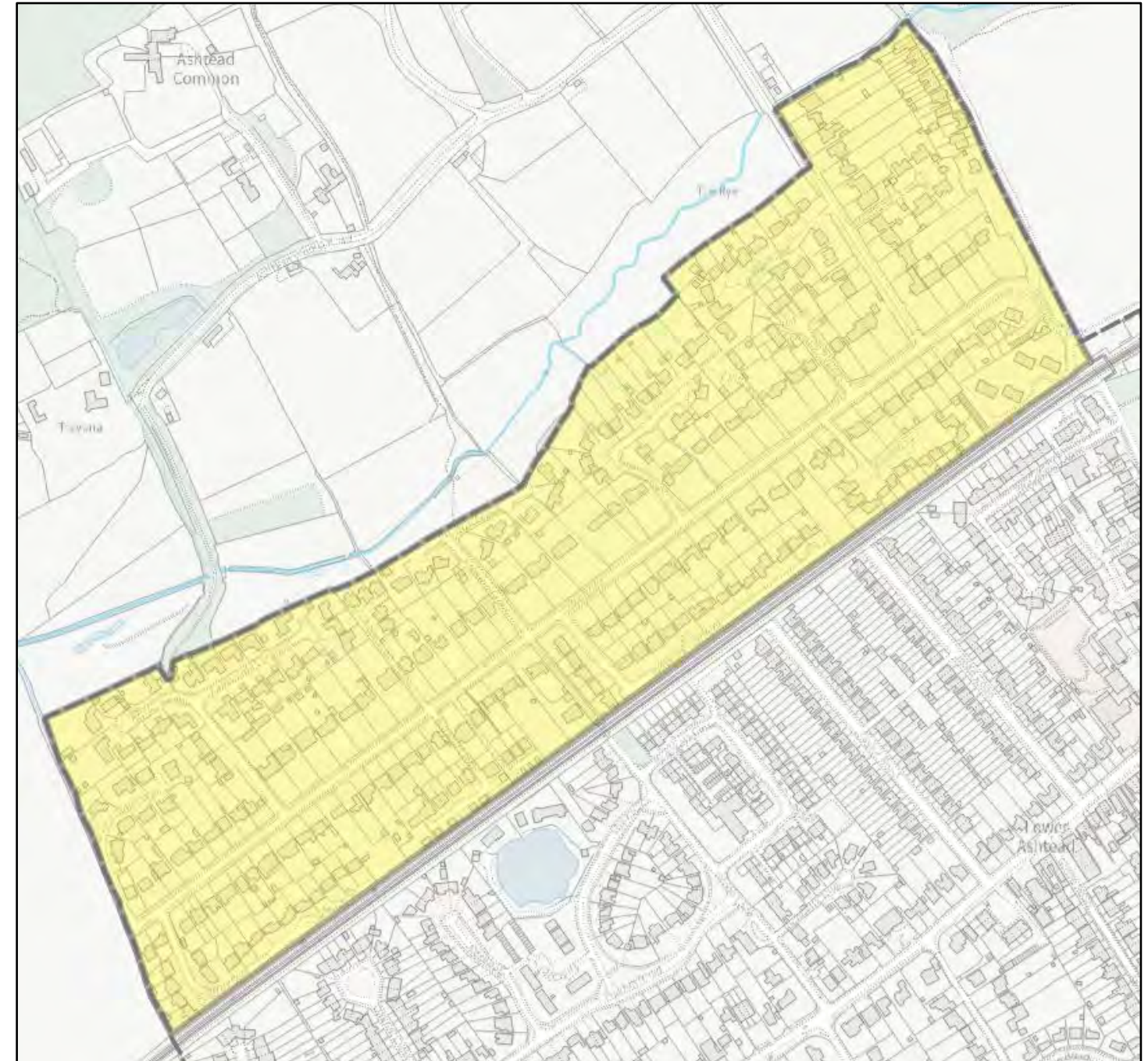
- Houses set back, providing a strong garden setting with many small to medium trees, garden hedges and grass verges along the Links Road frontage.
- Regular plot sizes and clear linear layout give a strong rhythm to the Links Road frontage, despite the wide variety of house types.
- Very irregular roofscape due to mix of houses and bungalows, adds visual interest to streetscape.
- Attractive group of Edwardian cottages fronting common land at The Common.
- Small-scale backland development incorporated successfully without dominating older development.

### Aspects for Enhancement

- Backland development has opened up views to open countryside of Ashted Common along north side of Links Road.
- Congestion and delays due to location north of level crossing.
- Relatively inaccessible to local amenities without use of car.

### Detracting Characteristics

- Much of the backland development comprises late 20th century cul de sac development, with little local distinctiveness.
- A few unsympathetic extensions in an otherwise attractive street scene.





Images from the Character Area





## Links Road Code

	Expected:	To Be Avoided:
Urban grain	<ul style="list-style-type: none"> <li>Retention of existing plot sizes</li> <li>Development that maintains the deep setbacks from the road and the urban grain/figure-ground with the surrounding buildings</li> </ul>	<ul style="list-style-type: none"> <li>Piecemeal back-land development requiring a side access driveway</li> <li>Development that varies the existing building-lines</li> </ul>
Landscape and view	<ul style="list-style-type: none"> <li>Soft landscaping and tree planting that follows a 'right tree, right place' principle when planting new trees, especially where the site currently is lacking trees</li> <li>Sufficient space for meaningful front garden planting</li> <li>Front boundary planting</li> <li>Discreetly located bin stores</li> <li>Development that opens up views to open countryside</li> </ul>	<ul style="list-style-type: none"> <li>Expanses of off-street parking with a lack of, or no vegetation (see section 10 for further guidance)</li> <li>Removal of front boundary treatments that currently add to the character area</li> <li>Development that blocks public views to open countryside</li> <li>High front boundary walls/fences/gates</li> <li>Detached carports/garages forward of existing building-lines</li> </ul>
Density and mix	<ul style="list-style-type: none"> <li>Retained density and separation distances to the plot boundaries</li> </ul>	<ul style="list-style-type: none"> <li>Building up to the property boundary</li> <li>New developments with garden sizes too small to support meaningful planting harming verdant character of the area.</li> </ul>
Height and mass	<ul style="list-style-type: none"> <li>Align with the height, scale and mass of the surrounding buildings</li> <li>Bungalow or two storey development. Well-designed rear facing dormer windows</li> <li>Well designed (see House Extension SPD) dormer windows on bungalows</li> </ul>	<ul style="list-style-type: none"> <li>Large front box dormers</li> <li>Prominent flat roofs without brick parapet and stone capping</li> <li>Mansard roofs</li> <li>Front dormer windows on two storey dwellings</li> <li>Additional storeys to two storey properties</li> </ul>
Architectural style and detail	<ul style="list-style-type: none"> <li>Traditional form, gable ends, angled bay-windows</li> <li>Fully pitched roofs</li> <li>Flared eaves</li> <li>Chimney stacks (can be non-operative or used for MVHR extract/intake, vent-pipes)</li> <li>Timber detailing (e.g. rafter feet, porch woodwork), Brick detailing (on houses and boundary walls)</li> </ul>	<ul style="list-style-type: none"> <li>Unsympathetic extensions to the original dwelling</li> <li>Poorly proportioned and aligned fenestration openings</li> </ul>
Materials	<ul style="list-style-type: none"> <li>A mix of elevation materials including: brick/rough-cast render and tile hanging/timber detailing</li> <li>Plain tiles</li> </ul>	<ul style="list-style-type: none"> <li>Large scale concrete tiles</li> </ul>



## 6 - Plot Coverage

New developments should create well-proportioned layouts that balance the need for housing, or extensions to existing dwellings, private amenity, urban greening and parking.

When dealing with outline planning permission (with all matters reserved) or permissions in principle, for smaller scale developments, such as replacement dwellings or several dwellings replacing a dwelling, a plot coverage table is a simple tool to help home owners or small scale developers create appropriate proposals for their plot. These plot coverage tables are used by planning officers to determine the acceptability of the quantum of development proposed.

A standard template below sets out the parameters of development acceptable for a site. It also safeguards important existing characteristics of the area, such as no building/low boundary zones or areas protected for parking within a site. The table below forms the basis of the plot analysis, which is then used to create a plot-specific code which can be used when determining the reserved matters application.

Component:	Requirement:	Metric ( <i>Proposed example development</i> )
Existing building line setback:	The comparable setback	(e.g. 6m)
Low boundary zone:	No development forward of the existing building line, soft landscaping	(e.g. 1m max height)
Protected Parking zone:	Parking area to the side or in front of the building to be retained	Minimum 5.3m x 3m, for accessible parking ( <i>e.g. 9m x 4.5m</i> )
Existing building envelope:	Define the area occupied by the current building. Include max height and roof profile/design	( <i>e.g. 10m (w) x 11m (d) x 7.5m (h) hipped with front gable</i> )
Proposed building envelope:	Define the proposed area to be occupied by new development. Express this as a % in total development for the plot.	( <i>e.g. 14m x 16m x 7.5m</i> ) 15% plot coverage - single storey side/rear extension)
Protected rear amenity space	Garden sizes that support the verdant garden setting which is a key characteristic of the area	<i>Retained garden size is in excess of the of the minimum amenity standard and proportional to the size of the dwelling and surrounding context</i>
Encroachment:	Measure existing and proposed distances to the plot boundaries and other properties	( <i>e.g. Existing = 10m to front boundary, proposed = 10 m to front boundary / existing 4.5m to both side boundaries, proposed 1.5m side boundaries</i> )



# 7 - Private Amenity

All new homes should have private amenity space proportional to the size of the dwelling and comparable to its immediate context. A minimum size of outdoor amenity space should be provided for each new build apartment or house in accordance with the table below.

Where garden sizes are a key characteristic of a character area, i.e. where they add to the green verdant character of the area, then the garden size will need to reflect the character of the area and the character will take precedent over the standards (see adjacent aerial photographs of amenities spaces of different character areas).

Apartments should be provided with private amenity space, ideally in the form of a recessed/integral balcony or terrace, where other amenity space, such as a communal garden/roof terrace, is not available. A private balcony or terrace must have a minimum depth of 1.5m. Residential gardens in suburban areas should have a minimum depth of 10m.

When calculating the amenity space for each dwelling, car and cycle parking areas, servicing areas, refuse storage areas, driveways, footpaths and shared surfaces should not be taken into consideration. The outdoor amenity standards above will be applied irrespective of whether a proposed dwelling is in compliance or otherwise with the Nationally Described Space Standards.

Dwelling size	Dwelling Type	Minimum Requirements
1 bed 1 person	Apartment	3m <sup>2</sup>
1 bed 2 person	Apartment	5m <sup>2</sup>
2 bed 3 person	Apartment	6m <sup>2</sup>
2 bed 4 person	Apartment	8m <sup>2</sup>
3 bed 5/6 person	Apartment	10m <sup>2</sup>
2 bed 3/4 person	House	A suitable area of private garden amenity in scale with the building but no smaller than the building footprint (depending on existing context).
3 bed 4/5/6 person	House	
4 bed 5/6/7 person	House	A suitable area of private garden amenity in scale with the building. E.g. greater than the gross floor area of the building. (depending on existing context)
5 bed 6/7/8 person	House	



North West Ashted



The Village



South Ashted



West Ashted



# 8 - Historic Environment

Protecting and enhancing our historic environment is vital to the character and identity of Ashted. The Council will conserve the heritage assets of the district for their architectural, historic, archaeological, cultural and artistic interest. Heritage assets make an invaluable contribution to the quality of the built environment.

ALL applications MUST review the following to determine potential impact on heritage assets:

- National Heritage List for England, which is the register of all nationally protected historic sites (Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens).
- Surrey County Council's Historic Environment Record, which is a database recording archaeological sites and finds, historic monuments, buildings and historic landscapes.
- Mole Valley's Locally Listed Buildings and Features (non-designated heritage assets) which can be viewed the Council's website. This is not an exhaustive list but it is expected regard will be had to the buildings and features on the list and any other building of feature that may be worthy of being a non-designated heritage asset.
- Local Plan Policy EN6 – Heritage Assets

The town's historic environment includes a rich tapestry of Listed Buildings and Locally listed Buildings and Features, some of which are set within the town's Conservation Areas. There must be appropriate protection for these buildings and their setting.

Where proposals would result in harm or loss of a non-designated heritage asset, the Council will require detailed evidence demonstrating the scale of any harm or loss so that a balanced judgement can be made when determining an application. Where the loss of a non-designated heritage asset is proposed, the benefits of the scheme should outweigh the resulting loss and be justified as to why the development could not be secured with the retention and modification of the asset. The loss of NDHAs in conservation areas will require strong justification.



*Feilding House/The Almshouse Nos 128-142*



*The Brewery Inn NO.15*



*Ashted Peace Memorial Hall*



# 9 - Materials and Detailing

The images below are visual references of Ashtead and show examples of materials and detailing which can be found within the Ashtead character areas. These images are not exhaustive, but give representative cues for new development and are seen as good examples.

Materials	Examples							Feature
Brick								Typical multi-tone brickwork found in Ashtead
Renderers/tile hanging								Good use of render and tile hanging – roughcast render and shaped tiles add texture and character to a building
Roofs								Typical roof materials – Red/brown clay tiles and slates on more historic buildings



Detailing	Examples						Feature
Boundary treatment							Typical soft landscaping in Ashted improves the streetscene, helps biodiversity and effects of climate change
Brickwork details							Typical brick detailing and brick bond found in Ashted. This shows design quality and breaks up brick facades
Windows							Well-proportioned windows break up elevations and add character
Woodwork							Timber detailing features heavily in Ashted and adds design quality and to area-identity
Roofscape							Fully pitched roofs, cat-slide roofs and deep overhangs feature heavily in Ashted, these show design quality



# 10 – Front Gardens and Landscaping

## Expected:

- Sufficient levels of space on the plot given over to soft landscaping
- Hardstanding not dominant in the streetscene
- Space for meaningful planting that will contribute to the streetscene
- Planting softens the appearance of areas of parking
- Planting can incorporate Sustainable Drainage Systems
- Appropriate tree species for their location, sometimes known as “right tree, right place”



## To Be Avoided:

- Insufficient levels or no space on the plot given to soft landscaping
- Hardstanding dominating the plot and in the streetscene
- Poor biodiversity or climate change design integration
- Poor outlook with streets dominated by parked cars
- Large expanses of impermeable surfacing poor for natural water run off





# Glossary

This glossary does not provide legal definitions, but acts as a guide to key planning terms.

*Arts and Crafts:* An architectural style that typically includes detailed facades, carpentry, glassmaking and uses natural materials.

*Bargeboards :*External vertical boards which protect the ends of the sloping roof on a gable and were often decorated.

*Bond/Bonding:* The way bricks are laid in a wall with the different patterns formed by alternative arrangements of headers (the short ends) and stretchers (the long side).

*Dormer:* An upright window set in the angle of the roof and casting light into the attic rooms.

*English bond brickwork:* English bond consists of courses of stretchers (the long side) alternating with courses of headers (the short end) throughout a wall surface.

*Flemish bond brickwork:* The Flemish bond is formed by laying headers and stretchers alternately in each course. The headers of each course are centred on the stretchers of the course below. This bond is strong and often used for walls which are two-bricks thick.

*Mansard roofs:* A multi-sided roof form characterised by two slopes on different angles, one steeper than the other, forming an additional storey within the roof space of a building. This style of roof form is uncharacteristic and not a style usually found in Mole Valley. It is unlikely to be an appropriate form of roof addition to dwellings in this area. Other types of roof additions, such as narrow, vertically proportioned dormer windows, are more likely to be appropriate.

*Oriel windows:* A window that projects from the facade of a building but does not reach the ground floor.

*Overhang:* The part of the roof which protrudes beyond the walls of the building.

*Plain tiles:* A traditional rectangular arched tile laid in a double overlap style.

*Quoin:* The corner stones at the junction of walls. Often raised above the surface, made from contrasting materials or finished differently from the rest of the wall for decorative effect.

*Roughcast:* A form of cement render containing small stones. Pebbledash is a variation of this that has larger pebbles thrown at the cement before it dries.

*Sash window:* A window of two separate sashes that slide vertically. Sometimes with a thin bar(s) between planes, sometimes without.

*Supplementary Planning Document (SPD):* A document that supports the implementation of the Local Plan policies.

*Solid to Void’ ratios:* The relationship of the openings to the walls in which they are set can be referred to as the “solid-to-void” ratio. Regard should be given to the size, design, shape and position of windows and doors, and also to the “solid-to-void” ratio to ensure the overall proportions of a building or an extension are appropriate.

*Truncated saddle roof:* A roof form that incorporates a central section of flat roof often finished with a different roof material between two slopping roof planes. This roof form also results in a gable-end with a flat top section.

*Verges:* Part of the roof where the roof-tiles end and where the edge of the tile meets the gable wall. Traditionally, a roof verge is fixed with mortar to create a waterproof and weatherproof finish and is known as a ‘wet-verge’. A more recent form of verge known as a ‘dry verge’ is a plastic end-cap that covers the edge of the roof tiles.