

# **Chesham** Neighbourhood Design Code

June 2024 For submission







Foreword

[Foreword by councillors]

#### Acknowledgements

This Design Code and the accompanying site masterplans would not have been possible without the dedication and hard work of many. Particular thanks to hardworking councillors and officers at **Chesham Town Council** who initiated, steered, and supported the project over the last year, and the team at **Oneill Homer** planning consultants whose expertise has been invaluable.

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Thanks above all to the **residents of Chesham** for all their invaluable insights and input into these designs, we hope that this code is a fair reflection of their aspirations for Chesham.



Version 6.o



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#### Version Details

Version	Date	Purpose	Notes
V5.0	18/06/2024	Updated post Regulation 21 consultation	
V5.0	18/09/2023	Issued for Regulation 21 consultation	
V5.1	26/09/2023	Issued for Regulation 21 consultation	St Mary's Way info updated.

# Introduction & Process



#### 1. Introduction & process

#### 1.1. Purpose

This document is a toolkit that will enable the creation of sustainable and beautiful new places across Chesham. It sets out a simple design methodology, the high-level principles and policies that guide development and provides a clear, visual design code for new streets, squares, parks as well as homes and businesses.

The designs set out in this code have been co-created with residents, ensuring that they have popular support and are appropriate for Chesham, as well as being rooted in the character and heritage of the town.

This code can now be used by designers and the community to co-produce designs for sites across Chesham. While this code has primarily been designed to accompany the Neighbourhood Development Orders (NDOs), as and when they are made, it must also be applied to any site within the Chesham Design Code area as defined by Neighbourhood Plan Policy CHESH5. In these areas, the code is an integral part of the Neighbourhood Plan and will have significant weight in decision making

#### 1.2. How to use this code

The code is divided into different design themes, in line with the National Model Design Code, with design parameters set out within. There are two levels of design instruction to follow:



Mandatory design practices and parameters that must be adhered to. Any proposals that do not meet these requirements will not be approved.

Practices and parameters that should be adhered to whenever possible unless there are specific reasons for not doing so. In all cases, evidence will be required to demonstrate why the guidance cannot be adhered to. This would generally be due to physical constraints.

This language will be used throughout the document.



#### 1.3. Consultation

The proposals have been co-created with the residents of Chesham through a combination of 'engaging wide' using online tools and 'engaging deep' through interviews, events, and dropin sessions.

The full details of the consultation process are set out in the Consultation Statement, and some of the key headlines are as follows:

- **2822 individual responses** received on the Create Communities mapping platform.
- **8 key stakeholder interviews** held in the Town Hall in summer 2022.
- Hundreds of people visited stalls at Peace in the Park and Christmas in Chesham in 2022.
- **12 in person drop-in sessions** held in January 2023.

The results were used to inform the contents of this code and the proposals for the brownfield sites.





#### Bagnall Centre



Do you think that this building is an appropriate mode

- Very appropriate
- Somewhat appropriate
  Not appropriate
- Highly inappropriate

Why specifically do you think this?







1.4. Place Principles for Chesham





## **Re-stitch**

Think beyond the red line and look to the existing street and block pattern to create a place which integrates with the existing fabric of the town, rather than an island development.



2

## Respect the site

Very few sites present a clean slate for development. Existing buildings can be repurposed and integrated into the new street patterns and mature trees can form the basis of new pocket parks and squares framed by beautiful homes.

3

## Fronts & Backs

Blocks must have clear fronts and backs with clear boundaries between the public and private realms.





## **Fine Grain**

Blocks should be kept short to allow permeable, walkable streets.

Plot frontages should be kept narrow, avoiding long blank facades, and allowing a diversity and variety over short distances.





5

## **Gentle Density**

Density should be 'gentle', ideally between 50 and 150 homes per hectare. This is achieved by using typologies such as terraced townhouses and midrise mansion blocks that sit comfortably within conventional street and block patterns.





### Mix it up

A mix of uses, building types, street types, tenure and home sizes.

This will help create a mixed neighbourhood, with a range of functions and characteristics and provide for a variety of lifestyles and needs.





# Walkability works

New development should be designed so that walking and cycling are the modes of choice for most journeys.

Streets should prioritise pedestrians and cyclists over vehicles. Cars should be treated as guests and not be allowed to dominate.



# Flexible & Adaptable

To create resilient, successful, and sustainable places, we must allow them to flex and adapt over time as they grow, or shrink, and as needs and wants change.

A fine-grained block pattern with individual small plots can more easily adapt by allowing incremental changes.

# $\varphi \varphi$

# Regular Greenery

Greenery is not just a nicety; it is essential infrastructure. Trees provide beauty and biodiversity and make us happier and healthier.

Greenery should be woven into the fabric of places and buildings themselves; little and often is key.





#### 2. Context (C)

#### 2.1. The character of Chesham

Chesham is a town of varied character, a mix of ancient market town, a place of industry, a place that is deeply connected to the river, the Chiltern Hills, and its rural hinterlands.

The town's rich history has left a legacy of distinctive materials and styles, most noticeably the beautiful red bricks and tiles formed from the local clay. The materials and components that define the vernacular of Chesham are discussed in detail in Chapter 8 (Identity) below.



The town has developed in bursts, each leaving its mark on its character, and the built form of Chesham is one that has been constrained over centuries by topography. The town centre is relatively compact and characterised by narrow and deep burgage plots around the High Street and Church Street, with Victorian terraced streets in areas to the north (New Town) and south (Waterside). Beyond this to the north, there are large expanses of lower density 20th Century suburban development. The historic and compact form of the town centre has been greatly damaged by the construction of St Mary's Way and East Street.



Figure 1 - Development of Chesham over time (Source: Buckinghamshire Council<sup>1</sup>)

<sup>&</sup>lt;sup>1</sup> Buckinghamshire County Council (2014) Buckinghamshire Historic Towns Project











#### 2.2. Heritage

The town has a long history, with the first record of settlement dating from Anglo Saxon times and the town rose in prominence in the Middle Ages, having been granted a market in 1257. Many of the streets and blocks in the town centre and the old town were set out before 1800.

The historic centre of the town, including the High Street, Church Street, and the old town, is within the Chesham Conservation Area. There are 146 individual statutory listings within the town, the vast majority of which are in the Conservation Area.



Figure 2 - Town centre and Old Town Conservation Area (blue area) and Listed Buildings (red)<sup>2</sup>

<sup>&</sup>lt;sup>2</sup> Indicative only, refer to statutory list for comprehensive record of listed buildings, etc.



#### 2.3. Urban characteristics

A quantitative character study was undertaken on five sites around the town to establish urban characteristics which can inform the design of new streets and places.





*Terraced houses on Sunnyside Road* 



Warehouse buildings on adjacent streets







The Bagnall Centre – Former warehouse



Example of infill to the rear of existing terraces







Flatted terraces with deck access



Typical street frontage – lacking front doors and no setback







The George and Dragon Inn



Market Square, with the reconstructed clock tower







The small but well tended shared courtyard



Bury Lane

# Movement





#### 3. Movement (M)

#### 3.1. Street network

The street network is how our streets are laid out and interconnect. It is important because it can help or hinder how people travel around. In most cases, the street network will outlive the buildings it originally served.

A connected street network provides a variety and routes for moving around. It should be direct, allowing people to make efficient journeys. Direct routes make walking and cycling faster and more enjoyable.



For allocated brownfield sites in the Neighbourhood Plan streets must follow the approximate layouts set out in the site masterplans.

New developments must have a permeable street network that 'plugs in' to the surrounding street network.

Streets networks must be designed to put people first, in line with the user hierarchy below.

New streets should connect to more than one street, cul-de-sacs should only be used where it is impossible to provide another site entrance (vehicular, pedestrian or otherwise).



Figure 3 - Street user hierarchy

#### 3.2. Street hierarchy

Streets can be categorised by their function in terms of both movement (low traffic to high traffic) and their place function (how they are used by people). This includes everything from arterial routes and high streets, down to residential mews. For the purposes of this code, there are limited new street types, as there are unlikely to be any new primary or secondary streets created.





New streets must be in line with the street types in the hierarchy below

The detailed design of streets must be completed in accordance with the latest version of Manual for Streets, not the DMRB.

Streets must include street greenery such as trees, shrubs, or planters.

One-way streets should not be used, except where noted on Site Masterplans.

All streets should be adopted by Buckinghamshire Council

The street hierarchy, broadly in line with the National Model Design Code (NMDC), is as follows. Full descriptions of each street type are set out in Section 6.2 below.

- Primary Street (St Mary's Way only)
- Local Street
- **Tertiary Street A** Residential Mews (with parking)
- Tertiary Street B Residential Mews (no parking)
- Tertiary Street C Yards (no vehicle access)



Figure 4 – A typical local street, mews street and town centre yards

#### 3.3. Active travel

Walking and cycling offer a healthy and sustainable mode of travel for the commute, leisure or journey to school, and new developments will be designed to make it the preferred mode of travel by providing safe, convenient, and attractive routes. The following principles apply:

MUST
MUST
MUST
SHOULD

All new streets must be designed to be suitable for 20mph limits.

Safe crossings must be provided at key desire lines

New developments must incorporate adequate cycle parking, as set out in Section o below.

New local streets and mews should be filtered to reduce through traffic and make them easier and more comfortable to cycle through.



#### 3.4. Junctions

Safe junctions are key to creating safe streets for pedestrians and cyclists and have a key placemaking function beyond just vehicle movement. Junctions are places where activity should be concentrated, they are places where people meet and spend time.

The following principles apply:

MUST	Junctions must be designed in accordance with the principles of Manual for Streets, not the DMRB.
MUST	New junctions must be one of the typologies listed below, large roundabouts are not permitted.
MUST	Corner radii must be as small as possible, and no greater than 2m, to maintain pedestrian desire lines and reduce vehicle speeds.
MUST	Junctions should not be designed solely around the largest vehicle; on all new residential streets it is permissible for large vehicles to take up both lanes when turning.
SHOULD	Junctions from an existing secondary or primary route to a new local or mews street should use continuous, or `Copenhagen' crossings.
SHOULD	Junctions should provide opportunities for gathering, sitting, and resting, and new street greenery.
SHOULD	Minor junctions should be constructed as a raised table, with pedestrian priority.

The following junction types are permitted.

- Crossroads and staggered junctions.
- T and Y junctions; and
- Formal and informal squares; and
- Mini and compact roundabouts, roundels.



Figure 5 - Diagram showing a raised table junction, and an example of a retrofitted raised table with additional greenery.





*Figure 6 – Tracking a large vehicle on tight corners. The vehicle takes up both lanes when turning.* 

#### 3.5. Crossings

Well-designed pedestrian and cycle crossings are essential to creating healthy streets. Crossings help calm traffic, improve street aesthetics, and provide opportunities for trees and other street greenery.

The following principles apply:

MUST	Crossings must be one of the typologies listed below.
MUST	All new crossings must be single stage to provide a more direct and convenient crossing.
MUST	Crossings on St Mary's Way must be formal crossings, either zebra or signal controlled type.
MUST	Crossings must be constructed in the same material as the footway, or at least a contrasting material to the carriageway.
MUST	Continuous, or 'Copenhagen' crossings must be designed as continuations of the footway, and maintain the same width, material, and levels.
SHOULD	Crossings should be located on pedestrian desire lines, linking key attractions or on street intersections.
SHOULD	New crossings, formal and informal, should incorporate raised tables to provide traffic calming and ensure pedestrian priority.

#### Crossing types

- Continuous or 'Copenhagen' crossings extensions of pavement on entrances to side streets.
- Raised table junctions as described above.
- Uncontrolled, or courtesy crossings normally constructed as a raised table.
- Zebra crossings suitable only for primary and secondary streets
- Signal controlled crossings suitable only for primary streets.





Figure 7 - A continuous, or Copenhagen, crossing compared to a conventional side street junction.



Figure 8 - Example of a continuous crossing in Nansledan, Cornwall

#### 3.6. Parking strategy

Excessive levels of parking make it difficult to achieve compact, walkable, and beautiful streets that are appropriate for infill development in Chesham. However, it is recognised that most residents will want access to a car, and that residents fear the impact of a new development on parking.

It may be possible to reduce car dependency in the future, but for the time being demand will be high. It is therefore imperative that new developments do not 'lock in' high levels of parking and allow provision to flex and adapt in the future. For example, areas can be designated as parking now, and then developed or put over to other uses in the future as and when residents decide they require less parking.





Parking provision must be in line with the spatial strategy as set out below.

Developers must use the available incentives if they want to use the lower parking provisions.

Developments over 10 homes should provide at least one accessible space.

#### Incentives

The following incentives should be used to reduce the require parking provision for new developments:

- 1. Grant, paid to occupiers of the property, for a new E-Bike. Claimable for the first three years after first occupation.
- 2. Provision of a dedicated space for a car club, with EV charging.

#### 3.7. Parking spatial strategy

#### MUST

The following parking strategy must be followed:

- Most parking will be provided on street, providing up to 1 space per home.
- Additional demand will be provided in the following, in order of preference:
  - o Parking squares and courtyards
  - Offsite parking (including multistorey)
  - o Underground parking
  - Temporary car parks on undeveloped plots
  - o Rear access parking areas
  - Built in garages or undercroft parking.
- Where no other option is available, front parking will be permitted.





Figure 9 – Some typical parking locations. (NMDC)

#### On street parking

MUST	On street parking must be broken up by trees or other planting on build outs, at least every 4 spaces. Parking must be unallocated, if on an adopted street.	
MUST		
MUST	On street parallel bays must be a minimum of 2m wide, and a maximum of 2.2m.	
MUST	Bays must be part of the adopted highway.	
SHOULD	On street parking should be parallel, perpendicular bays should not be used, except where this is more spatially efficient.	

#### Parking squares and courtyards

Parking can be integrated into the public realm, around squares, green spaces, or junctions and these are known as 'parking squares' and will form part of the adopted highway. Alternatively, it can be provided in dedicated off street landscaped courtyards, which are typically privately managed, but could be publicly owned.

MUST	
MUST	
MUST	

These areas must incorporate trees, greenery, and street furniture.

High quality materials (brick, natural stone) in line with the material palette in this code must be used instead of tarmac. Squares must be overlooked by buildings.





Figure 10 – Parking squares



Figure 11 – Examples of well landscaped parking courtyards

#### Offsite Parking (multistorey)

As part of the wider town centre highways and parking strategy, it is proposed to construct new multistorey car parks for both short term and long-term parking. Residents will have the option of leasing a space in these car parks.

MUST	Where a developer chose to provide spaces in an off-site car park to meet parking requirements, they must fund the lease of these spaces. The lease of the space must be for a minimum of 5 years from the occupation of the home that the space is linked to.
MUST	New multistorey parks must be clad in brickwork, in accordance with the materials section of this code.
MUST	No multistorey car park must exceed 4 storeys, not including any basement levels.
SHOULD	New multistorey car parks should be mixed use where possible, and include commercial, or light industrial, uses on the ground floor.



#### Underground and undercroft parking and garages

Blocks of flats may use undercroft or underground parking as an efficient way of providing parking within the curtilage of the site, but this can be detrimental to the street scape if not designed correctly.

The house types presented in this Code allow for garages to be integrated into the ground floor, these must be adequately sized to ensure they are practical and well used.



Parking on the ground floor must only be to the rear of buildings, ensuring that an active frontage on the street is maintained.

Entrances to underground or undercroft parking must be via pavement crossover, such as a Copenhagen crossing. Large bell mouths that interrupt the pavement line must not be used.

Single garages must be a minimum of 3.0m wide and 6.0m deep.

Ground floor parking should in in well overlooked locations and should be gated.



Figure 12 - Good principles for undercroft and basement parking (NMDC)

#### Temporary parking plots

To provide flexibility in the short to medium term, assuming that there will be an increase in offsite parking supply and that overall parking demand will reduce, it will be permitted to utilise undeveloped plots as small parking areas. These will need careful design to ensure that they don't detract from the streetscape.

MUST	Temporary parking areas must incorporate planting, such as hedges around the perimeter.
MUST	Areas must be open to the street to allow surveillance.
MUST	Entrances must be via pavement crossover, such as a Copenhagen crossing.
MUST	Plots on primary or secondary street frontages must not be used as temporary parking plots.
SHOULD	Surfacing should be temporary and permeable, suitable materials include gravel, reinforced grass and grasscrete.





1. Site plots are laid out and house types are assigned



2. Plots partially developed; five plots used for parking



3. At a later date, those five plots are developed, and the quantum of parking is reduced

Figure 13 – Temporary parking plots (the parking area should incorporate planting)

#### Rear access parking

This refers to parking within a block, to the rear of homes. This could be in the form of either a parking lane or a rear access courtyard.

MUST
MUST
MUST
SHOULD

Rear parking must be overlooked by surrounding buildings.

Rear parking areas must be enclosed within the block structure and must not front onto the street.

Homes served by rear parking must have their primary access onto the public street, only secondary access can be provided at the rear.

Rear parking areas should be gated to prevent unauthorised access, and to help clearly delineate the public and private realms.



Figure 14 - Rear parking, in this example it is accessed through a gated archway between homes.



#### 3.8. Cycle parking

To encourage cycling it will be necessary to provide safe and convenient cycle storage for all new homes. This can either be:

- On plot either external or internal, covered or uncovered.
- Communal In an internal or external communal bike store

MUST	A minimum of <b>two bike spaces</b> must be provided for each home, with one additional space for each additional bedroom. E.g., two bed home would have 3 spaces. Passive provision can be made, for example by providing general storage space big enough for bikes if required.
MUST	Standalone cycle stores and shelters must be constructed in accordance with the material standards set out in this code.
SHOULD	New developments should incorporate additional on street cycle parking to provide spaces for visitors.

#### 3.9. Electric vehicle charging

Electric cars are becoming the norm, and as such all developments must be planned to accommodate EV charging.





Figure 15 – Bollard charging points can help reduce street clutter (Ubitricity)



Figure 16 – Larger chargers must be located on build outs

# Nature



#### 4. Nature (N)

#### 4.1. Green infrastructure

Green infrastructure refers to green spaces and features that deliver health and environmental benefits. This includes everything from rivers and ponds, parks, and open spaces through to green roofs, street trees and sustainable urban drainage systems (SuDS).

While Chesham is blessed with access to the countryside and quality green spaces, it is still important to ensure that the urban spaces within the town are sufficiently green to maximise people's exposure to greenery and all the benefits that entails.

Good green infrastructure will increase biodiversity, provide amenity value and beauty, improve the physical and mental health of residents, reduce air, and water pollution and minimise flood risk.

The following principles apply:

MUST	Existing trees and hedgerows identified on the site masterplans must be retained.
MUST	All new streets must incorporate greenery, as set out in the street typologies section of this code.
MUST	New buildings facing the street must have provision for street facing greenery, for example in small front gardens, in balcony planters or space for pots and small plants around the edge of the building.
MUST	Street trees must be coordinated with street lighting at an early stage to avoid conflicts. Trees must not be removed to accommodate lighting.
MUST	Trees and planting must be coordinated with underground utilities at an early stage. Common utility corridors must be provided and planned around trees.
MUST	Planting, including trees, is permissible within driver visibility splays, but it must not obstruct visibility within a zone between 0.6m to 2.1m above ground level.
MUST	New buildings with flat roofs must incorporate green roofs, unless space is used for communal facilities.
SHOULD	Street trees should be planted in build outs to ensure a minimum 1.5m clearance on footways.
SHOULD	Tree pits should incorporate low level planting to maximise opportunities for greenery and improve biodiversity.
SHOULD	Amenity grass should only be used for accessible recreational areas, such as parks or parklets, or areas for sitting and gathering.
SHOULD	Grass verges should normally be avoided, if they are required, they should utilise a species rich, or wildflower, seed mix.



There is a huge range of other guidance available on trees and greenery, it is recommended that reference is made to the following:

- TDAG (2014) Trees in Hard Landscapes
- NJUG (2007) Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees



Figure 17 – Ground cover planting in tree pits



Figure 18 – Small front gardens adding greenery to the street



Figure 19 – Mews with planting on edge of buildings



Figure 20 – Balconies with abundant planting (Spencer Means CC BY 2.0)



#### 4.2. Species selection

It is important to use the right mix of tree and plant species that are appropriate for the environment of Chesham. A diverse mix provide variety and interest in the public realm, improve biosecurity and resilience, and increase biodiversity.



The species selection must consider the space available for the tree canopy.

A mix of tree families, genera, and species should be used across a development. However individual streets can use a single genus to help define the character of that street.

#### 4.3. SuDS and drainage

Sustainable Drainage Systems (SuDS) reduce the impact of runoff from urbanised areas by mimicking natural drainage conditions. This helps reduce flooding, improve the quality of water in our streams and rivers, and recharge the underground aquifers as well as providing amenity and biodiversity.

All new developments will include SuDS, this is key to ensuring there is no adverse impact on the precious resource of the local chalk streams including the River Chess, and the sewerage system. As most brownfield sites are currently hard surfaced, there should be a significant reduction in the volume of water that finds its way into the drainage system if all the sites are developed in line with the code.

As the Lead Local Flood Authority (LLFA) Buckinghamshire Council have clearly defined guidance for SuDS which should be referred to alongside this code.<sup>3</sup>

MUST	All developments must include sustainable drainage systems (SuDS).
MUST	The design of components must be in line with the Buckinghamshire SuDS guidance.
MUST	Developments must utilise infiltration drainage, either partially or fully, unless not technically feasible.
MUST	Sustainable drainage systems (SuDS) must be integrated into the streetscape and landscape of a development, they must not be isolated features.
SHOULD	New developments should seek to reduce runoff to greenfield rate where practical. A minimum rate of 1/s will be accepted.
SHOULD	Underground attenuation tanks should be avoided.

<sup>&</sup>lt;sup>3</sup> Buckinghamshire Council (2022) *Sustainable Drainage Systems (SuDS): guidance for developers* (<u>https://www.buckinghamshire.gov.uk/environment/flooding-and-flood-risk-management/submitting-a-surface-water-drainage-strategy-guidance/flooding-guidance-for-developers/</u>)





Figure 21 – Water is part of the urban landscape of Chesham, SuDS features should bring water back to the surface.



Figure 22 - Well integrated SuDS features in Upton and Stamford (Susdrain)

# Use




### 5. Use (U)

### 5.1. Variety and activity

Sustainable places that function for residents require a mix of amenities and services that underpin everyday activities and enjoyment of place, ideally within walking or cycling distance of their homes.

Chesham is a compact town, and benefits from a mix of residential, commercial, and industrial uses all within walking distance of each other and the town centre. As well as ensuring vitality and meeting local needs, this also makes efficient use of precious land. While this can have its challenges, this is a positive characteristic that needs to be maintained and as such proposals for development should aim to maintain existing uses alongside new housing, as well as introducing new uses and amenities.

All places change over time, and it is not possible to predict what uses may be viable and needed in the future, flexibility and adaptability is key.

New industrial, commercial or car parking buildings must be designed to be flexible, to allow latter adaptation and conversion. Buildings must not be so highly specialised that they do not allow other uses.
At least 50% of buildings in Town Centre sites must have commercial uses on the ground floor, or residential ground floors that allow easy conversion to commercial uses at a later date, e.g., by having greater ceiling heights on the ground floor.
New sites should include a mix of uses, either through mixed use buildings with homes on the upper floors, or a mix of building uses.
Existing uses should be retained where possible, through a process of intensification, for example by using multistorey industrial buildings, or multistorey car parks.



Figure 23 - Good car parks don't have to be ugly and can be repurposed. Leicester, London and Glasgow (<u>Twospoonfuls</u>, <u>CC BY-SA 4.0</u>)



### 5.2. Housing mix

A mix of types and tenures of housing is essential in creating diverse, resilient, and healthy communities. By developing sites on a plot-by-plot basis, and by creating buildings with flexible layouts, there is huge flexibility in the potential housing mix on any site.



New developments must be 'tenure blind', with no clear visual or geographical distinction between tenures.

On large sites, within multiple blocks, affordable housing provision must be distributed throughout sites, not concentrated on one street or one block.

Larger homes should be designed to allow later conversion into smaller flats or maisonettes.



Figure 24 - Affordable housing is disbursed through a development in Poundbury, Dorset (ESHA Architects)

# Public space

-



### 6. Public Space (P)

### 6.1. Street design principles

The majority of public space is formed by streets, so their design has a significant impact on the quality and character of development.

There are a wide range of existing street types in Chesham, from busy high streets through to rural lanes. The sites covered in this code are mostly in the town centre and inner areas, and streets tend to be formal in character, with regular building lines and typologies.

New developments will both front onto existing streets or require the creation of new streets in accordance with the street types set out in this code. Sites fronting onto St Mary's Way are designed based on the assumption that transformation of the street will be possible in the future.

It is intended that all new streets will be 'adoptable', meaning that they will become publicly owned and maintained by Buckinghamshire Council. Even where streets serve a limited number of homes, they would still be suitable for adoption if they provide a useful walking or cycling route across a development.

The principles for new streets are set out below:

MUST	The detailed design of streets must be completed in accordance with the latest version of Manual for Streets, not the DMRB.
MUST	Streets must include street greenery such as trees, shrubs, or planters to add biodiversity and amenity.
MUST	Surfaces must be paved using the material palette presented in this code.
SHOULD	On street parking should be provided, and designed in accordance with the requirements of Section 3.7
SHOULD	All new streets should be offered for adoption by Buckinghamshire Council, and as such designed and built to adoptable standards. Only streets that do not provide wider benefit (e.g., as a useful through route) or serve fewer than 6 homes should remain private.



### 6.2. Street types

The following street types are set out in this code, these are broadly in line with the street types set out in the National Model Design Code (NMDC), but only includes lower order streets, as new infill developments will not require new primary streets, high streets, or secondary streets.

	Local Street	(A) Residential mews – with parking	(B) Residential mews – no parking	(C) Yards - no vehicle access
Carriageway Width	3.5m (one way) 5.om (two way)	7m (min) 8m (max)	5.4m (min) 6.om (max)	4.5m (min) 5.5m (max)
Pavement Width	2.0M	N/A	N/A	N/A
Plot set-back	0.5m (min) 2.0m (max)	o.3m (min) o.5m (max)	o.3m (min) o.5m (max)	N/A
Overall width (between building facades)	17m (max)	7.6m (min) 9m (max)	6m (min) 7m (max)	4.5m (min) 5.5m (max)
Building Height	3 storeys (min) 4 storeys (max)	3 storeys (max)	2 storeys (max)	2 storeys (max)
Design speed	20mph	10mph	10mph	N/A



### Local Streets

Most new streets will be local streets, these will have mainly residential buildings, although some commercial is permitted. They are open to vehicle traffic but must not be used for through traffic and should be filtered where possible. Parking should be provided on street and should be broken up by regular street trees or build outs. These streets must be adopted.

The footway must be separated from the carriageway by a full height kerb and must be laid in a different material. Front gardens should be no more than 2m deep.



Figure 25 – Example of a new local street in Derwenthorpe (Andy Cameron)



# Tertiary Streets Type A – Residential Mews (with parking)

These are narrow residential streets lined by homes, often to the rear of large houses. They should provide a through route, but this must be filtered to limit vehicle access. Cars are permitted, and parking should be provided in clearly delineated locations. Refuse collection should be provided outside of the mews, ideally in communal facilities, so access for large vehicles is not required.

The surface is level, with no separate pavement, and should be laid in good quality paving material, not tarmac. A private set-back in front of homes should be provided to allow for drainage, overhangs, etc. but this should be at the same level and laid in a similar material as the adoptable street surface. The street should include occasional, informal, planting and furniture but a 3m minimum clearance must be provided to allow for emergency vehicle access. Lighting should be wall mounted, but freestanding lighting columns can be used if clearance can be achieved.



Homes on mews streets can be up to three storeys high. Types A and B should be used.

Tertiary Street - Type A Residential Mews (with parking) Overall width 7.6m (min) to 9m (max)



Figure 26 - Example of residential mews with parking. Upton (L) and Nansledan (R)

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# Tertiary Streets Type B – Residential Mews (no parking)

This is a variation of the Type A residential mews, with the same design criteria, but without parking. This allows the street to be narrower and less dominated by cars. However, occasional car access, along with emergency vehicle access is permitted.

Homes on the Type B streets should be up to two storeys high. Types A and B should be used.



Tertiary Street - Type B Residential Mews (no parking) Overall width 6m (min) to 7m (max)



Figure 27 -Examples of mews streets in Chesham (L) and London (R)



# Tertiary Streets Type C – The Yards (no vehicle access)

The yards are a historic street typology in Chesham and found off the High Street. They are now lined with shops, cafes, restaurants, and other commercial uses. New yards must be traffic free through routes and should link to existing high streets, primary streets, and secondary streets. The streets must be pedestrian only, and as such rear access should be provided for deliveries, etc.

The surface must be paved, tarmac must not be used, and the placement of planters, seating, shop displays, etc should be encouraged. Lighting can be either freestanding or wall mounted.

The majority of buildings must be either mixed use with commercial frontages on the ground floor and residential above, or fully commercial. The majority of buildings should be two storeys high, and no building should be more than three storeys high.

Extra care should be taken when setting out such streets to ensure all parts of buildings are within 45m of fire appliance access.



Tertiary Street - Type C Yards (no vehicle access) Overall width 4.5m (min) to 5.5m (max)



Figure 28 - Examples of town centre yards in Chesham

Version 6.0



# St Mary's Way

Sites fronting onto St Mary's Way in the town centre offer an opportunity to transform it into a street that is pleasant place for people, not just a road designed to move traffic through the town as fast as possible. A street can have a high movement function (lots of cars) and a strong place function (lots of people), and many successful streets have these characteristics. It will be possible to make the road more humane, without reducing traffic capacity or width.

While this is a long-term vision, sites fronting onto St Mary's way must be designed on the assumption that the road will be upgraded, and as such buildings must not turn their backs to the road. An indicative section is presented below. This is a vision only, and the actual street design will be subject to a detailed feasibility and design process.



# 6.3. Street materials

The following material matrix must be adhered to for all new streets, both private and adoptable. Other materials can be permitted in limited areas, such as bound or unbound gravels for tree pits, but these must be approved by Buckinghamshire Council highways.



Surfacing Materials				
	Local Street*	(A) Residential mews – with parking	(B) Residential mews – no parking	(C) Yards - no vehicle access
Carriageway	• Hot Rolled Asphalt (HRA)	<ul> <li>Clay pavers</li> <li>Clay pavers (permeable)</li> <li>Natural stone (granite)</li> <li>Resin bonded gravels**</li> </ul>	<ul> <li>Clay pavers</li> <li>Clay pavers (permeable)</li> <li>Natural stone (granite)</li> <li>Resin bonded gravels**</li> </ul>	<ul> <li>Clay pavers</li> <li>Natural stone (granite)</li> </ul>
Parking Bays	<ul> <li>Hot Rolled Asphalt (HRA)</li> <li>Permeable asphalt***</li> <li>Clay pavers</li> <li>Clay pavers (permeable)</li> </ul>	<ul> <li>Clay pavers (delineated)</li> </ul>	N/A	N/A
Pavements	<ul><li>Clay pavers</li><li>Natural stone</li></ul>	N/A	N/A	N/A
Raised tables	<ul><li>Clay pavers</li><li>Natural stone</li></ul>	N/A	N/A	N/A

Notes:

Specification and installation must be in accordance with <u>Buckinghamshire technical</u> <u>guidance</u>

\* Local street palette also applies to enhancements to existing streets as part of developments.

\*\* Non-adoptable only

\*\*\*Nonstandard material for adoptable bays and will require approval from Buckinghamshire Council. Can be used on non-adoptable bays.

Ancillary materials			
Kerbs	<ul> <li>Natural or reclaimed granite (preferred, and must be used for Town Centre sites)</li> <li>Granite aggregate</li> </ul>		
Channels & demarcation	<ul><li>Natural granite setts (rigid construction)</li><li>Clay pavers (rigid construction)</li></ul>		
Ramps for raised tables	<ul> <li>Natural granite setts (rigid construction) with smooth finish</li> <li>Clay pavers (rigid construction)</li> </ul>		



# Palette – Clay pavers

Clay is an excellent material choice for paving and complements the history of brick making in the town.









# Palette – Granite pavers, setts, and kerbs

The use of natural stone paving in Chesham is limited due to the availability of materials. Only flint is available locally, but flint cobbles are not suitable for modern streets. As such, the natural stone palette is limited to granite, mainly for details such as kerbs and channels but mews streets can use it for the main surfacing material. Pink or red granite, rather than silver grey, is recommended as it better compliments the red brick paving.







Example of historic granite paving in Chesham

Example of new pink granite setts (<u>Granite</u> <u>Setts UK</u>)



Granite setts and blocks and formed from natural stone. Reconstituted granite must not be used.

The colour of granite must be appropriate for Chesham and should be in line with the palette above. Kerbs must be pink or red granite, while setts can be a mix of shades.

Smooth finish granite must be used on ramps or elsewhere on the carriageway or footway, to ensure comfort for all street users. Roughhewn sets can be used elsewhere.

Granite kerbs must be formed of natural or reclaimed granite when used in Town Centre sites. Elsewhere, granite aggregate can be used but natural granite should be used where possible.

Granite pavers should be laid in either herringbone or stretcher bond. Granite setts should be laid in stretcher bond or stack bond pattern



# 6.4. Squares and parks

New neighbourhoods require focal points, these can take the form of small village style greens, garden squares or small parks, or formal town squares. All of these spaces provide informal settings for activities such as meeting, resting, playing, holding events and sometimes parking.



Figure 29 - Left to right, examples of a village green, a town square and a garden square.

Chesham is blessed with its setting in the Chilterns, the open countryside is very accessible to most residents, and the town has several large public open spaces for residents to enjoy, including Lowndes Park, The Moor, and Meades Water Gardens. However, there is a still a need for new green space within developments, and people need greenery and space on their doorstep so they can enjoy its benefits as part of everyday life.

MUST	New developments must include new public spaces and green spaces, distributed throughout the site, the key is `little and often'.
MUST	New public spaces must include greenery, including trees.
MUST	New public spaces, of all sizes, must include seating such as benches.
MUST	There must be clear delineation between public and private spaces
SHOULD	Between 5% to 15% of a new development should be public green space. The exception would be sites where no new public space is being created, such as an infill of a plot on an existing street where new public no space is being created.
SHOULD	New public spaces should act as a focal point for activity, and buildings with a public function, such as school, churches, cafes, or pubs, should be placed around new public spaces.
SHOULD	New public spaces should be adopted by the Town Council, on agreement of a commuted sum to pay for maintenance. This will be calculated based on the rates set out in the Neighbourhood Plan



# 6.5. Street furniture and lighting

Street furniture is often overlooked but is critically important in projecting civic pride and creating beautiful streets which feel well looked after. The following section sets out rules for new street furniture in new developments and apply to both adopted and privately managed streets and public spaces.

#### Bins

MUST	Bins must be provided on all new tertiary streets (type C only) and in new parks and squares, and any street with a majority of commercial uses (shops, restaurants, cafes).
SHOULD	Litter bins should be cast iron or steel, not plastic.
SHOULD	Enclosures should be painted black or dark green
SHOULD	Bins should be partially enclosed
SHOULD	Separate bins should be provided for recycling and waste. Combined bin units can also be used.





Figure 30 – Example of cast iron bins (<u>Broxap</u>)

#### Benches

MUST	New public spaces must include benches
SHOULD	Benches should be distributed along key walking routes to provide convenient places to rest.
SHOULD	Benches should normally be distributed around the edge of public spaces and should not back onto busy roads.
SHOULD	Benches should be cast iron, or hardwood timber, or a combination (cast iron supports with timber seat and back)
SHOULD	Cast iron benches should be painted black or dark green.





Figure 31 – Examples of benches (L: <u>Black Country Metalworks</u>, R<u>: Broxap</u>)

# Signage

MUST	Signage must be limited to essentials only to avoid clutter, and signage must be combined on shared posts, or lamp posts, wherever possible.
SHOULD	New fingerposts should be painted black or dark green.
SHOULD	Street signs should be mounted on buildings wherever possible.



Figure 32 – Examples of wall mounted signs in Chesham



# Lighting



All new streets must include street lighting

On local and tertiary streets, and in new public spaces, lighting columns must be a maximum of 5m high.

New light columns must be metal and painted black or dark green

Street lighting must have a colour temperature no higher than 3,000K to minimize the amount of harmful blue light in the spectrum. Lights with a colour temperature down to 2,200K can be specified in residential mews streets.

New streetlights should use 'heritage' style lanterns and finished in black.

Lanterns should be mounted on columns or on buildings. The latter is preferred in mews streets type A and B.



Figure 33 - Examples of freestanding and building mounted lights in Chesham.





### Other items



Any street furniture must not obstruct pavements and cycleways. An absolute minimum width of 1.2m over short distances must be maintained.

New bollards should be cast iron or steel. Plastic should not be used.

Electric car chargers should be low profile and integrated into street furniture wherever possible, e.g., in lamp columns.



Ubitricity bollard mounted charger



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Figure 35 – Examples of integrated charging systems

# Bin storage and collection

Bin storage and refuse vehicle access requirements can have a significant effect the quality of new places and streets. Excessive numbers of large ugly wheely bins can block pavements and be unsightly, while the large turning radii of refuse vehicles will make it very hard to create people friendly streets. It is therefore imperative that provisions for waste collection are considered very early on in the scheme.

Bin storage can either be provided individually, within the curtilage of a property, or communally in a dedicated bin store or underground. Communal storage is preferable and is suitable for all street types and building types in this code.

Underground bins would require the agreement of Buckinghamshire council, as such a system requires specialist vehicles.





Figure 36 - Bin storage options (NMDC)

MUST
MUST
MUST
MUST
MUST
SHOULD

New streets must not be designed exclusively around refuse vehicles, and turning radii must not be enlarged to suit them.

Communal bin storage must be provided for tertiary street types and blocks of flats on any street.

Communal bin stores must be located within 30m of any dwelling they serve, and 25m from a waste collection point accessible by a refuse vehicle.

If bins are stored to the front of a house, then a bin enclosure must be provided. These must have minimum internal dimensions of 1.2m high, 1.2m wide, 0.75m deep.

In curtilage and on street bin enclosures must be constructed from timber, or bricks to the same palette as the house types.

On local streets, communal bin storage should be provided wherever possible.





bin enclosure Underground bin storage Figure 37 – Examples of communal bin storage

# Built form





### 7. Built form (B)

### 7.1. Introduction

New development should respect and complement the existing built form of Chesham, as described in Section 2.1 above.

### 7.2. Density

As the purpose of the Neighbourhood Plan is to encourage more development in the town centre, rather than further expansion into the green belt, it will be necessary to build to a density greater than is typically found in Chesham, while respecting the existing form and character of the town centre. This can be achieved through compact forms such as terraced homes, split maisonettes, and mid-rise mansion blocks, and by increasing the proportion of land used for building, known as plot coverage, and reducing that used for roads, parking, and open space. This form of building is known as 'gentle density'. The density of existing neighbourhoods in Chesham can be relatively high, over 200 dph in places, and densities over 100dph are achieved with low rise, terraced homes. Refer to the character studies in Section 2.3 for further details.



Figure 38 - Three different ways of achieving 75dph (Mozas and Fernández, 2004)

# SHOULD

Developments should achieve a minimum density of 6odph.



Plot coverage should be a minimum of **30%**, excluding any new publicly accessible squares or parks



### 7.3. Urban grain and plots

To create streets that are beautiful and visually engaging it is necessary to keep plots narrow, avoiding long blank facades and allowing a diversity and variety over short distances.

As such this code adopts a plot-based approach to design, this simplifies the design process while allowing flexibility and variety. Each house type is designed around a standard plot size, the intention being that house types can easily be swapped out. Single homes occupy either one standard plot, or a narrow plot, or a large plot. Larger buildings, such as warehouse flats, will occupy multiple standard plots. The plot sizes have been set to coordinate with the standard brick coordinating size of 225mm.



space per plot, and to allow flexibility of internal layouts. Based on 75% of a standard plot size. Note: this does not align exactly with brick coordination sizes.

4.895m



### 7.4. Blocks

The block is one of the fundamental components of the urban fabric and it is essential that new developments respect the surrounding block and street pattern.

Historic areas of Chesham lack a clearly defined block structure, characteristic of ribbon development and deep burgage plots. Victorian and 20<sup>th</sup> century areas tend to have long blocks following the contours of the Chess valley.

MUST	Blocks must provide clear distinction between the public and private realms. This is achieved by using buildings to define the block, ensuring that they are street facing, and providing private gardens and spaces in the middle of the block.
SHOULD	Blocks should be between 50-150m long. Longer blocks should have alleyways through to allow pedestrian permeability
SHOULD	The block pattern should reflect that of the surrounding streets, stitching the new site into the existing urban fabric, and trying to improve it where possible.
SHOULD	New blocks should be in the form of perimeter blocks, terrace blocks or mews blocks (see below).

Perimeter Block	Terraced Block	Mews Block

Figure 39 – Typical block forms (indicative only) (NMDC)

# 7.5. Building line

The alignment of facades, and their relation to the street, make a significant contribution to the character of streets and places. This is where the private and the public interact, and where most commercial activity takes place.

In the older, central parts of the town, it is more common to have a continuous, regular building line with little or no set-back from the pavements. In outer areas, the character is more suburban and rural, with a less continuous and regular building line, and larger, varying set-backs.



The building line for new streets will be defined by the site masterplans, and by the parameters set out in this code. Set-backs will vary depending on the building type (Section 8.1), ground floor uses, and the street type (Section 6.2).

SHOULD	The building line should be continuous, to help achieve the densities and plot coverage requirements in section 7.2		
SHOULD	The building line can vary, but this should be within the limits of the set-back requirements defined for each house type and the standard sections.		
SHOULD	The maximum set-back for a residential building is 1.5m. Commercial and mixed-use buildings may have a greater set-back, up to 4m, to provide outdoor space for dining, etc.		



A continuous building line is preferred



Definitions



# 7.6. Heights

Chesham is a low-rise town, the majority of buildings are two to three storeys, with some four to five storey buildings in the town centre. One exception to this is the historic warehouses and boot factories, which are typically four storeys tall with generous ceiling heights.

To make best use of limited land, and provide a good quantity of living space, new buildings will need to be, on average, one or two storeys higher than the surrounding context.

As such, most of the standard house types in this code are three to four storeys high, and the larger buildings go up to six storeys.

MUST	Most new buildings must be a <b>minimum of three storeys</b> , and a <b>maximum of six storeys</b> . This includes habitable roof spaces, such as mansard roofs. <b>Two storey buildings must only be used on mews</b> <b>streets</b> .		
SHOULD	At prominent locations, such as local centres, or on primary or high streets, buildings should be a minimum of four storeys.		
SHOULD	Where buildings are above three storeys, the top floor should be set- back, partially or fully, to reduce the impact of height.		
SHOULD	A street should have a variety of building heights, but the change in height between adjoining buildings should only be two storeys.		



*Figure 40 - Three and four storey buildings are relatively common in Chesham.* 



# 7.7. Front and back gardens

Front gardens provide a buffer between the public and private realm and can help add greenery and beauty to a street. They should mostly be enclosed, but not so much so that they form a barrier and impede natural surveillance.

Back gardens require more privacy and can have higher fences, there are also less rules on materials for fences and walls as they are not visible from the street.

Communal gardens are especially useful for providing amenity space for flats and properties without access to their own garden.

Front garden boundaries must be formed using the materials listed MUST below. Gates must be either timber or metal railings. Front gardens must not be enclosed by close board timber fencing. MUST Bricks must be the same types as approved for buildings (see Identity **MUST** chapter). A variety of copings are permitted. In front gardens, no more than 40% of the surface can be paved. This must be no more than 25% for rear gardens. Artificial grass must not MUST be used. Front garden walls, and walls between private rear gardens and MUST communal gardens, must be no higher than **1.2m**. Front gardens deeper than 1m should be enclosed by a wall, railing, SHOULD fence or hedge as specified in the permitted materials list below. Rear gardens should include wildlife interventions such as hedgehog SHOULD crossings. Developers should provide a suitable ornamental tree in at least 30% SHOULD of private rear gardens. These should be of 'standard' size.

The following rules apply to front and back gardens:

The following materials are permitted for front garden boundaries:

- Brick,
- Railings (iron or steel)
- Timber picket
- Hedge
- Combination of brick and railing.
- Combination of brick and hedge.



×



 $\checkmark$ 

# Identity





# 8. Identity (I)

# 8.1. House types

A pattern book of house types has been developed, primarily for NDO sites if and when the orders are made, but they can be applied to any site within Chesham.



The house types must use the materials, window types, door types, etc. that are permitted for each type, as set out in the house type sheets below.

Developments on the brownfield sites allocated in the Neighbourhood Plan should use the standard house types.

The house types are based on the standard plot widths, and in total five main typologies have been developed. Within each typology there are several sub-types, and for each sub type multiple variations are possible by changing window types, door types, materials, etc. within a defined envelope. The intention is to allow almost infinite variety from a small number of standard house types.

	Description	Width	Sub types
Туре А	Terraced houses	1 plot	A.1 to A.9
Туре В	Small terraces	0.75 plots	B.1 to B.3
Туре С	Large terraces	1.5 plots	C.1 & C.2
Type D	Warehouse typologies	3 – 5 plots	D.1 to D.3
Туре Е	Mansion blocks	2 plots	E.1





# **Type A.1** – *Townhouse*





# Characteristics

### Width:

1 standard plot (6.525m)

### Height:

4 storeys (including roof space)

# Configurations

- Single home
- Stacked maisonette
- Flatted (max 3)

### Façade materials:

- Brick (Type 1, Type 2 & 3 details)
- Painted brick
- Stucco on ground floor

# **Roof materials:**

- Slate
- PV slate

# Window types

Sash

# Door types

Panelled

**Description:** This house is intended to work as a large single home, as stacked maisonettes or as flats. The top floor has a terrace to provide outdoor space for the top floor flat or maisonette.









# Type A.2 – Townhouse





# Characteristics

#### Width:

1 standard plot (6.525m)

### Height:

4 storeys (including roof space)

### Configurations

- Single home
- Stacked maisonette
- Flatted (max 3)

### Façade materials:

• Brick (Type 1, Type 3 details)

### **Roof materials:**

- Slate
- PV slate

#### Window types

- Sash
- Door types
- Panelled

**Description:** This house is intended to work as a large single home, as stacked maisonettes or as flats. The top floor has a terrace to provide outdoor space for the top floor flat or maisonette. The arched lintels and pilasters make use of the distinctive burnt headers that are common in the Chilterns.









# Type A.3 – Cottage



# Characteristics

### Width:

1 standard plot (6.525m)

# Height:

2 to 3 storeys (including roof space)

### Configurations

- Single home
- Flatted (max 2)

# Materials:

- Brick (Type 2 with Type 1 details)
- Flint
- Painted brick

# Window types

- Sash
- Casement

# Door types

- Panelled
- Tongue & groove

**Description:** This house type is inherently simple and flexible, allowing multiple façade materials, window, and door types. It can be built as a single home or, in a 3-storey version, split into a ground floor flat with a maisonette over the top two floors. In the brick version, the darker bricks make up most of the façade, with orange-red bricks being used for detailing.



Flint version



New flint house (<u>Stephen Whitham</u> <u>Associates</u> & <u>M&G Developments Ltd</u>)



Painted brick version



# **Type A.4** – Front gable terrace



# Characteristics

#### Width:

1 standard plot (6.525m)

### Height:

3 storeys (including roof space)

### Configurations

- Single home
- Flatted (max 2)

### Materials:

- Brick (Type 1 with Type 3 details)
- Painted brick

### Window types

- Sash
- Casement

### Door types

- Panelled
- Tongue & groove

**Description:** This house is a tribute to the decorative brickwork found in the Old Town, particularly the use of burnt headers to create a chequerboard pattern. The front-end gable protrudes at least 375mm. It can be built as a single home or split into a ground floor flat with a maisonette over the top two floors.



Examples of arch details in Chesham Old Town



# **Type A.5** – Large terrace with bay window



# Characteristics

### Width:

1 standard plot (6.525m)

### Height:

2 - 3 storeys

### Configurations

- Single home
- Flatted (max 3)

### Materials:

- Brick (Type 2 with Type 1 details)
- Painted brick

#### Window types

- Sash
- Casement

### Door types

- Panelled
- Tongue & groove

**Description:** This house type uses brick with alternate colours to mark the string courses, and some triple width windows that can be configured as casement type. It can be split into a ground floor flat with a maisonette on the top two floors. The brick courses and brick 'hood' window surrounds are typical of Chesham.



Brick 'hood' patterns around the window



# **Type A.6** – *Large terrace with timber gable*



# Characteristics

### Width:

1 standard plot (6.525m)

### Height:

3 to 4 storeys (including roof space)

### Configurations

- Single home
- Flatted (max 3)

#### Materials:

- Brick (Type 1 with Type 3 details)
- Painted brick

#### Window types

- Sash
- Casement

#### Door types

- Panelled
- Tongue & groove

**Description:** Tall terraced home with gable front and a triple width bay window on the ground floor. This house can be flatted or split into maisonettes. The roof is formed of a projecting timber gable, which draws on Chesham's historic housing.



Bay windows and gables



Example of timber clad gable end




Version with shop front

Version with garage or workshop



# Type B.1 – Small mews



# Characteristics

#### Width:

1 narrow plot (4.895m)

## Height:

2 to 3 storeys (including roof space)

#### Configurations

• Single home

#### Materials:

- Brick (Type 1 with Type 2 details)
- Painted brick

### Window types

Casement

### Door types

- Panelled
- Tongue & groove

**Description:** This is a small terraced home, with a front-end gable. Pattens in the brickwork provide simple decoration. A 'live work' unit version has been developed to provide small workshop and other commercial spaces.







# Type B.2 – Small mews



# Characteristics

### Width: 1 narrow plot (4.895m)

### Height:

2 to 3 storeys (including roof space)

### Configurations

• Single home

### Materials:

- Brick (Type 1 with Type 2 & Type 3 details)
- Painted brick

## Window types

- Sash
- Casement

## Door types

• Tongue & groove

**Description:** This is a small terraced home, with dormers, similar to many of the Victorian terraces found throughout Chesham. A mix of brick types with simple detailing provides decoration. The design allows for a simple timber porch.









**Description:** This wide house type is well suited to shallow plots, where it is difficult to achieve a reasonable building depth and garden size. This could be built as a large single home or split into two flats.





Example of dormer windows





**Description:** This wide house type is well suited to shallow plots, where it is difficult to achieve a reasonable building depth and garden size. This could be built as a large single home or split into two flats.





Existing two storey townhouse



# **Type D.1** – Warehouse flats





# Characteristics

## Width:

3 plots (19.575m)

#### Height:

4 - 5 storeys

### Configurations

- Flatted
- Mixed use
- Fully commercial

### Materials:

• Brick (Type 1)

#### Window types

• Steel framed

#### **Door types**

• Panelled

**Description:** This warehouse typology is intended for town centre sites and incorporates commercial units on the ground floor. Each flat would have an inset balcony. The building has a flat roof which could be used for a communal garden. In the five-storey version, the top floor is set back to reduce the impact of height from street level.







# **Type D.2 –** Chesham style warehouse flats



# Characteristics

# Width:

3 plots (19.575m)

# Height:

4 - 5 storeys (including roof space)

# Configurations

• Flatted

# Materials:

• Brick (Type 1)

# Window types

- Steel / aluminium framed
- Sash

# Door types

• As drawing

**Description:** This warehouse type draws strongly on existing Chesham commercial premises, notably the Bagnall Centre. Each flat above ground floor has a balcony with a large industrial-type windows. The type is intended for town centre areas or streets where existing warehouses are present.







# **Type D.3 –** Chesham style warehouse mixed use



# Characteristics

## Width:

3 plots (19.575m)

## Height:

4 - 5 storeys (including roof space)

## Configurations

- Flatted
- Mixed use
- Fully commercial

## Materials:

• Brick (Type 1)

## Window types

- Steel framed.
- Sash

# Door types

• As drawing

**Description:** This type replicates the residential warehouse type in a mixed-use form with the addition of retail or business premises on the ground floor.







# **Characteristics**

2 plots (13.05m)

4 storeys (including roof space)

## Configurations

• Brick (Type 1, Type 3 details)

## Window types

• As drawing

Description: This typology expands the townhouse design into a mansion block form allowing for multiple flats and is suitable for more central location. It features a twin-gabled front, herringbone brick







### 8.2. Non-standard house types

For sites with the Design Code Area, non-standard types are allowed but they must comply with the principles of this Code. However, it will be far more straightforward for a developer to obtain sign off on the final designs if they use standard house types.

Non-standard types must comply with the following:



In all circumstances, the non-standard type must use the design principles set out in this code, including materials, window types, doors, etc. Any material types that are not listed in this code will not be permitted.

# 8.3. Materials - principles

The use of good quality, attractive vernacular materials will be essential for creating beautiful new streets and buildings that look and feel like Chesham. The façade of even the simplest building can be elevated through the use of good quality brickwork, windows and joinery.

The vernacular of Chesham, and the Chilterns, is rooted in the availability of locally available materials, including clay for bricks and tiles, timber, and flint.

Due to the local geology of rich deposits of clay, and lack of stone for quarrying, brick is the mostly commonly used material in Chesham and the Chilterns. The clay is lime rich, so ideal for brick making, and contains iron oxides that produce the distinctive orange-red and brown bricks that are associated with the vernacular in Chesham.

Natural stone is very rarely used as the chalk bedrock provides little in the way of building stone. The exception to this would be flint, normally used with brick quoining, which can be found throughout the town. It is often used in prominent buildings, such as the clock tower or the historic churches.

Wood, an abundant resource, and the source of much of the town's historic industries, would have been widely used to create timber framed buildings, but few survive today. The frames are normally infilled with brick, sometimes using different patterns such as herringbone or basketweave.



The choice of material for street facing façades must reflect the vernacular of Chesham. Only bricks, timber, flint, painted brick, or painted render will be permitted. Systems that accurately mimic the appearance of these materials, such as mathematical tiles or brick slips, will be permitted.

The choice of materials must be governed by the rules set out in the following sections.

Most building facades should be exposed brick or flint, the use of painted brick or render should be limited to no more than 20%.



#### 8.4. Materials – Brickwork

Brick should be the material of choice, and all house types presented above can be constructed in brick, and all house types should use elements of brickwork for key details.

Brickwork is extensively used in Chesham due to the abundant deposits of lime rich clay that produce the beautiful, distinctive red bricks, with subtle variations, which are so common in the town. The traditional firing process resulted in a subtle a variety of colours, from orange-red to purple-brown, and these form the classic 'multi' blend of brick colours common in many of the older buildings. This variety could also be used great effect to create ornamental details and patterns, particularly the 'burnt end' headers which were used to create a chequer effect. Victorian buildings made more use of the darker bricks, due to the introduction of coal fired kilns, and many buildings from this era use a mix of darker bricks for walls with orange red bricks for details such as lintels and quoining. Bricks were typically hand made using wooden moulds, resulting in a softer brick with subtle variations in texture, in contrast to wire cut extruded bricks which have sharp edges and smoother surfaces.

Despite the intrinsic quality of the material, painted brickwork is also relatively common, notably in the town centre and the old town. Stucco or render is less widely used. The colour palette for paint is limited, white or cream is the most common colour and subtle pastels are used occasionally.

Examples of existing brickwork in Chesham are shown in the following images:



Figure 41 – Buildings with 'multi' bricks



Figure 42 - Buildings with a mix darker bricks and lighter orange-red bricks for details





Figure 43 - Examples of burnt end headers used for creating pattern and variety

The following rules should be noted for new brickwork:

MUST	New brickwork must be in line with the brickwork palette presented below. The existing examples presented above should also be used for reference.
MUST	All bricks on building façades or street facing elevations must be moulded or `stock' brick. Wire cut, or extruded, bricks must not be used, except where they are not visible. Brick slips or tiles can be used but must have the appearance of moulded or stock bricks.
MUST	An appropriate colour mortar, in line with the palette presented below, must be used on the house types presented in this code.
SHOULD	Most brickwork façades should be laid in Flemish bond.
SHOULD	At least 10% of buildings, and any prominent buildings, should use `high spec' brickwork on the main façade and for details.
SHOULD	All buildings should use arching action brick lintels (this includes flat 'jack' arches) for windows and doors on the main façade. These can be in a different colour, or colour mix, brick to the walls.
SHOULD	Where darker bricks are used, orange red bricks should be used for details such as lintels, stringers, quoins, etc.



# Brickwork palette









### 8.5. Materials – Flint

Flint buildings are found throughout Chesham, particularly in smaller dwellings and buildings, and in a few prominent buildings such as churches. It gained popularity in the late 19<sup>th</sup> century as greater extraction of clay beds for brick resulted in an increased supply of flints.

On smaller, vernacular buildings, such as cottages and mews, flint walls are typically uncoursed, randomly laid field flint with a loose bond. Knapped flint is sometimes used in a similar pattern, it is rarely coursed. Squared and knapped flint is not common in the area. In flint faced buildings, other materials such as brick are always used to form quoins, lintels, surrounds, string courses and other details.



Figure 44 - Examples of flint buildings in Chesham

The following rules apply to new flintwork:

MUST	For the house types shown in this code field flints must be used rather than knapped flint or cobbles.
MUST	For houses and other smaller buildings, brickwork must be used for quoins, piers, lintels, surrounds and other details. The brickwork must comply with the relevant sections of this code.
MUST	Lime mortars must be used, in accordance with the palette presented in section 8.4 above. Careful application is required, the stones must be set as close together as possible to avoid excess mortar dominating the appearance of a wall. Refer to the photographs below
SHOULD	Flint should not be used in a tokenistic manner in small panels and details. When used it should cover be at least 60% of a façade (excluding windows and doors).
SHOULD	Prefabricated flint blocks should not be used for large expanses, as these can lead to a banded appearance, as demonstrated below.
SHOULD	Design, specification, and construction of flint should be in accordance with the Chilterns Buildings Design Guide supplementary note on flint. <sup>4</sup>

<sup>&</sup>lt;sup>4</sup> Chilterns Buildings Design Guide - Chilterns Flint, Supplementary Technical Note, May 2003





An example coursed field flints, with a good mortar finish. Good use of brick stringer courses. Source: <u>The Flint Wall Co.</u>

V



Good example of field flint construction. The toothed quoins provide a strong corner detail. Source: <u>The Flint Wall Co.</u>

 $\checkmark$ 





Innapropriate mortar, note yellow colour and<br/>poor application. Mortar dominates the<br/>appearance. Tokenistic use of flint on small<br/>part of building.The<br/>inap<br/>app<br/>corr

×

The use of pre-fabricated blocks is inappropriate, as it results in a banded appearance. Quoins would strengthen the corners.

×



## 8.6. Materials – Painted brick and render

Painted brickwork, and stucco, is more commonly found in the town centre and the old town. Colours tend to be white or cream or pastel colours. It can be used on most of the house types presented in this code

While painting brick may have been used to hide poor quality brickwork, the texture of the brick adds an important quality to the finish and so is should be used with moulded, or stock, bricks rather than wire cut bricks. Details such as linters and sills are treated in different ways, either painted the same colour, a contrasting colour, or left as exposed brickwork.



Figure 45 – Examples of painted brick in Chesham (L) and Nansledan (R)

The following rules apply to new painted brick or stucco:



Moulded or stock brick must be used when brickwork is to be painted to provide a suitable texture. Smooth, wire cut bricks must not be used.

Stucco, or coarse render, must be used in conjunction with other materials such as brickwork to avoid a monotonous façade. Those other materials can also be painted.

Only whites and pastel shades of paint should be used for the façade walls, and grey is not permitted. Other colours are permitted for details, window frames, doors, etc.

Only limewash or mineral based paint finishes should be used.



### 8.7. Materials – timber

Timber is less common in Chesham but can be found in the form of timber framed buildings, or timber weatherboarding on agricultural or older industrial buildings.



Figure 46 – Examples of timber framed buildings and timber weatherboard in Chesham

The use of timber is encouraged and the standard house types in this code include timber features, such as timber weatherboarding to gables. Timber framed buildings are encouraged, provided that the finishes comply with the other requirements of this code.



Timber is particularly useful for the construction of small ancillary structures such as bike stores, bin enclosures, garages, etc.

MUST	Timber must be sourced from sources that are certified by the Forest Stewardship Council UK® (FSC) and / or the Programme for the Endorsement of Forest Certification (PEFC).
MUST	Plastic or composite alternatives must not be used.
'SHOULD	Timber weatherboarding should be fixed horizontally and lapped. Feather edge boards are preferred.
SHOULD	Timber should be treated, and either painted black or unfinished.



Figure 47 – Examples of new timber weather board and timber frames (Left: Eastern Fencing, right: <u>Chiltern Timber</u>)



## 8.8. Roofs

Historically, roofs in Chesham and the Chilterns would have been constructed using plain tiles made from the same distinctive orange red clays as the local bricks. It is only into the Victorian era that slate started to make an appearance. Pan tiles are not typically found in Chesham.

Clay tiles are relatively steep, the typical angle used was either 42.5° or 47. 5°, and not lower than 40°. It was common for dormer windows to be added to make use of the high roof space, these tend to be lower down the roof and relatively small. Bargeboards are not typically found on the local vernacular buildings and only started to make an appearance in the Victorian era.





Figure 48- Examples of clay plain tile roofs



Figure 49 – Examples of dormer windows



The following rules apply to roofs.

MUST	Tiles must either be plain clay tiles or slate tiles.
MUST	Plain clay tiles must be of standard size (265mm x 165mm) and should match the local brick colour as far as practical. Examples are provided below.
MUST	Slate tiles should preferably be quarried in the UK. Imitation slate tiles made from reconstituted stone or fibre cement can be used, provided that they are textured and resemble the natural product.
MUST	Pan tiles, concrete tiles or plastic tiles must not be used.
MUST	The height of the roof should not exceed 4.om to minimise bulk. Where the length of the roof span required would result in a taller roof, the height should be reduced by using a double roof with a valley gutter, or a cross gabled roof to the rear.
MUST	Dormer windows must be situated low down the roof, in the bottom half of the total roof height. Windows must be in the same style as the rest of the building and dormer roofs must be gabled or hipped using the same pitch of the main roof.
SHOULD	The roof pitch should be set at either 42.5° or 47. 5°, and never lower than 40°. Flat roofs can be used where specified by the house type.
SHOULD	Flat roofs should incorporate green or blue roofs to reduce surface water runoff.
SHOULD	PV panels should be installed on all new buildings but should not be installed on street facing elevations. PV tiles can be used with slate roofs, providing that they blend in seamlessly with the slate.
SHOULD	Barge boards and deep boxed eaves should not be used, unless shown on a standard house type.
SHOULD	Ridges should be finished with shallow third-round ridge tiles in similar colour to the roof tiles. For slate, angled ridge tiles should be used.
SHOULD	Chimneys can be included in a new building; these should be constructed using brick and should be integrated into the heating and ventilation system. For example, as the intake and exhaust for an MVHR system. Prefabricated systems can be used, but the finish must comply with the brick specification in this code.



# Roof materials palette











#### 8.9. Windows

A variety of windows can be found in Chesham, the most common being timber sash windows and casement windows. Sash windows tend to have panes in a 1-over-1, 2-over-2 or 6-over-6 configuration, some are 4-over-4 but this is less common. Casement windows are common in the old town, often with lead glazing bars, and are found in most early 20<sup>th</sup> century buildings. The old warehouse buildings typically have large steel framed windows.













Figure 51 – Examples of casement windows





Figure 52 – Examples of bay windows



The following rules apply to windows.

MUST	Windows must be constructed from timber, steel, aluminium, or aluminium timber composite. uPVC must not be used.
MUST	If sash windows are used, these must be the conventional sliding type, rather than mock sash style casement or tilt windows.
MUST	Windows must be recessed into the walls of the building by at least 60 mm.
SHOULD	Casement windows should be side hung but can have a 'tilt and turn' function. A window can also incorporate a smaller top hung casement window.
SHOULD	The maximum sill height of windows should be 800mm. The exception are special window types such as an oculus.

The follow rules relate to sill heights.

MUST	The current 1100mm guard height regulation must not be used to deviate from the window proportions outlined above.
SHOULD	Guardrails should be used to maintain a minimum guard height in cases where the sill is below 1100mm.



Figure 53 – Steel framed windows in historic warehouses



## 8.10. Balconies and guardrails

Balconies are an attractive addition to a façade as well as having a beneficial outdoor space, or a greater sense of space for homes. Likewise, guardrails can be attractive additions to windows, provide opportunities for amenities greenery such as, allow for greater window lengths and may be necessary to meet guard height building regulations.

MUST	Balconies and guardrails must be made of cast iron, steel, brick, or timber. Composite or glass panels are not permitted.
MUST	Guardrails must sit within the window jamb.
MUST	The design of balconies and guardrails must permit the addition of small-scale greenery. Integrated planters are encouraged.
SHOULD	Balconies should provide a minimum of 3m <sup>2</sup> of space. Smaller balconies, or Juliet balconies, are permitted if there isn't adequate space or if there is a need to avoid oversailing the public highway.
SHOULD	Guardrails should be used to maintain a minimum guard height in cases where the sill is below 1100mm.

Guardrails should sit within the window jamb	Guardrails should occupy roughly one third of the window height	Balconies must not be higher than half the window height	Balconies must not be much wider than the window opening





Simple 'Juliet' balconyCantilevered balconyFigure 54 – Example of balconies. (Left: Fineas Anton via Unsplash)

## 8.11. Doors, porches, and canopies

There is no particular local style or vernacular in Chesham for front doors. They are generally simple painted timber panelled or tongue and groove doors, often incorporating glazing. Porches are not common, but simple cantilevered canopies can be found throughout the town.







Figure 55 - Examples of doors

The following rules apply to doors:

MUST
MUST
MUST
SHOULD

Doors must be constructed from timber or steel and painted. uPVC doors are not permitted.

Panelled or tongue and groove doors, appropriate to the style of the building, must be used.

Porches and door surrounds must be constructed from timber.

Doors should be painted in a variety of colours; adjacent buildings should not have the same colour doors.





### 8.12. Meter boxes

Meter boxes need to be carefully situated to avoid spoiling the façade.

MUST	When a meter has to be sited at the front of a house, such as in a terrace, it must be placed as low as possible and not close to the door. It should be concealed behind a bin store or by planting (but must remain accessible at all times).
MUST	Where a meter box cannot be concealed, for example on a mews, then an additional timber enclosure should be provided over the meter box. This must allow free access to the meter box at all times.
SHOULD	In detached or semi-detached houses, the meter must be sited along the side of the house, preferably also concealed by planting.
SHOULD	Meter boxes should not be clearly visible from the street.
SHOULD	Only recessed wall mounted, or floor mounted meter boxes are permitted, subject to utility company standards.



door, low as possible and concealed by planting.

semi-detached, detached house

Figure 56 – Meter box placement



## 8.13. Commercial ground floors and shopfronts

House types can be readily converted into mixed use buildings, or a passive provision can be made to allow fsuture conversion.

As a market town, Chesham has a long history of shop fronts and many excellent examples exist in the town, but it does suffer from poorly designed and altered shopfronts that can detract from otherwise attractive streets.



Figure 57 – Examples of shop fronts in Chesham

New shop fronts do not have to be replicas of historical styles, and by following the simple rules below it will be possible to create new, simple, and beautiful shop fronts in contemporary or traditional styles.



Figure 58 - Elements of a shopfront



MUST	Where a commercial ground floor, or passive provision for one, is specified, the ground floor must be at least 3.5m high. This should increase to 4.0m for the warehouse typology (Type D)
SHOULD	Shop fronts should be constructed from timber, brickwork, and ceramic tiles, along with glass and steel or aluminium framing.
SHOULD	Shop front designs should be based on the examples provided below where possible.
SHOULD	Facias should be constructed from durable materials (not plastic) and should be capped by a cornice. Each shop on a street should have an individual fascia linked by a common design.
SHOULD	Shop fronts should include a retractable awning to provide shade and shelter.
SHOULD	Pilasters should be used to frame the shop front and should be capped with a capital, console bracket and pediment, aligned with the fascia. These do not need to be ornate.
SHOULD	Stall risers should be included and should be at least 0.5m high.
SHOULD	Windows should be panelised, and transom lights should be incorporated
SHOULD	Shop doors should be glazed and should incorporate a fan light.
SHOULD	Shop fronts should introduce a variety of colours to the street. Adjacent shop units should not be painted the same colour.





Figure 59 - Examples of shop fronts in the House Types



## 8.14. Turning the corner, and irregular plots

Buildings on corner plots need careful consideration, these are prominent locations and should therefore be emphasised through higher quality materials and ornament and should not present a blank façade to the side street.

MUST	Corner buildings must not present a blank façade to any street, all street facing facades should incorporate windows.
SHOULD	Irregular plots and corners should not use standard building layouts, leading to leftover space. Instead, the building envelope must be adapted to suit the shape of the plot.
SHOULD	Material and design should be continued between the main façade and the side façade.
SHOULD	Commercial ground floors on corner plots should have their main entrance on the corner, and the active frontage should continue around the corner.
SHOULD	Prominent corner plots, for example at the entrance to a large site or on the junction of primary and secondary streets, should introduce chamfered or curved corners.



Figure 60 – Mixed use buildings making good use of their corner locations



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