

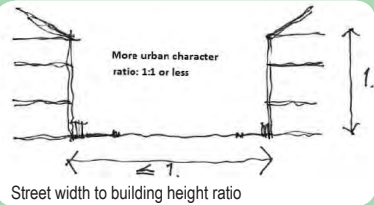
**Fareham Borough Design Guidance
Supplementary Planning Document
(Excluding Welborne)**

ADOPTED DECEMBER 2015

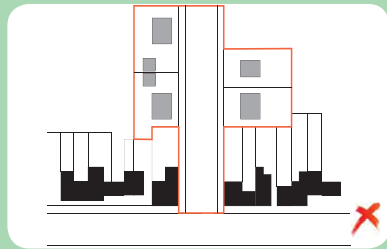
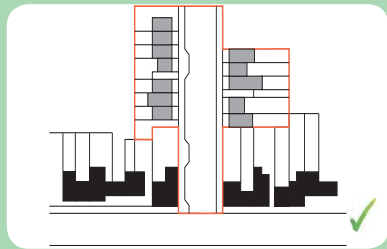
New streets (higher density)

Layout

In existing areas of higher density development, new streets should reflect this character through the size of plots, scale of buildings and width of the street and the sense of enclosure this creates.



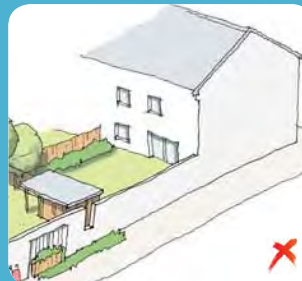
Trying to introduce lower density suburban type housing will be out of keeping with the character of the area.



Blank walls

Blank walls facing the street should be avoided as they are visually unappealing, with their large, bland elevations. They can cause problems with the lack of natural surveillance, and can become the focus of anti-social behaviour. All walls facing onto a public or semi-public area (such as a car parking area) should have windows from habitable rooms (not bathrooms, halls, stairwells or storerooms).

In exceptional circumstances where blank walls cannot be avoided design solutions that reduce their impact should be used. This could be through the use of planting, such as non-destructive climbers or green walls, or through detailing such as weatherboarding, tile hanging, brick detailing or public art.



Natural surveillance from windows

Trees and low level planting help break up large car parking areas

Rear courtyard parking and servicing is often appropriate on busy road

A change in surface materials helps define public and semi-private space such as this, as well as encouraging vehicles to enter at a slower speed

***Habitable rooms** - Habitable rooms are rooms usable for living purposes such as bedrooms, sitting rooms and kitchens. Bathrooms, utility rooms and WCs are not considered to be habitable rooms.

Entrance arch provides a private feel to a rear court car park

Planting should be provided in front gardens to enhance the character of the street

Corner buildings can be local landmarks

Private gardens should be adequately sized and provide good quality outdoor space. A garden length of at least 11 metres long should be provided. Large family homes should have more generous sized gardens. Gardens that would be affected by excessive shading from trees and buildings should be avoided. Likewise gardens on steeply sloping sites or with significant changes in levels will not be acceptable unless only part of the space is affected in this way.

First floor windows should be at least 11 metres from boundaries they look towards and no less than 22 metres from facing windows in neighbouring houses.

All street elevations should be attractive and contain windows from habitable room* for natural surveillance

Internal space

The internal dimensions of a dwelling should seek to meet at least the minimum sizes set out in the National Technical Standards.

Corner buildings

Corner buildings, because of their location, need to be designed to address all aspects facing the street.

Rear court car parking

Areas behind buildings can be used to provide communal parking spaces where appropriate. These areas should benefit from natural surveillance provided by neighbouring properties.

- All spaces should ideally be within 20 metres of the properties they serve.

- Parking should not cause adverse impact to windows at ground level, particularly at night.

- Any block of more than 5 parking spaces should be broken up with appropriate paving and tree planting to reduce its visual impact.