

Aylesbury Town Centre Urban Design Guide

Building Lines & Continuity of Built Frontages

1.6

A significant characteristic of town centres is the continuity of built frontages enclosing streets and squares built to consistent building lines. This pattern ensures that there is a high degree of enclosure to streets and a high degree of coherence to the built form.

The **building line** is defined by the predominant alignment of building frontages along a street.

Gaps in the building line reduce street enclosure and expose the sides and backs of buildings that were often not intended, or designed, to be seen from the street. Such gaps generally detract from the character of the town centre.

The continuous street frontages of the historic core of Aylesbury are built to consistent building lines.



Building line to streets adjacent to Temple Square, Aylesbury

The building line is not just a line on the ground; it also extends vertically as a building line plane.

Any new building should normally follow the established building line. Where there are gaps in the building frontage any new infill building should be built to the building line defined by other buildings in the street or, where the building line has been lost, built to an historic building line or a consistent line parallel to, or tracking the kerb line of the street.



*Building line & building plane,
Church Street, Aylesbury*

Town centres have a greater degree of continuous building frontage than suburban or rural settlements. Occasionally, there are gaps between buildings to allow for access but the width of these gaps should be kept to a minimum or achieved using carriage entrances.

Trees, free standing walls, or railings backed by hedges, can sometimes be used to continue the street enclosure along the building line across gaps in the street frontage.

New buildings and extensions or modifications to buildings should not extend forward of this consistent building line, however, there may occasionally be a case for a set back from the common building line where it is necessary to safeguard an existing tree or trees or where there is an opportunity to create a small public space .

Some projections forward of the building line for bay windows, oriel windows, balconies, entrance canopies and steps or ramps may be acceptable, depending upon their scale and extent.

Ground floor recesses in building frontages should be avoided as these can attract anti-social behaviour.



Carriage Entrance, Aylesbury



Ground floor recesses should be avoided



Brick wall continues the building line and street enclosure, St Marys Square, Aylesbury

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