



# medbourne neighbourhood plan

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## Design principles:

- A higher standard than the minimum required by national building regulations is an aspiration of this Neighbourhood Plan, with a guaranteed longevity for over 50 years.
- Adequate attention to orientation for natural light, thermal insulation and green technology will be implicit in all design proposals.
- All development will enhance and reinforce the local character and sense of place of the specific location in which it is situated. All new proposals for developments of more than one unit must incorporate a comprehensive Design and Access Statement that illustrates how the character, size, density and layout of the proposed site will not cause an adverse negative impact on the local beauty of the countryside.
- Particular care must be taken to reflect the character and historic importance of the many listed and ancient buildings within the village (referenced at the end of this document), either if adjacent, or in the curtilage of such a building, or affecting it's setting in the built form. The diversity of materials proposed in the construction of any new development must accurately reflect this character and context.
- All proposed densities should be concomitant with the surrounding village residential properties, and proportionate to the immediate setting.
- These Design Principles recognise the importance of new technologies and product design that will not only help new development towards a goal of carbon neutrality, but also help in the unobtrusive evolution of such renewable technology materials, allowing them to seamlessly blend into the character of the village. Development that demonstrates new green technologies will be supported.

## Design requirements:

- Housing Design within any one development, should not normally be replicated throughout that development. Each development should reflect the diversity of the surrounding village character. Within each development the housing should not be the same in appearance irrelevant of material.

- Roof Treatments should have a mixture of both pitches and materials, riven slate, Collyweston slate, clay tiles. Thatch should not be ignored but used where viable, so long as the density of Thatch is concomitant with existing thatch in the village
- Chimneys should reflect one of the many styles of the village using brick or other materials that can be seen in the adjacency, chimney pots should be encouraged to maximise decorative finish.
- Gutters and downpipes should be black if coloured, cast iron, copper or aluminum,
- Elevations should be of conservation style brick, coloured to complement the historic brick used in the vicinity, rustic render and or ironstone. Brick bond should also follow; using traditional bonds such as Flemish Garden Wall/Flemish, or Garden Wall Bond. Rustic render should be encouraged only when highlighting architectural features and panels and it is recommended that this is kept to 20% of an overall elevation. Sensitive use of Oak Frame and glazing are acceptable when appropriate to the setting if not overlooking adjacent residential property. Ironstone should be a mix of cut and rough stone as the dwelling requires and can be used in tandem with brick.
- Gables open to prominent view do not need to be represented with equilibrium, but as with existing village housing, the use of odd windows to draw the eye with interest, barge boards or decorative gable boards as part of an accepted design scheme again to link with the existing village architecture.
- Boundary Kerbs should be formed of stone to be in keeping within the village
- Window Treatments should be varied and use either aluminium if appropriate to the design concept, or timber sash or, timber casements, with no use of UPVC or Bay windows. Detailing such as coloured cant brick sills and stone pad stones or keystones are actively encouraged.
- Dwelling heights should be one or two storey, with the exception of a third floor being extended into a roofline with the use of dormer windows. Any dwelling of above average height should be part of a varied scheme, proportionate, and sympathetic to the topography of the surroundings and not over bearing to the surroundings.
- Garages should be constructed to match village dwelling materials with conventional dual pitched roofs and either open fronts or timber doors no upvc or aluminium doors should be used.
- Boundary garden walls should be of a rustic or traditional nature using traditional bonds as referenced above, cappings and tiles as illustrated in the existing built environment.
- Wherever possible plots should be enclosed by native hedging, or a brick or ironstone wall, or iron railings of a rural character. All plots should support biodiversity and landscaping plans must respect local hedges, trees and wildlife considerations.
- Six foot high close boarded timber fences should be avoided where they have a high visibility from a public area, although privacy screens between buildings will be allowed.

- Landscaping should be softer and of a village feel using native hedging and trees that together with open spaces to again link with the village noting wildlife considerations.
- Roads should be of varied materials to sit in with the landscape taking material examples from the village. Stone cobbles sets, gravel, tarmac, creating a softer focus to the hard standing.
- Adequate off road parking should be provided as a minimum of one car parking spaces for dwellings of two bedrooms or less; two car parking spaces for properties with three bedrooms or less and three spaces for dwellings of four bedrooms or more, it will be simple and practical.
- Density should be sympathetic to the village, no gated areas should be made as integration of the new developments to the village is key. Village density should be more in line with the existing village densities and not city or town densities.
- Environmental issues should be embraced Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, solar panels, rainwater harvesters and photovoltaic glass. Larger boundaries to any development to promote or extend the use of nature corridors will be promoted.
- Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change; ensuring appropriate provision for the storage of waste and recyclable materials.
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