

Design code *(Draft for consultation – initial ideas for your reaction)*

1 Introduction

The need for a Code

- *On behalf of the Parish Council, we see the need for a design code to encourage all future new build developments to be compatible with the look and feel of the village, particularly if within or adjacent to the Conservation Area.*
- *Many of the recommendations are derived from the 2009 Conservation Area Appraisal report, prepared by Cherwell D.C..*

2 Public realm

Streets and site layout

- *Generally, the village is located to the west of the A430, with a main street leading to the Church, shop and village hall, and then to Bletchington. Apart from Westland Avenue, other roads are 'lanes', which traditionally led to the three farms. We see the roads to any new small-scale developments from the A430 being designated as 'Home Zones', with a 20mph speed limit and priority for pedestrians. They would have the characteristics of these 'lanes', with:*
 - *a meandering route*
 - *grass verges of varying width*
 - *no footpath or kerb.*

Footpaths

- *Any footpaths giving access to new developments should link up with existing village footpaths so as to provide unbroken access to village facilities.*
- *They should have a tarmacadam surface.*
- *They should, where possible, be set back from the carriageway edge and separated from it by a grass verge.*

Cycle paths

- *Cycle paths should link with existing official cycle ways.*

Verges and kerbs

- *Grass verges should be encouraged, without a kerb where appropriate.*
- *Where necessary, verges should be edged with granite sets laid on their side to give a 15mm upstand to the carriageway.*
- *Where verges need to be used for parking cars, they should be reinforced with 'Grasscrete'.*
- *Kerbs that separate a footpath from the carriageway should be edged with granite sets laid on their side to match those in Church Road.*

Shared surfaces

- *Shared surfaces should have a tarmacadam surface and be edged with flush kerbs.*

Accessibility

- *All pedestrian routes around the village and access to village facilities should be accessible to all, including elderly and disabled people.*

3 Housing plots

House location on plot

- *A feature of many houses in the east-west orientated 'lanes' is having a single south-facing garden, with perhaps a driveway only on the north side, depending on the direction of access. Consider adopting the same concept to give the same feel as the rest of the village.*

Driveways and hard standings

- *70% of the surface area of entrance driveways and hard standings should be of a porous material, such as gravel, porous brick/block paving or 'Grasscrete'.*

Waste management

- *Storage for refuse bins should be provided where it is not visible from the street.*

Cycle storage

- *External storage should be provided for cycles.*

Boundary features

- *Boundary features should be stone walls (coursed rubble limestone or dry stone walls), metal railings, timber post and rail fencing, or hedges.*
- *To reflect the 'open' character of the 'lanes', stone boundary walls and post and rail fencing on the public side of house plots should be no more than 1.35m high.*

4 Housing form and tenure

House types

- *We will give priority to 2 and 3-bedroom dwellings, rather than 4-bedroom detached houses.*

Number of storeys

- *Dwellings of 1 to 2.5 storeys are acceptable.*

Housing tenure

- *As Cherwell D.C guidelines, we require 35% of new housing developments to be 'affordable' housing, subject to local demand.*
- *We will also encourage a proportion of dwellings to be 'Shared ownership'.*
- *We are supportive of Cherwell's initiative on 'self-build' or 'custom-build' and are not, in principle, against innovative housing design.*

5 Housing standards

Accessible and adaptable

- *A proportion of houses to be adaptable to meet the changing needs of the occupants over time (e.g. through accident, old age or disability), if the need can be justified. (NB: Requirement M4(2) of Approved Document M builds on the Lifetime Homes standard).*

6 Detailed features and materials

Roof pitch and shape

- *Roof pitch should be a minimum of 40°; steeper pitches reflect the historic use of thatch.*

Dormer windows and Velux rooflights

- *Both these are used throughout the village and are acceptable, subject to Local Authority Planning approval.*

Walls

- *Walls should be finished in coursed rubble limestone to match the rest of the village, although the use of red brick quoins, combined with the stonework, is acceptable to give variety.*
- *Lime mortar should be used as modern mortars can accelerate weathering in stone.*
- *A traditional style of pointing (not 'ribbon' pointing) should be used – this is particularly important for stonework.*
- *Render on some walls, coloured to match the tones of natural stone, is also acceptable.*

Roof coverings

- *The following roof coverings are acceptable:*
 - *Plain clay tiles (not concrete tiles or Pantiles)*
 - *Thatch*
 - *Stonesfield or Welsh slates*

Windows and doors

- *Side hung timber windows of 2 or 3 lights are acceptable. Windows of uPVC are discouraged.*
- *Doors should be of timber, either:*
 - *Solid boarded*
 - *Part glazed*
 - *Of stable door design.*

Lintels and sills

- *Lintels should be of timber (traditional for farm buildings) or stone.*
- *Sills should be of stone or stone-effect. Ceramic tile sills are also acceptable.*

Garage doors

- *Timber boarded side-hung garage doors are preferred to metal or fibreglass.*