

Appendix 8a

Hungarton Design and Access Guidance

Design and Access Guidance

This section details the design principles that any developer or individual responsible for making a proposed housing planning application should use for guidance in order that future development is in full sympathy with the Conservation Status of Hungarton.

Developers of new dwellings are expected to demonstrate in a Design and Access Statement how their proposed development reinforces Hungarton's character and sense of place. Proposals that fall within the Conservation Area are obliged to prepare a Design and Access Statement under Article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015 or otherwise required by law.

The statement must set out how the proposals follow the policies and guidance in relevant national and local documents as well as this Plan. The Design and Access Statement must address the following:

1. Context and Character
2. Historic character
 1. Connection with the countryside
 4. Quality for pedestrians, cyclists and the physically disadvantaged
 5. Height, massing and scale
 6. Density and layout
 7. Build quality
 8. Energy and sustainability
 9. Vehicular access and car parking
 10. Landscaping design
 11. Trees and all arboricultural implications for existing trees. To comply with BS 5837:2012
 12. Access to public services, electricity, water and drainage

Materials & Design:

Hungarton is a small village and there are a number of different styles of dwelling. However, it is clear that many buildings have the same components that give it a sense of place. This section is intended to provide a palette of building materials and design styles which reflect the existing village character and should enable any future building development to integrate within the village. These building components should be used to assist in the development of proposed design layouts and elevations.

This selection of materials and architectural features can be applied to whatever type of dwelling is proposed, from starter homes, family dwellings through to retirement properties.

Roof materials should all be natural grey slate with grey coloured ridge tiles. A double row of projecting bricks forming a string course along the gable end walls to form the edge detail to the tiled roofline.

Roofs should be at 30-35 degrees. No flat roofs, except green roofs where circumstances allow as permitted development, will be acceptable.

Chimneys should be incorporated into rooflines and should all be brick with traditional red or cream coloured terracotta pots.

Gutters and downpipes should be black coloured upvc, cast iron or aluminium, or where being replaced on older properties, should match existing.

Elevations generally in conservation red brick with areas of ironstone, or red brick work, used as plinth details. Bricks used should be of a colour mix appropriate to traditional village properties (a match in the case of extensions to existing properties) The brick bond should also follow traditional buildings. The former farmhouses in the village are in Flemish bond. Other old buildings are Flemish garden wall or other traditional bonds. Stretcher bond should be avoided. Areas of render should be less than 20% of all elevations and used to highlight architectural features and panels.

Boundary garden walls facing onto roads should be 2.00 maximum height built on an ironstone plinth with conservation red brickwork above plinth line. The junction between the wider stone and brickwork above formed with double row of single cant bricks laid in stretcher course.

Windows should ideally be white or cream painted softwood or treated hardwood. Doors should be painted or treated wood. Door furniture to be of traditional design.

Window designs should be sliding sash or side hung with a minimum of 1 nos. vertical glazing bar to each frame. Glazing to be 400mm maximum widths.

Window openings to have arched brickwork above with blue coloured cant brick cills. The use of stone keystones in the window arch and stone padstones are considered appropriate detailing.

Porches should have grey slate roofs with hardwood support posts with low brickwork sides. Porches may be enclosed with low brick walls and outer doors (60%) and porch sides may also be glazed.

Dwelling heights to be maximum two storey. Because there are existing examples in Hungarton, dwellings with the first floor extending into the roofline with the use of dormer windows may be acceptable. Consideration should be given to height within the built landscape. New dwellings should not dominate the immediate historic built environment in terms of height or mass.

Garages should be constructed to match dwelling materials with conventional dual pitched roofs and either open fronts or timber doors. Aluminium or upvc doors are not recommended unless they are very good imitations of timber.

Stones depicting construction dates and incorporated into new walls is considered an acceptable detail.

Access to dwellings: new dwellings should be adaptable to meet part M category 2 of Building Regulations

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/506503/BR_PDF_AD_M1_2015_with_2016_amendments_V3.pdf, concerning wheelchair access

Density and layout should be consistent with the Conservation Area and in keeping with neighbouring houses.

Parking: adequate off road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more. No off plot parking provision will be considered acceptable.

All parking areas and hard surfaced areas around properties should be built with SUDS paving blocks. (sustainable).

Amenity: proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient;

Environment: Development should be enhanced by biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible; the preservation of wildlife corridors, to improve biodiversity should be considered. Ponds and watercourses should be conserved and water-courses should not form part of a property boundary, but be included as open space if possible. Where possible, enclosure of plots should be of native hedging, wooden fencing, or brick wall of rural design; existing verges and grass banks should be retained.

Footpaths: Any new vehicular footpath crossings to be built using granite setts (100mm square) across the full width and granite drop curbs.

Any new footpaths required by LCC Highways to be tarmac surfaced, and a maximum 1.4m width.

Extensions to Existing Properties:

There is a range of architectural styles in the village, many of which incorporate the various elements included within the proposed dwellings materials and architectural features, section of this report. All extensions should be designed to achieve the following objectives.

- Be in sympathy with the design of the existing dwellings external elevations. 2) The extension should be of a scale that is subordinate to the main dwelling;
- Be fully sympathetic to adjacent properties in order to not compromise or impact upon adjacent neighbouring properties;
- Where applicable avoid producing front elevations that fill the street frontage at the expense of existing garden space or access drives that produce clear definition between adjacent dwellings;
- Buildings that are unsympathetic to the Hungarton style as described above can be modified to use materials and details that are specific to Hungarton. An architect should be employed to achieve this and unify the extension to the existing elevations;
- Contemporary design features which do not cause harm to the street scene or Conservation Area will be supported.
- Contemporary doors and glazing could be used on rear elevations;
- Incorporate slate roof materials to link extensions to existing roofs.

Checklist of sustainable elements:

To be addressed in all new build designs:

- Minimal carbon generation. The goal is for new houses in the Parish to have an absolutely minimal ongoing impact on the environment. All homes should therefore have a minimum SAP rating of 90. SAP ratings measure the energy efficiency of homes on a scale from 1-100;
- To achieve this, the U-values for roof, walls, floor and windows should improve upon the minimum requirements set out in current building regulations, subject to scheme viability;

- This target will be achieved by the specification of materials, the energy performance of which is proven to be excellent. The chosen materials should then be sourced as locally as possible;
- Insulation is vital and should exceed the minimum requirements set out in the current building regulations;
- Airtightness is essential to increasing the energy efficiency of a home and should meet the minimum requirements set out in current building regulations, and exceed them where possible. The ability to create ventilation within the building is also important;
- Building orientation is key to making maximum use of the natural heat and light from the sun. Therefore, the building profile and the floor plan should be oriented towards the sun wherever possible;
- Building shape affects the ratio of volume to surface area and therefore the rate of heat loss. Building designs should be considered in the context of the impact of their shape on their energy efficiency;
- Designs should include sustainable drainage that is designed to manage surface water run-off;
- Expertise and shared commitment to these aspirations by all involved in the design and construction process are essential;
- It is important that energy and resources used by the occupants are, wherever possible, sustainable. The provision of at least one source of renewable energy in each new home is highly desirable as is the provision of grey and rain water recycling;
- Behavior of occupants within a dwelling has a significant impact on energy consumption. It is essential that they are fully aware of the impact of their actions on energy use. Therefore, smart metering and smart controls are important to energy systems and should be used wherever possible.

The Hungarton Neighbourhood Plan will be in existence until 2031 and, in that time, technology is likely to advance greatly. Developers and their architects are therefore encouraged, to seek to innovate to maximise the energy efficiency and sustainability the homes that they create for our Parish.