



Design Code

Land East of Shipston Road | Alderminster

January 2020

Document Title : Design Code

© Brownhill Hayward Brown 2019
The contents of this document
may not be copied or
reproduced in whole or part
without prior written
permission of Brownhill Hayward
Brown Ltd.

Georgian House
24 Bird Street
Lichfield
Staffordshire
WS13 6PT

01543 254357
mail@bhbarchitects.co.uk

Contents

1.0	Introduction
2.0	Plot Layout
3.0	Plot Parameters
4.0	Dwelling Parameters
5.0	Elevation Parameters
6.0	Landscaping
7.0	Waste and Recycling

Project Ref:	3348
Status:	PLANNING
Revision:	\
Prepared by:	AC
Reviewed by:	\

1.0 Introduction

- 1.1 This Design Code has been prepared by Brownhill Hayward Brown Architects on behalf of Rosconn Strategic Land to support an outline planning application on land east of Shipston Road, Alderminster, Warwickshire.
- 1.2 The outline planning application relates to the proposed development of up to 15 custom/self build dwellings with access off Shipston Road, in addition to new cycle and pedestrian accesses.
- 1.3 The outline planning application seeks approval for matters relating to Access and Layout, with all other matters reserved for subsequent approval. On receipt of outline planning permission, the Custom Builder will implement site wide infrastructure elements (e.g. drainage, highways and landscaping) and all utility connections (water, gas, electricity and telecommunications) to each custom build plot.
- 1.4 This document functions as an Appendix to the Design and Access Statement submitted in support of the outline planning application and sets out a framework to inform subsequent Reserved Matters submissions for the design and layout of custom build plots so as to ensure a high quality and sustainable development.
- 1.5 As such, this Design Code comprises both mandatory and suggested elements. Purchasers of individual plots and their design professionals shall follow the guidelines set out in this Design Code, with final Reserved Matters approval given by Stratford-on-Avon District Council.



Images of Alderminster

Vision

- 1.6 A self or custom build development provides scope for a plot owner to design a dwelling which specifically caters for their needs.
- 1.7 The dwelling can be designed and scaled to work with individual lifestyles and be flexible enough so that homes can grow and evolve as family or life circumstances change.
- 1.8 Each dwelling will therefore be unique and this approach allows each plot owner the freedom to bring forward high quality proposals which are affordable to them.
- 1.9 Unlike a traditional developer-led scheme, the overriding vision is that each home and street will be different. However, the design principles established by this Design Code will provide a framework to ensure a high quality and sustainable development is achieved which is appropriate to the site and its local context within Alderminster.
- 1.10 Within the broader vision, the key components are based on the development of:
- a street focused community;
 - energy efficient homes;
 - innovative design solutions;
 - respect of Alderminster's built and landscape character.



2.0 Plot Layout

- 2.1 The design intent of the proposed layout has been to create a residential development with a distinctive sense of place that responds to existing landscape, topography and surrounding urban form and local built character.
- 2.2 Due to the location of the existing site access, plots shall be arranged in two parcels, serviced by a main access road and shared surface driveways.
- 2.3 The position and size of the plots shall be fixed as per the Plot Layout Plan opposite.
- 2.4 Plots vary in size but all plots shall be large enough to accommodate a range of house types and sizes.
- 2.5 Proposed public open space is located to the north and south of the development, to tie in with existing areas of public open space adjoining the site to the west.
- 2.6 A new pedestrian footpath along the north of the site will provide pedestrian links to the nearby Local Equipped Area of Play (LEAP), public open space and the wider village.
- 2.7 Agricultural access to the remaining open field is retained along the south-eastern boundary of the site.

Access & Connectivity

- 2.8 The layout of the proposed plots allows for good connections into and around the site.
- 2.9 Residents and visitors will be able to orientate themselves easily through a considered approach of permeability and legibility.
- 2.10 The legibility is achieved by ensuring:
 - A clear hierarchy of routes;
 - Strong and logical build layouts and massing;
 - Considered design and materials for buildings and their boundaries to the public realm, especially key plots;
 - Open views



Proposed Plot Layout Plan

3.0 Plot Parameters

Parameters Plan

- 3.1
- The Parameters Plan opposite sets out the plot boundaries and the area within each plot that may be built upon (the ‘build area’).
- 3.2
- The build areas, together with the size and position of individual plots, are governed in part by the parameters set out in Stratford-on-Avon District Council’s ‘Development Requirements’ SPD, as illustrated on the following pages.



LEGEND

APPLICATION SITE BOUNDARY
Site area

PLOT BOUNDARY
Plot area

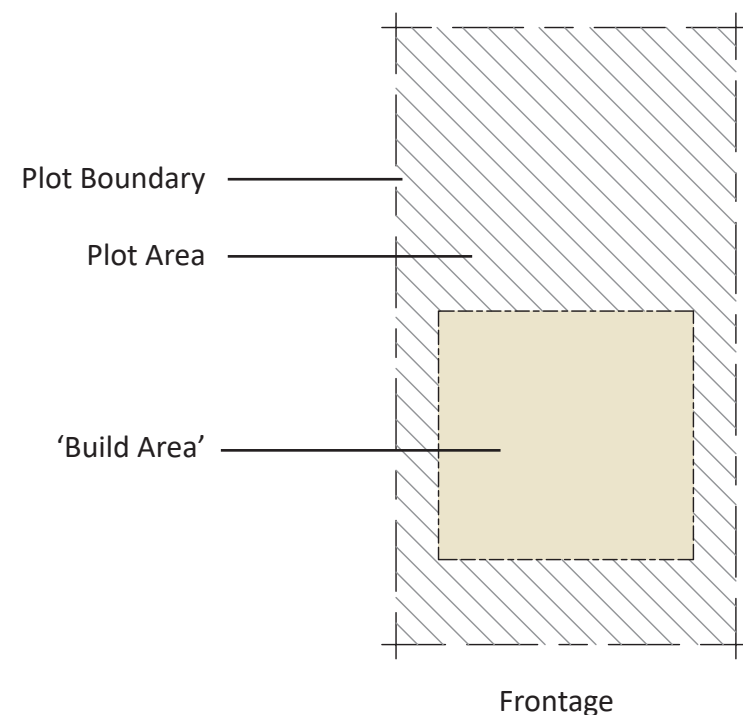
BUILD AREA
No element of the built form shall exceed this line

FRONTAGE LINE
No built form must exceed this line

REAR BUILDING LINE
No built form must exceed this line

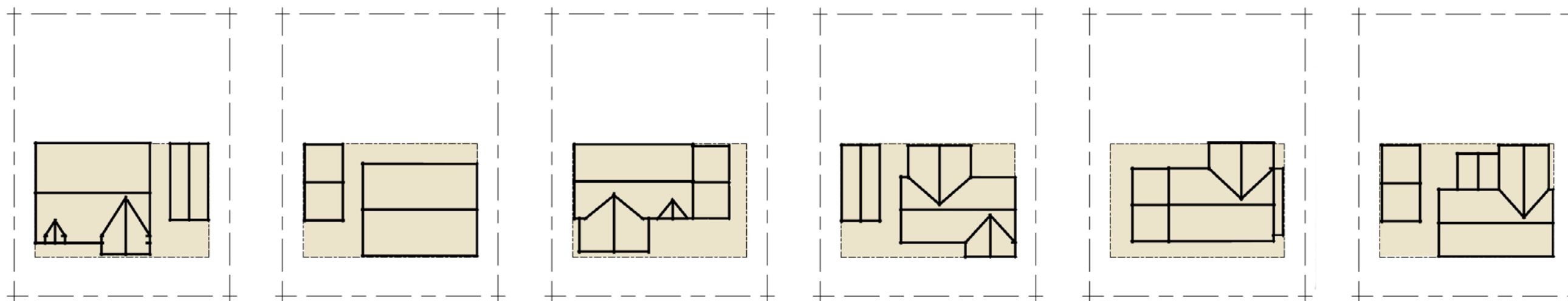
Note: This does not preclude subsequent rear extensions beyond the rear building line as allowed under permitted development rights or by a separate planning permission.

Parameters Plan



Build Area

- 3.3 Each dwelling shall be designed such that the built form only occupies land within the 'build area' shown on the Parameters Plan. This will stop over-development and ensure that buildings follow the overall strategy of the wider site.
- 3.4 The maximum size of each dwelling's footprint is specific to the plot area and dependent on the size and location of each plot within the site layout.



Potential plot footprints and built forms within 'build areas'

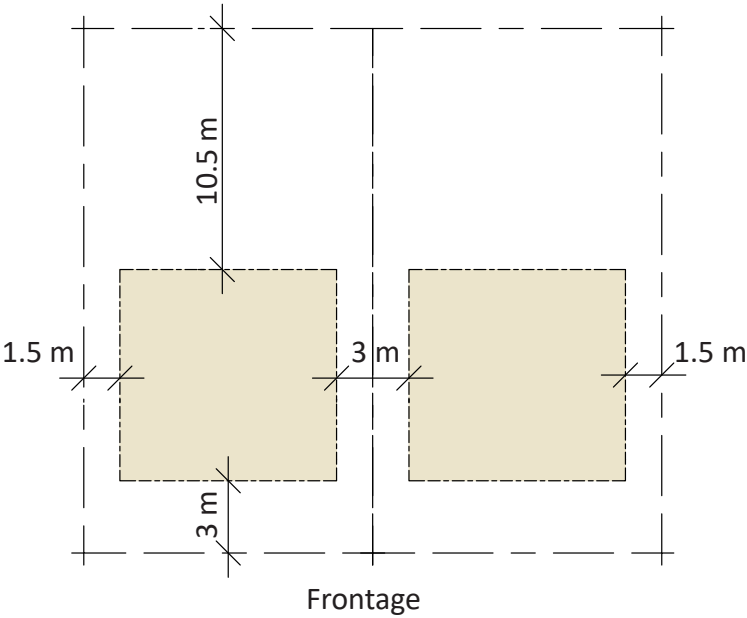
Separation Distances

3.5 Built form of 1.5 and 2 storeys must not result in separation distances between elevations of less than:

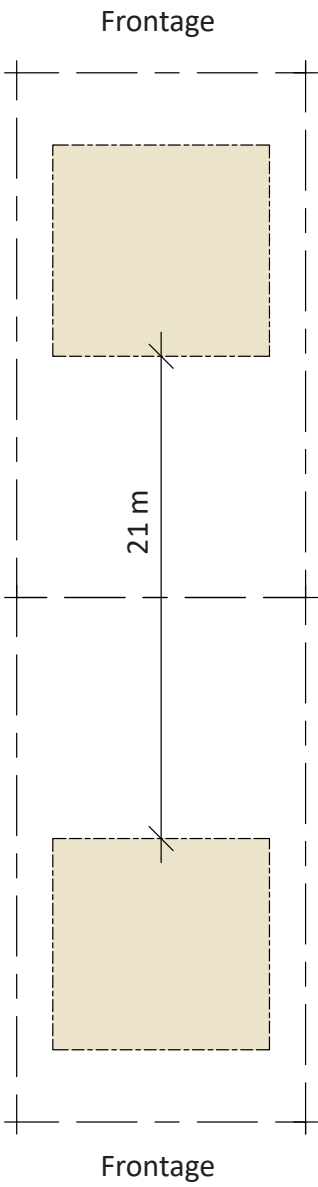
- 13m (front to front);
- 21m (front to back or back to back);
- 13m (front to side or back to side).

3.6 The following additional parameters are applicable to each plot:

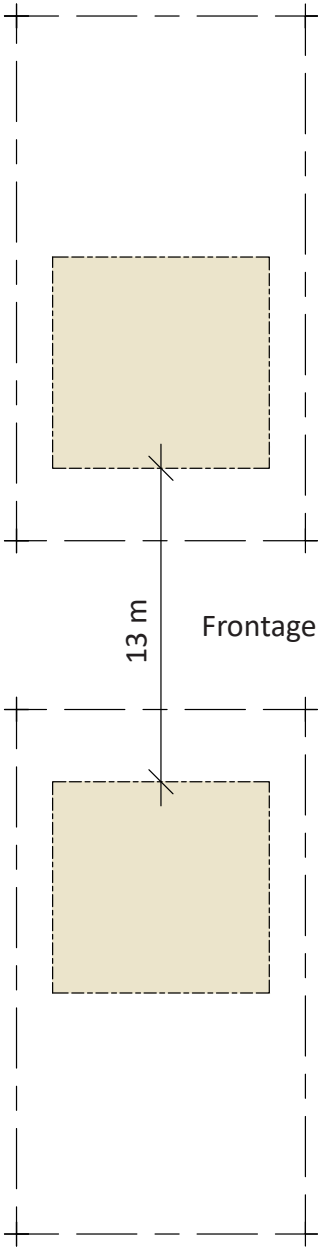
- No built form will be sited within 1.5m between plot boundaries;
- No built form will be sited within 3m of any plot boundary fronting a street or shared driveway;
- Dwellings must not result in separation distances between side to side elevations of less than 3m;
- Minimum private garden depths of 10.5m.



Separation Distances



Back to Back Distances



Front to Front Distances

Building Lines

- 3.7

In addition to the minimum separation distances set out previously, the following frontage parameters are also applicable to specific plots where referenced:

 - Plots 1 to 3 and 8 to 10 must be designed to address the main access road (e.g. active frontages);
 - Plots 1, 3, 8 and 10 must have dual aspects to overlook both the main access road and the shared driveways;
 - Plots 5 and 6 must have dual aspects to overlook shared driveways and public open space;
 - Plot 15 must have dual aspect frontages to overlook the shared driveway in both directions;
 - Plots 5 to 6 and 13 to 15 must be orientated to provide natural surveillance over adjacent areas of public open space
- 3.8

The frontage line shall not be positioned less than 3m away from the front boundary of any given plot.
- 3.9

The rear line shall not be positioned less than 10.5m away from the rear boundary of any given plot.

Active Frontages

- 3.10

Active frontages add interest to the streetscene. These will be achieved through the use of principles including:

 - Frequent doors and windows with few blank walls;
 - Projections such as bays and porches to articulate frontages;
 - Level changes with a limited number of steps, or a gentle ramp, to a dwelling’s front door where appropriate.

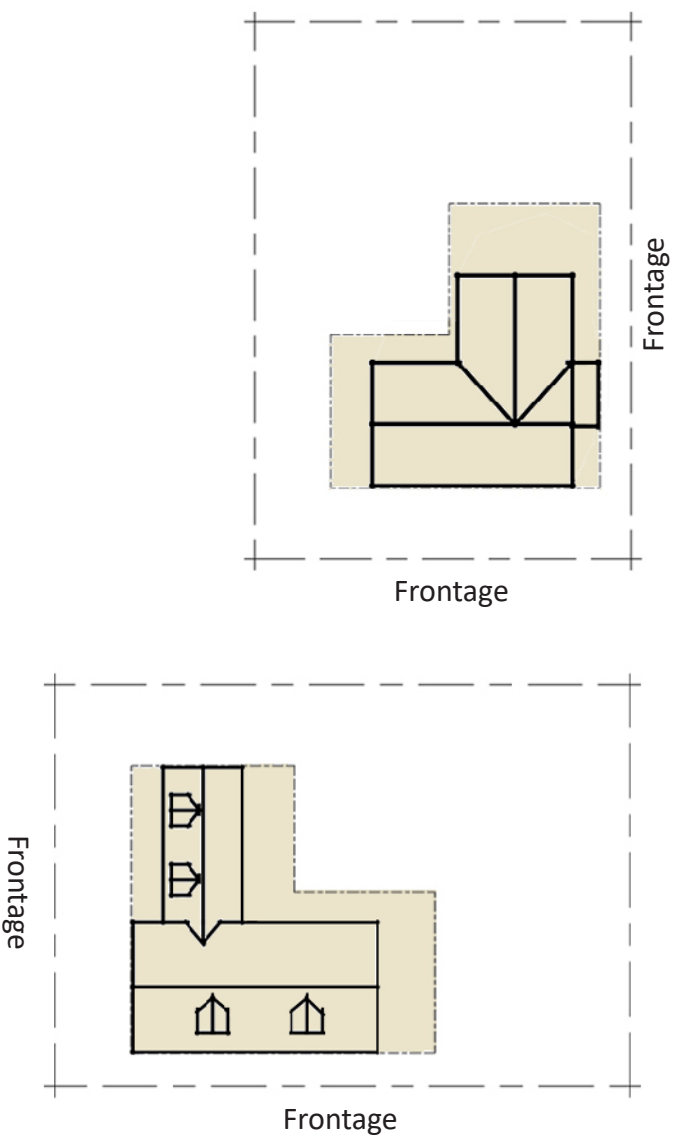
Corner Plots

- 3.11

Corner plots are an important element in the scheme and play a key role in articulating the movement from one space to another.
- 3.12

Built form on corner plots will make a statement through design, height and/or materials.
- 3.13

These plots shall have dual aspect frontages in order to respect the plots key location, providing interest in the streetscene and also ensuring natural surveillance over the Main Access Road, shared driveways and public open spaces.



Potential corner plot footprints and built forms within ‘build areas’

Boundary Treatments

Front and Front Side Boundaries

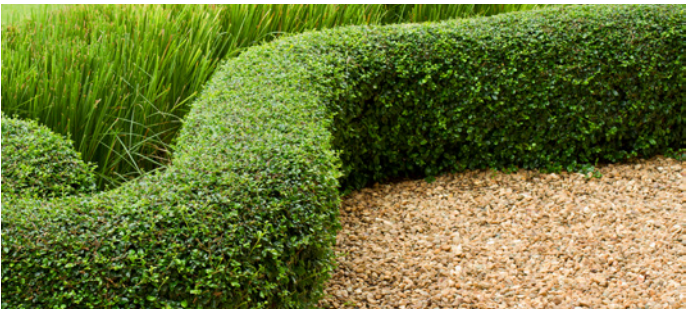
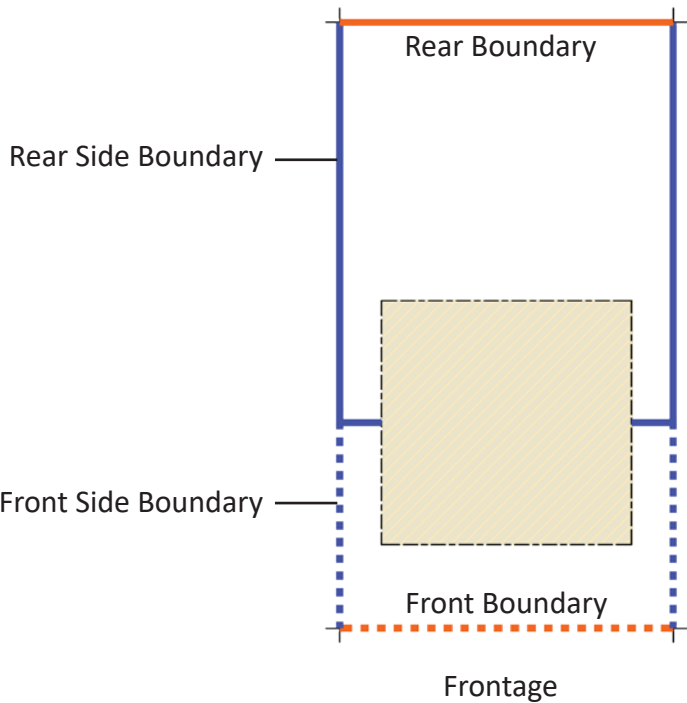
3.14 Boundaries should be clearly defined. The delineating line between the back of the public footpath, or shared surface, and front gardens must be defined by means of low boundary enclosures comprised of hedging, fences, metal railings or decorative walls no more than 1.2m in height. A similar approach is to be adopted along the front side boundary with adjoining plots.

Rear and Rear Side Boundaries

- 3.15 The length of the side boundaries on to the public realm will be kept to a minimum.
- 3.16 Rear boundaries on to the public realm are avoided through the plot layout.
- 3.17 Brick or stone walls will be used in all locations where side and rear elevations front the public realm. Close boarded timber fencing will not be permitted in these instances.
- 3.18 Where a side or rear boundary fronts open countryside, indigenous hedging will be used, with or without timber post and rail fencing.

Access

- 3.19 Consideration will be given to ensuring all means of access to individual plots and buildings is usable for all users.
- 3.20 Inclusive access will reflect:
- Location of the building on plot;
 - Plot gradient;
 - Relationship of adjoining buildings.



Parking and Garages

- 3.21
- The location of car parking has an important influence on the quality of a development and shall be a significant factor when detailing each individual plot.
- 3.22
- Plots must provide a minimum of:
 - 2 parking spaces for 2-3 bedroom dwellings;
 - 3 parking spaces per 4 or more bedroom dwellings.
- 3.23
- Parking shall be accommodated on driveways (front or side of dwellings), however parking provision should be well integrated and landscaped so that it does not dominate the street scene.
- 3.24
- Each dwelling must provide secure, covered cycle parking, either within garages or external stores. Specific cycle storage requirements are:
 - 1 cycle space per 1-2 bedroom dwellings;
 - 2 cycle spaces for 3-4 bedroom dwellings;
 - 3 cycle spaces per 5 or more bedroom dwellings.
- 3.25
- Garages should be integral or to the side of plot. However some plots, such as corner plots, may benefit from garages to the rear of plot.
- 3.26
- Garage and parking areas should be planned to minimise disruption along streetscapes through a means of concealment from the street.
- 3.27
- If a garage is a stand along structure, it should be set back from the main house frontage.
- 3.28
- Each plot shall provide one electric vehicle charging point, details of which will be provided at Reserved Matters stage.

Private Amenity

- 3.29
- Private amenity space should be provided at the rear of all dwellings and be directly accessible from the living area of the house.
- 3.30
- Private gardens to all plots will be a minimum length of 10.5m.
- 3.31
- All plots will provide a minimum private garden size of 62sqm.
- 3.32
- All outbuildings, sheds, garden rooms shall be situated at least 1m away from any site boundary.



4.0 Dwelling Parameters

Form

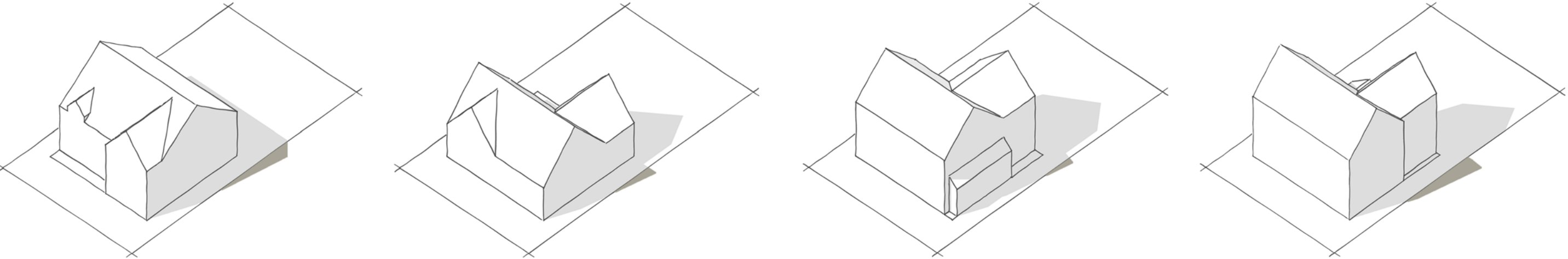
- 4.1 Whilst architectural variation and high quality design is encouraged, each individual house will be in keeping with neighbouring forms to ensure a uniform character across the site and reflective of the surrounding village.
- 4.2 Houses shall be designed so that the entire footprint of the proposed dwelling sits within the 'build area' of the plot as set out on the Parameters Plan.
- 4.3 In order to provide a characteristic street frontage, the principal elevation of each dwelling fronting the main access road shall be no less than 70% of the 'build area'.
- 4.4 Roofs to primary buildings shall be symmetrical pitched roofs. Flat roofs may be allowed to secondary form if deemed to be intrinsic to an overall high quality design.

Massing

- 4.5 Massing refers to the general size and shape of a building and also its form and appearance as determined by proportions of width, height and length.
- 4.6 Massing of individual houses should take the form of regular shapes such as rectangles, squares or L-shapes as is characteristic of the village. Organic shapes and curves are to be discouraged.
- 4.7 Houses should be of an overall mass that does not negatively impact the surrounding properties.

Height

- 4.8 No part of any house shall exceed two storeys in height. This will ensure that the development is of a scale suited to the surrounding village context.
- 4.9 The principal built form shall always be the highest part of the overall house, with elements such as gables, wings, etc set lower and therefore read as secondary elements of the overall dwelling.



Potential built forms and massing



5.0 Elevation Parameters

- 5.1 The proposal comprises 15 individual plots each to be occupied by a detached house. Each built form shall be the product of individually designed proposals that will secure bespoke and varied architectural styles.
- 5.2 A wide mix of external materials such as local brick, timber cladding, render, local stone and modern cladding materials will be supported.
- 5.3 Materials should be selected to complement each dwelling's design solution. They must also be durable to maintain a consistent finish and longevity of the built form.
- 5.4 Roofing materials should suit the design of the building. Clay tile and slate roofs will be supported.
- 5.5 Each dwelling shall include a chimney, sited at the gable end and of a material to suit the dwelling's design solution.
- 5.6 Dwelling design must take into account countryside views to the north and east. Dwellings should prioritise the use of natural light with the design to create a visual connection between internal and external areas, with a focus on the relationship with the public realm.
- 5.7 Contemporary and innovative design solutions will be supported and encouraged along with a mix of materials and finishes to create diversity and interest across the development.
- 5.8 Lighting on individual plots shall be integral to the overall design of the building elevation.

Fenestration

- 5.9 Window sizes should reflect a logical hierarchy within the elevation as a whole.
- 5.10 Dormers and roof lights shall be in keeping with the overall appearance of the dwelling.
- 5.11 Fenestration should enhance buildings and suit the design ethos. Side windows should be carefully placed to minimise overlooking of other plots.
- 5.12 South facing elevations should include a high percentage of glazing to allow for good levels of sunlight into the building.
- 5.13 Blank elevations will not be supported where they face onto the public realm or at street corners.

Doors and Windows

- 5.14 All doors and windows shall be of a style, specification and finish to suit the dwelling's design solution.

6.0 Landscaping

- 6.1 Landscaping must enhance the layout of plots and complement the design of dwellings. Creative or 'statement' designs will be supported as well as schemes that support new habitat creation.
- 6.2 Front gardens with planting to screen or soften parking areas will be supported.
- 6.3 Street frontage planting must take into account the location of service runs.
- 6.4 Landscaping must address the eastern and southern boundaries of the site so as to enhance the countryside setting. Close boarded fences will not be permitted in this location.
- 6.5 The positioning and height of hedges and trees must be taken into account so as not to impact upon adjacent plots.
- 6.6 Native tree and shrub species must be used with appropriate scale and ultimate heights considered at the design stage.
- 6.7 Alongside boundaries, the provision of small-to medium height canopy trees for sun-shading and privacy separation between dwellings will be encouraged.

7.0 Waste and Recycling

- 7.1 All new dwellings shall be designed to accommodate the internal storage capacity of 25 to 40 litres.
- 7.2 Refuse and recycling provision shall be accommodated in the form of storage space integral to the house design or dedicated external space.
- 7.3 Stratford-on-Avon operates a three bin system. Each dwelling shall include an adequate area of hard standing within the private garden space, large enough to accommodate:
 - One standard 240ltr wheeled bin for residual;
 - One standard 240ltr wheeled bin for dry recycling;
 - One standard 240ltr wheeled bin for food/garden waste;
- 7.4 Bin collection points are to be provided where the maximum distances for waste and recycling bins detailed in Part P of the Development Requirements SPD are exceeded.



