



Design Code

Land south of Stockton Road, Napton-on-the-Hill, Warwickshire CV47 8NG

LANDSTRÖM

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Indicative illustration (not to scale)

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Indicative illustration (not to scale)

0.1 Introduction

This document is submitted in support of an outline planning application for 13 no. Serviced plots for self-builders and public open space; to the land south of Stockton Road, Napton-on-the-Hill, Warwickshire CV47 8NG.

The Design Code follows the recommended guidance as established in the National Model Design Code. The guidance establishes the ten characteristics of 'well designed places'.

The design code sets out the specific design requirements for all development on the site which must be complied with and is relevant to the preparation of the site and related infrastructure, the formation of the principal access, on-site infrastructure and all hard and soft landscaping. These are off-plot design requirements. It also determines the key design parameters for the development of all identified building plots. These are on-plot design requirements.

This Design Code is intended to be used by architects, planners, developers and their designers and contractors, and will be a relevant consideration to self builders who want to build their own homes on each of the identified plots. It informs separate 'Plot Passports' for each individual plot to help self builders to understand what they can build on each plot and related information they need to take account of during the construction phase.

Each self-builder will submit an individual reserved matters application, relevant to their plot. The reserved matters application should contain equivalent information to a full/detailed planning permission for the erection of a new dwelling and any ancillary buildings and associated landscape if necessary.

Reference to the Code will help deliver an attractive, well-designed and integrated project of consistent quality in compliance with the Local Authorities planning policies and related guidance as the design vision for the site.

The Design Code has been developed in accordance with the following guidance

- National Model Design Code
- Napton-on-the-Hill Neighbourhood Development Plan 2018-2031 Character Assessment
- Stratford-on-Avon District Design Guide
- Stratford-on-Avon Development Requirements SPD



10 Characteristics of Well Designed Places
(National Design Guide Extract)

Diagram showing the ten Characteristics of well designed places, National Model Design Code

| 0.2 Self/Custom Build

0.2.1 Definition

Planning permission for each plot is limited to self or custom-build housing as defined by the Self-build and Custom Housebuilding Act 2015 (as amended), the National Planning Policy Framework and related Planning Practice Guidance. To comply with this restriction, the house must be built or commissioned by its owner and occupied by the owner as their primary residence. Building work can involve the owner building the home themselves, managing the construction, or commissioning the build by making key design and layout decisions, and have it constructed for them by a builder or contractor ready for occupation ('turnkey'). In considering the development of each plot, the Local Authority will need to be satisfied that the initial owner of the home has primary input into its final design and layout. Off-plan housing and homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer do not fall within the legal definition and will not comply with the approved planning permission.

0.2.2 Plot Passports

Purchasers of plots (self-builders) will be provided with a Plot Passport which summarises the design rules for each Plot and provides further information to help guide the development process. Plot Passports do not form part of this Design Code.



| 1.0 Context

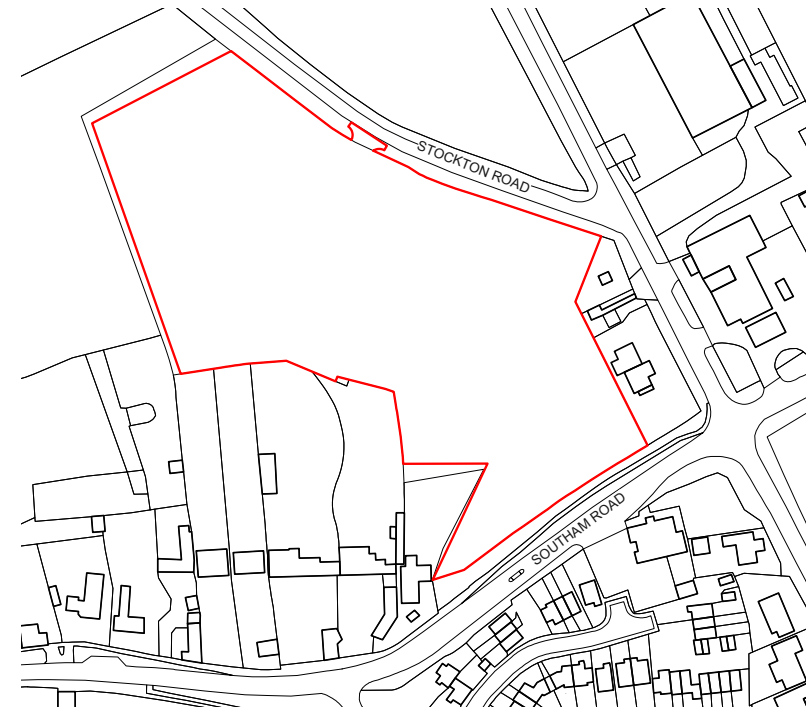
1.1 Site Location & Description

The site is located within the northern area of Napton-on-the-Hill. The site offers excellent pedestrian connectivity to the village, existing PRow network and wider landscape; hosting onward connections to the Grand Union Canal.

The site boundaries comprise mostly of existing mature hedgerow and hedgerow trees, bound by existing development to the west and east, A425/Southam Road to the south and Stockton Road to the north eastern boundary.

The layout of the self build site embodies the informal character of the historic village of Napton-on-the-Hill. The site accommodates thirteen self-build plots, arranged around landscaped corridors and areas of public open space. The layout retains and improves the existing setting of PRow SM47.

The northernmost and southwesternmost areas of the site are retained as a public open space; linked by a landscaped corridor to create a pedestrian focused network through the site.



Location plan showing location of self build site



2.0 Use

2.1 Site Layout

The layout of the site embodies the informal and rich character of the northern sub-area of Napton-on-the-Hill. The site accommodates thirteen self build plots, arranged around a pedestrian focused, landscaped corridor.

The density and character of the proposed site layout has been developed as a result of vernacular and contextual studies, with consideration to national, district and local design guides. The character of the development has been carefully considered and builds upon the distinct character of the northern sub-area of Napton-on-the-Hill

The northernmost and southwesternmost areas of the site are retained as a public open space; linked by landscaped corridors to provide a pedestrian focused network through the site.



Extract of drawing 183-100 (not to scale)



3.0 Common Areas & Public Space

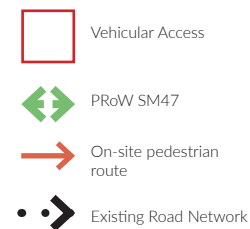
3.1 Pedestrian & Cycle Routes

An existing PRoW (SM47) runs diagonally through the southern area of the site, entering the site at the southwestern corner (A425 Southam Road) and the eastern boundary onto Stockton Lane/Tomlow Road. The site will enhance the setting of the existing PRoW and offer improved forward connection to the surrounding landscape; including the Grand Union Canal.

New pedestrian footways will be provided within the site, as part of the pedestrian focused landscape corridors. The footways will provide access to the public open space to the northernmost area of the site.

Within the site boundary, the management of the pedestrian link will be carried out by the Residents Management Company but where the improvements are outside of the site boundary, improvement works shall be carried out as part of the S278 works.

No new dedicated cycle routes are proposed, but cycling will be encouraged as a viable alternative to private motor vehicle through the proposed infrastructure improvements and dedicated cycle storage within each plot.



- 1 Footpath PRoW SM47
- 2 Vehicular and pedestrian access from Stockton Lane
- 3 New pedestrian connections from public open space to existing PRoW SM47

3.0 Common Areas & Public Space

3.2 Street Geometry & Character

The Napton-on-the-Hill Character Assessment describes Southam Road as having the following character;

- Southam Road, the A425, is a ribbon development with houses set at variable distances back from the road. Whilst some of the properties have large front and back gardens, others sit more closely to the highway boundary.
- The streetscape is clear of clutter and paraphernalia
- There is a large green verge to the north side of Southam Road, whereas buildings sit closer to the street on the south side.

The diagram below demonstrates how the vernacular character has been integrated into the street geometry and design. On-plot design will serve as an extension to this design language.

- 1 The typical separation between frontages of dwellings will be 20-35m, this parameter is established by the build areas
- 2 A 5m wide carriageway provides vehicular access to all self build plots.
- 3 A 4 meter wide landscape corridor runs parallel to the carriageway.
- 4 This arrangement indicates a plot where parking would be provided in a forecourt arrangement, sufficient set-back would be required to ensure on-plot parking and turning is achieved.
- 5 This arrangement indicates a plot where parking would be provided to the side or even rear of a dwelling, set back allows for a front garden and is closer to the street.
- 6 All boundaries to common areas are to be formed in a formal hedge; a characteristic boundary treatment found within the northern sub-area of Napton-on-the-Hill

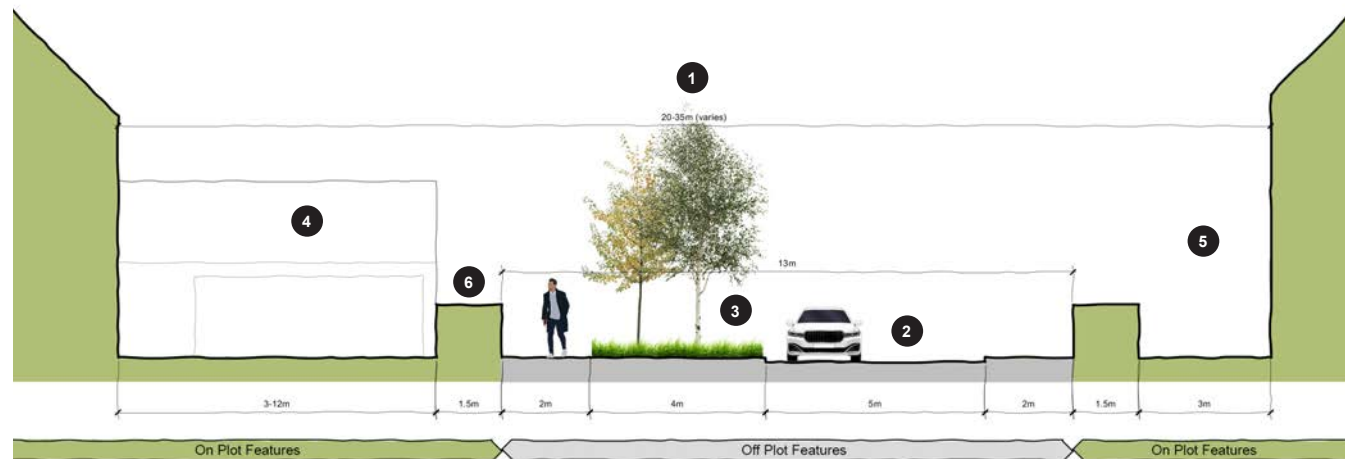


Diagram showing street geometry (not to scale)

3.0 Common Areas & Public Space

3.3 Public Open Space

Areas of public open space are located to the northernmost and southwesternmost areas of the self build site. The areas of public open space are linked by a landscaped corridor; combining both pedestrian and vehicular access in a people-centric approach.

The public open space to the northernmost area of the site comprises of a flowering amenity lawn with mown pedestrian pathways; surrounded by existing mature vegetation to boundaries, new trees and an attenuation basin for surface water run-off. (see **section 9.1** for further details on drainage strategies)

The public open space to the southwesternmost area of the site comprises of a Flora Meadow seed mix; surrounded by existing mature vegetation to boundaries and new trees and planting in accordance with the Landscape Architect's design and specifications.

The areas of public open space act as transitional areas between the new development site and the surrounding context.



- 1 Common access areas within residential development area
- 2 Public open space

Diagram showing public open space and common areas within the site (not to scale)

4.0 Movement

4.1 Junctions and Crossings

The proposed development will be served by a new site access from Stockton Road. The access will be formed in accordance with the Highways Consultants detailed design. The access will be constructed in accordance with Local Authority specifications by an approved contractor, under the appropriate licence.

4.2 Access

Access within the site will be formed by a 5m wide vehicular carriageway, with pedestrian footways to both sides. Each plot will require clear access of 4.5m width, to facilitate vehicular and pedestrian access and to achieve the required visibility splays. All plots will be accessed from the common shared surface.

The carriageway has been designed and will be constructed to a standard which is sufficient to facilitate use by Local Authority refuse vehicles and other emergency vehicles. Further details on the character of the street can be found in section 3.2



- 1 Vehicular and pedestrian access from existing highway.
- 2 Landscape corridor acting as common vehicular and pedestrian access through the site.
- 3 On-site footpaths to connect into the areas of public open space.
- 4 On-site connectivity to the existing PRoW network

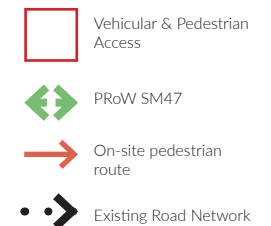


Diagram showing access to and within site (not to scale)

| 4.0 Movement

4.3 Car Parking and Cycle Storage

As part of the on-plot design, self builders must include, as a minimum, the allowance for allocated parking spaces and cycle storage spaces as specified in the table below.

Due to the nature of the development and character of the existing settlement, visitor spaces are required to be provided on-plot; ensuring that vehicles do not dominate the street scene.

House type	1 Bed	2 Bed	3 Bed	4 Bed +
Car Parking Requirement	2	2	2	3
Visitor Parking Requirement	0.2	0.2	0.2	0.2
Cycle Storage Requirement	1	1	2	2

The table above stipulates the required number of on-plot vehicular parking, visitor vehicular parking and cycle storage. Cycle storage can be provided within a garage or a dedicated structure. If a dedicated structure is to be used, it must be integrated into the on-plot design but may be positioned outside of the build area, subject to detailed design.

Each plot will be required to provide 1no. dedicated visitor parking space, to meet and surpass the requirements.

Garages can contribute towards parking provisions as long as they meet the following criteria.

- Provide 3m² minimum floor area for household and garden store.
- Provide space for cycle parking.
- Minimum size of 7.0m x 3.5m (3.15m between piers)
- Minimum door width of 2.4m

4.0 Movement

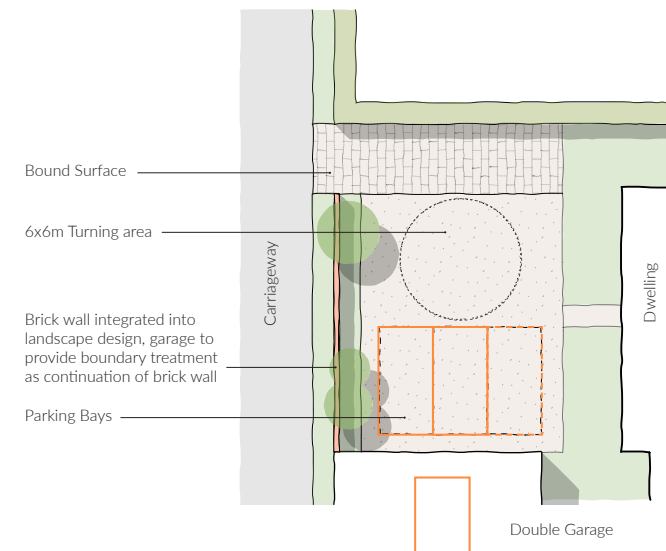
4.4 Parking Geometry

- Each parking space should be at least 2.5x5m or as described in the adjacent diagram where bound by boundary features.
- A Garage should be 7.0x3.5m to be considered a parking space (see **section 4.3**)
- The ancillary use of the garage should be considered in the design and additional space is to be provided within the garage to accommodate this. (see **section 4.3**)
- The diagram to the bottom right demonstrates an example layout for a 4+ Bedroom dwelling; 3no. allocated parking spaces are provided (including the double garage as 1no.) with an additional on-plot visitor's parking space. The total of 4no. parking spaces are provided whilst retaining adequate turning for vehicles to enter and exit the plot in a forward gear.

4.5 EV Charging

In accordance with the Stratford-on-Avon Development Requirements SPD, all new residential development should provide external wall-mounted electric vehicle charging points for each dwelling that is to have a private drive or garage.

- 1 charging point per unit (16 amp for 1-3 bed and 32 amp for charging for 4+ bed dwelling)
- Charging points should be positioned as discreetly as possible, whilst also remaining practical for use. In order to avoid visual intrusion of clutter they should NOT be positioned on principle elevations or elevations facing the public realm.



Indicative Plan Diagram demonstrating how parking could be delivered in a courtyard/front of plot arrangement.

Note : Boundary treatments and hard and soft landscaping to be part of a cohesive design response

5.0 Built Form

5.1 Build Areas

Build Areas have been established in relation to each plot's unique geometry, as well as the orientation and position/role of each plot as part of the overall site composition.

Build Areas are consistent with that of the existing settlement.

The footprint of each dwelling (including outbuildings) will not occupy the entire build area and can be positioned anywhere within in; subject to rules on overlooking/plot-plot boundaries and requirements regarding the building line.

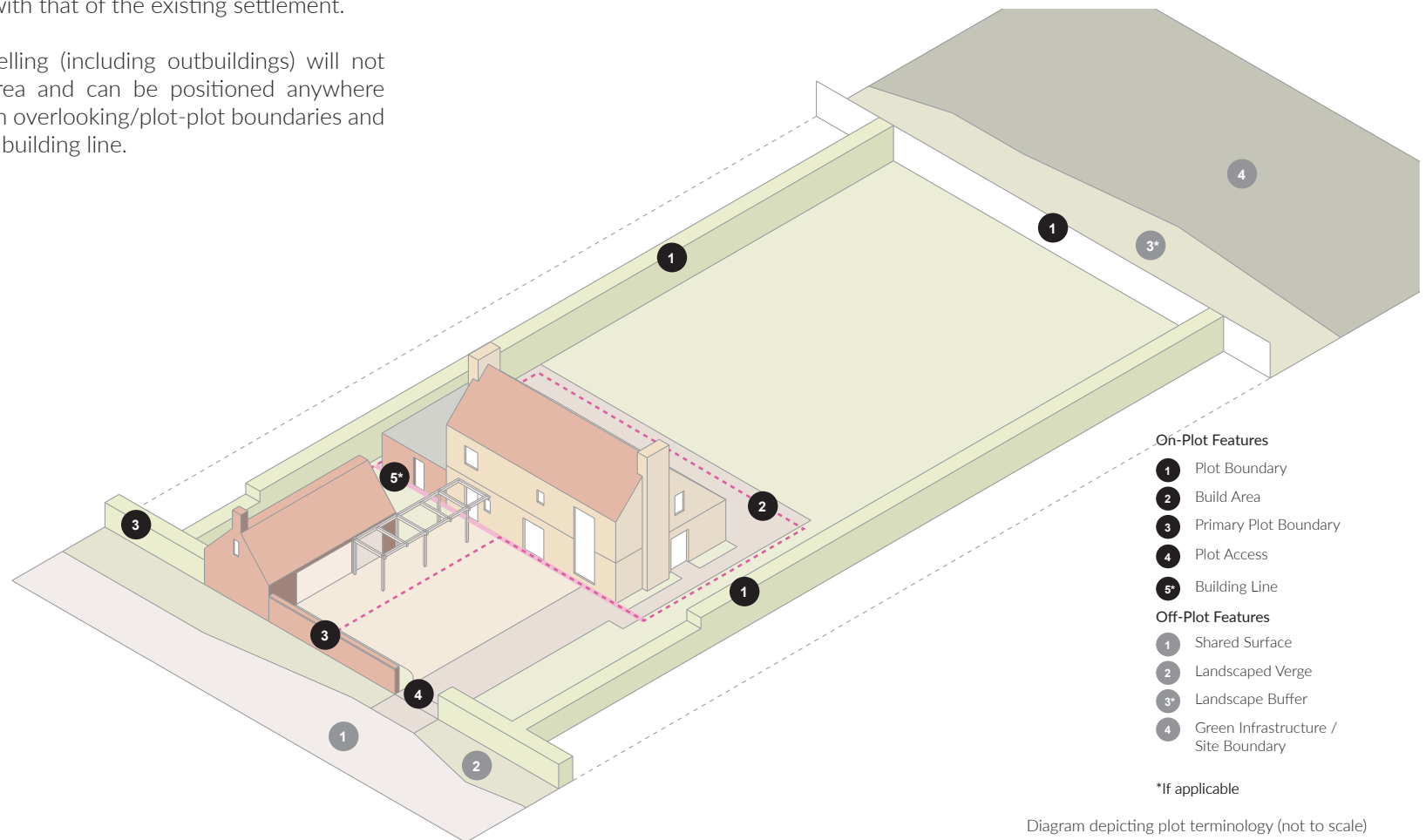


Diagram depicting plot terminology (not to scale)

5.0 Built Form

5.1 Build Areas

The extract of drawing 183-102 depicts the proposed build areas and provides guidance on the following.

- Locations of primary frontages
- Locations of secondary frontages
- Locations of 'special' frontages.

The special frontages have been identified to ensure that the self builder and their design team fully consider and sensitively respond to the constraints identified between self build plots and existing neighbouring properties.

For these reasons, the storey height to Plot 6 has been reduced to 1.5-2 storeys.

Drawing Legend	
Soft and Hard Landscape	
	Existing Tree (Hedgehog with RPA, See Architectural report for further information)
	Proposed Tree See Landscape Architect's design.
	Native Hedgerow - 1.2m to front of plot, 2.0m elsewhere See Landscape Architect's design.
	Visible Corridor 5m offset from existing green infrastructure. See Landscape Architect's design for planting schedule.
	Public open space Attractive green with mown paths. See Landscape Architect's design for planting schedule.
	Tarmac See Highways design.
	Permeable paving/balls See Highways design.
Built Form Parameters	
	Plot Build Area See Design Code for further parameters.
	Garage Build Area (if applicable) See Design Code for further parameters.
	Primary Frontage
	Secondary Frontage
	Special Frontage - Overlooking / proximity constraints requiring sensitive design response.
*Whilst garage build areas have been established where specific locations are to be defined to the adjacent plot, garages can be appropriately located within part of the build area.	



Extract of drawing drawing 183-102, showing build areas (not to scale)

5.0 Built form

5.4 Privacy and Overlooking

The adjacent diagram demonstrates design principles in place to safeguard privacy and overlooking. The geometry of each plot's build area accounts for these basic principles; each self builders design team must demonstrate compliance based on the individual dwelling design at reserved matters stage.

- All glazing to the boundary must be obscured unless it is a minimum distance of 15m from the relevant boundary.
- Two storey components must be situated a minimum of 3m from the relevant boundary centreline; thus achieving a minimum separation of 6m between two storey components of neighbouring plots.
- Single storey components must be situated a minimum of 1.5m from the relevant boundary centreline.

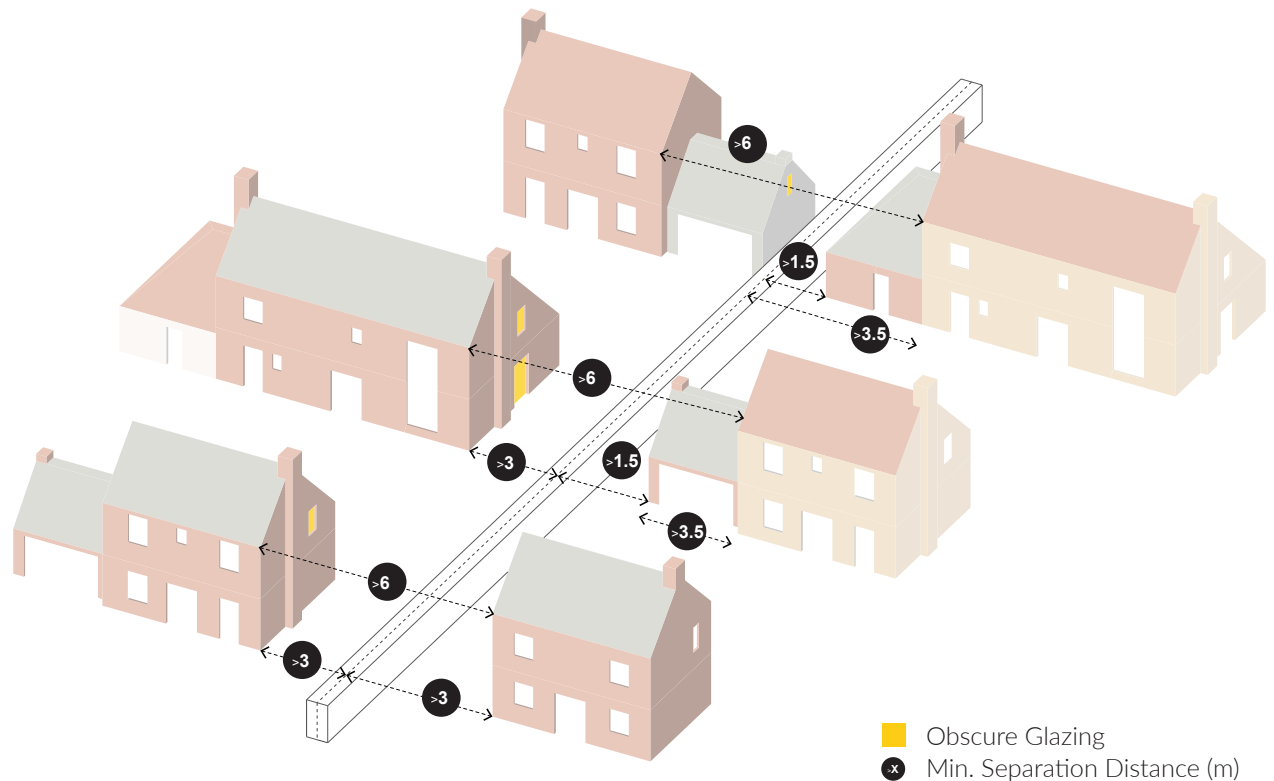


Diagram depicted minimum separation distances to plot-plot boundaries (not to scale)

5.0 Built Form

5.2 Plot Parameter Schedule

Plot Number	Plot Area	Build Area	Maximum Building Footprint	Maximum Number of Storeys	Maximum Ridge Height	Maximum Eaves Height
1	679m ²	244m ²	175	2.0	8.5m	6.2m
2	556m ²	211m ²	150	2.0	8.5m	6.2m
3	566m ²	194m ²	150	2.0	8.5m	6.2m
4	508m ²	187m ²	150	2.0	8.5m	6.2m
5	601m ²	201m ²	150	2.0	8.5m	6.2m
6	760m ²	184m ²	150	1.5-2	7.5m	4.7m
7	726m ²	371m ²	250	2.0	8.5m	6.2m
8	663m ²	286m ²	225	2.0	8.5m	6.2m
9	620m ²	234m ²	175	2.0	8.5m	6.2m
10	578m ²	204m ²	150	2.0	8.5m	6.2m
11	667m ²	241m ²	175	2.0	8.5m	6.2m
12	738m ²	294m ²	225	2.0	8.5m	6.2m
13	905m ²	371m ²	250	2.0	8.5m	6.2m

6.0 Nature

The site benefits from a number of existing natural elements; referred to as green infrastructure. The existing green infrastructure is retained and enhanced as an integral part of the self build development.

A detailed strategy, responding to the existing green infrastructure forms part of the outline planning application. The design response includes detailed proposals for new landscape features proposed as part of the development of the site. The details which form part of the outline application broadly cover the following;

- Retention, conservation and enhancement of existing green infrastructure to the site boundaries.
- Formation of wildlife corridors to the existing aforementioned site boundaries (including detailed planting specifications and schedules.)
- Hard and soft planting specifications and schedules for all plot boundaries,
- Planting specifications and schedules for common areas between plots i.e grass verges and footpath verges.
- Planting specifications and schedules for the public open spaces.

Self builders will be responsible for providing details of proposed on-plot soft and hard landscape design as part of each plot's reserved matters application.

- Existing green infrastructure to western and southern boundaries of site, to be retained in full.
 - Five meter wide wildlife corridor to safeguard existing ecology and wildlife habitats
- Existing Green Infrastructure
- Wildlife Corridor



Diagram identifying existing green infrastructure and wildlife corridors (not to scale)

- Five meter wildlife corridors to safeguard existing ecology & wildlife habitats. Wildlife corridors to feature additional planting and to be maintained by the resident's management company.
 - Where identified, boundaries to be formed in a single species hedge with a central post and rail fence to delineate boundary position
 - Public open space featuring trees and planting
 - Landscape corridors providing connectivity between on-site public open spaces and existing PRoW SM47 / PRoW network
 - LAP (Local Area of Play) designated area to the south of the site
- Public Open Space
- Wildlife Corridor
- Landscape / Planting

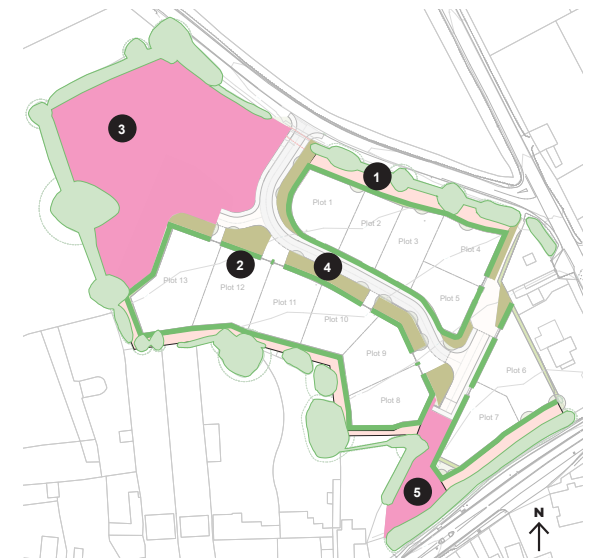


Diagram identifying new on-site green infrastructure (not to scale)

6.0 Nature

6.1 Site Boundaries

Mature vegetation and trees form the treatment to the majority of existing boundaries. The existing green infrastructure is to be retained in full, safeguarding existing ecology and habitats. A five metre wide wildlife corridor is to be implemented between the existing green infrastructure and residential/plot curtilage. The wildlife corridors will provide adequate dark zones in accordance with the ecological requirements. Wildlife corridors will be planted in accordance with the Landscape Architect's design and specification; the maintenance of these areas is to fall under the resident's management company.

Boundaries between on-plot and off-plot areas i.e public areas of open space / PRoW SM47 will be formed by native hedge planting. Hedge planting is to be undertaken in accordance with the Landscape Architect's design and specification.

6.2 Water and Drainage

A site-wide drainage strategy has been submitted as part of the outline planning application to specify the drainage discharge rate, location of drainage routes and connections, as well as attenuation requirements. The drainage strategy for the site utilises the existing infrastructure where possible. A new foul connection to the existing system will be formed whilst surface water will be discharged into an attenuation basin located in the northermost area of public open space.

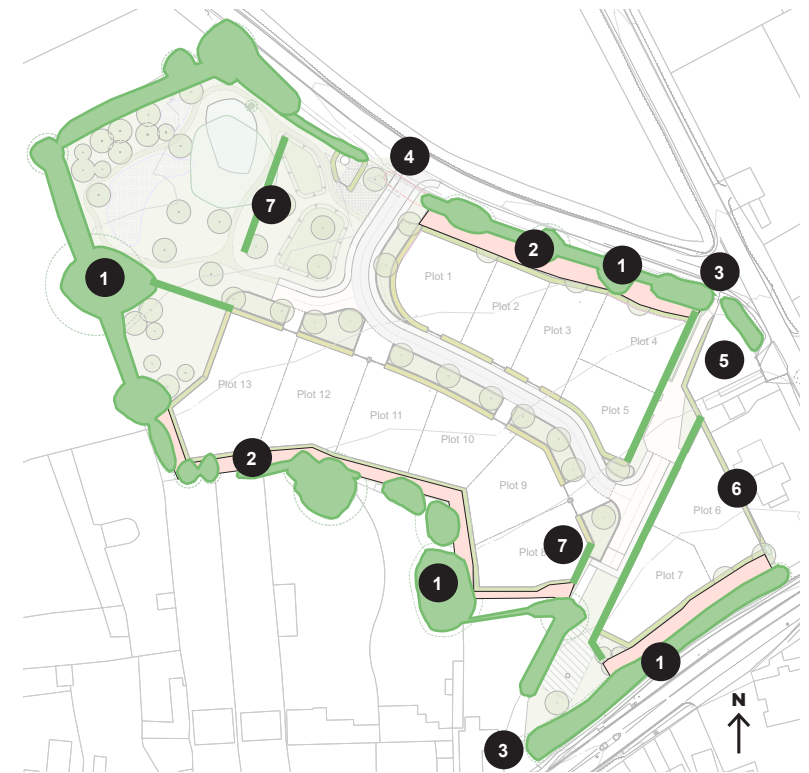


Diagram identifying site boundaries (not to scale)

-  Existing Green Infrastructure
-  Wildlife Corridor
- 1** Existing green infrastructure to majority of site boundaries, to be retained in full.
- 2** Five meter wide wildlife corridor to safeguard existing ecology and wildlife habitats
- 3** PRoW SM47 to enter/exit site
- 4** Site entrance formed in close proximity to location of existing site entrance.
- 5** Landscape buffers to existing pumping station; incorporated into design of common landscaped areas.
- 6** On-Plot landscape design to respond to immediate context; achieved through considered plot and external landscape design.
- 7** Native hedge planting to form boundary treatments to public open space / PRoW SM47.

| 6.0 Nature

6.3 Light Pollution

External lighting should be kept to a minimum in line with current best practice and should not exceed minimum requirements. The 'Bat Activity Survey' by All Ecology provides the following recommendations;

- External lighting should include the use of column lighting or down lighters, with full cut-off directional shielding to ensure that lighting is directed only where required and light spill into adjacent areas and skyglow is minimized.
- Where lighting is required, measures should include the use of highly directional warm white LED lighting.
- An example being down spots at 2.5m high using warm white (2700 K) 8W LED lamps, 550 lumens, 35 degree beam angle; individually activated by PIR sensors on a 5 minute cut off to further reduce their impacts.

6.4 Trees

All trees should be planted in accordance with the Landscape Architect's specification. Trees shown on-plot or within the boundary treatment i.e hedgerow trees are the responsibility of the associated plot owner and should be planted and maintained appropriately. An arboriculturist, landscape designer or landscape architect should be consulted to advise on the specification of any new trees provided as part of the plot design/reserved matters application.

6.5 Biodiversity

A Biodiversity Net Gain Preliminary Design Stage Report is included as part of the outline planning submission for the site. Self builders are required to meet the recommendations of this report whilst maximising further opportunities for biodiversity net gains as part of their on-plot design



Indicative Illustration (not to scale)

6.0 Nature

6.6 Plot to Plot Boundaries

The boundaries between plots will need to be installed by the self builder after practical completion of their house. Boundaries between plots will be formed by a 1.8m high timber fence.

- Boundary treatments and materials are to be implemented in full accordance with the relevant supporting information.
- No gates are permitted to rear or side boundaries unless where expressly stipulated.
- Boundary responsibilities/ownership will be detailed on each Plot Passport.

6.7 Front Boundary of Plots

The front boundary of plots will need to be installed by the self builder after practical completion of their house. The front boundaries are to be formed by native hedge planting.

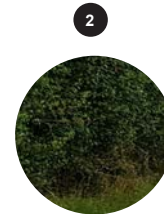
- Boundary treatments and materials are to be implemented in full accordance with the Architect's masterplan and the Landscape Architect's design and specifications
- If fitted, gates to the front boundary should be made of timber and should open inward to prevent blocking the shared access.

6.8 Footpaths and Hard Landscaping

Any footpath on-plot will need to be to a size and gradient in accordance with the building regulations. See **Section 5.2.9** for approved hard landscaping finishes.



Native trees/planting



Native Hedgerow



| 6.0 Nature

6.9 Soft Landscaping

All off-plot soft landscaping will be managed as shown on page 34, drawing 183_103.

Soft landscaping is to be installed in accordance with the Landscape Architect's design and specification and broadly covers common areas within the residential area of the site, plot boundaries, wildlife corridors/buffers to existing boundaries, public open space and any specific tree planting required to boundaries which do not fall within the curtilage of a self build plot.



Self-Build Private house in West-Sussex by George & James Architects

7.0 Identity

7.1 Design Vision



Indicative Illustration depicting key design principles (not to scale)

7.0 Identity

The design of each dwelling should be undertaken in accordance with the Stratford-on-Avon District Design Guide. The design guidance states that house design, in general, should be a reflection of/interpretation of predominant forms within the settlement context. Innovation with specific and explicit aims is encouraged and the self builders design team should evidence their approach.

7.2 Form and Scale

The Stratford-on-Avon District Design Guide states; the predominant overall form of house types within the District is rectangular in plan, oriented parallel to the front plot boundary, two storeys high* with a simple gable roof. The plan depth of most houses tends to be between 5 and 7 metres with the roof ridge parallel to the long axis. 'L' and 'T' plan forms with the projection to the rear are also relatively common

These parameters have been adopted and assessed against the distinct character of the settlement sub-area, providing outline guidance for form and scale. Key terminology and rules are shown on the adjacent diagram .

- 1 Refer to **Section 5.2** for maximum permissible ridge heights.
- 2 Refer to **Section 5.2** for maximum permissible eaves heights.
- 3 Roofs should be pitched with an angle in excess of 45 degrees. Pitched roofs are to be hipped or gabled , with gables having a 5-7.0m maximum width. Refer to **Section 7.3 & 7.6**
- 4 Roof features, such as chimneys, dormers and roof lights should be detailed in consistency with the local vernacular. **Section 7.6**
- 5 Designs should consider overlooking from the flank elevations. Refer to **Section 5.4** for further information.
- 6 Garages, Car Ports and Outbuildings can be integrated, attached or detached and should feature pitched roofs or flat green roofs. The maximum eaves height for a attached or detached garage with a flat green roof is 3.0m
- 7 Vehicular parking for residents and visitors should be provided within the boundary of each plot, in accordance with **Section 4.3-4.5**
- 8 Waste storage and collection should be provided in accordance with **Section 8.1**. Waste storage should be integrated into the design of ancillary buildings

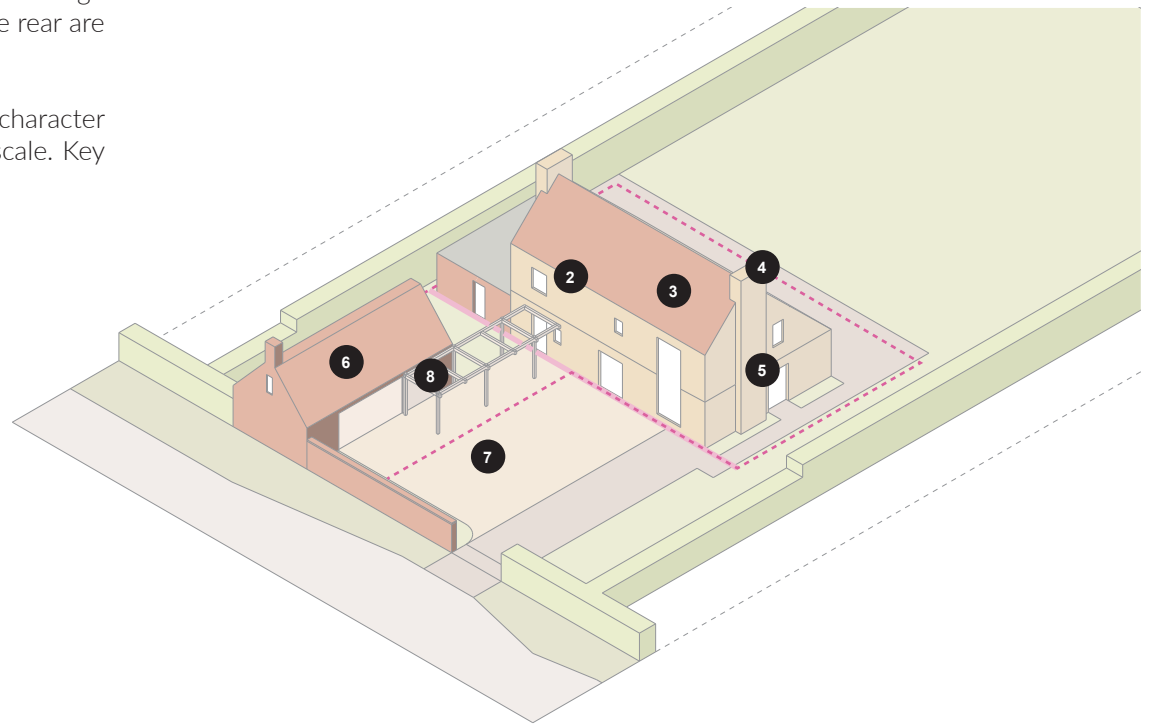


Diagram showing terminology / parameters for form and scale (not to scale)

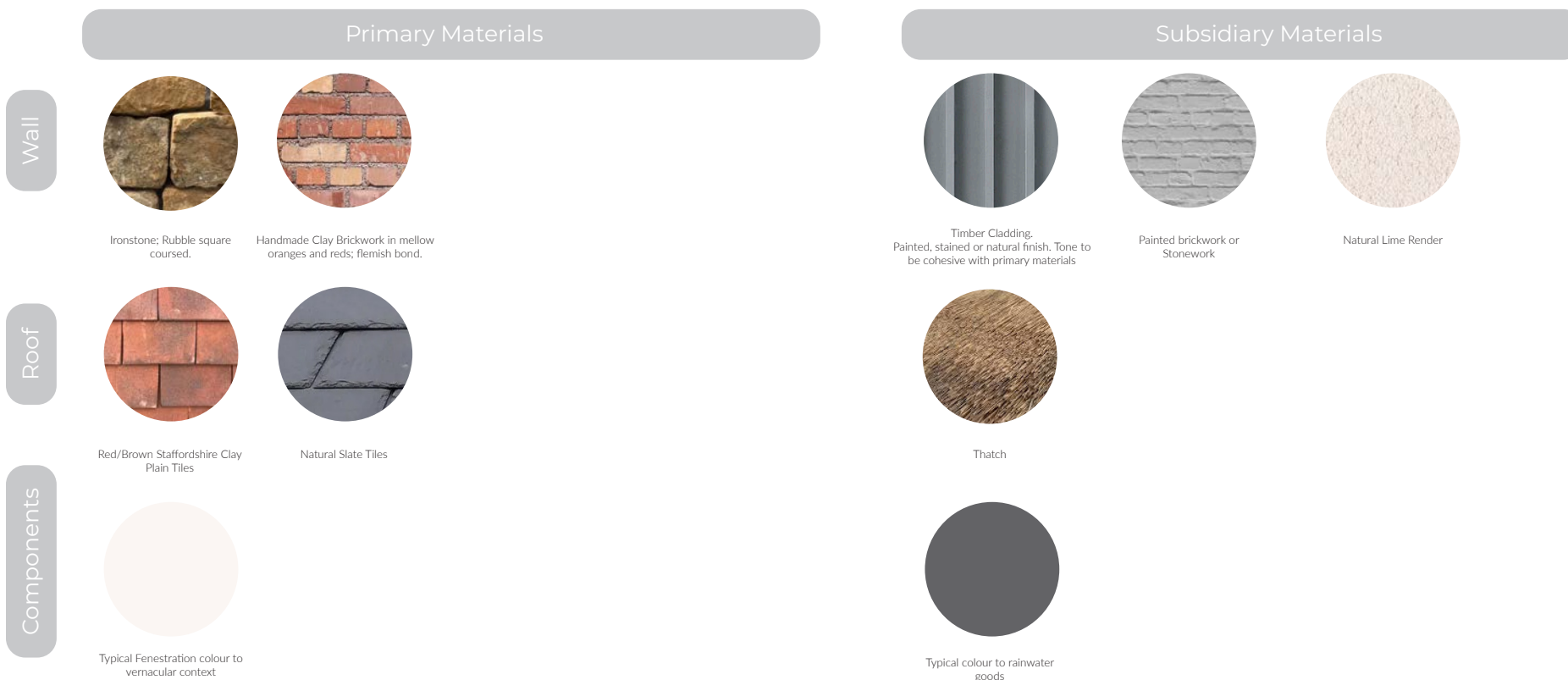
7.0 Identity

7.3 Material Palette

A cohesive material palette is integral to good design. Materials should reference or be interpretations of the local vernacular and wherever possible, materials should be of local origin. The Stratford-on-Avon District Design Guide establishes four key principles for architectural materials and detailing;

- Details should be simple.
- Within appropriate limits, there should be a variety of details from house to house.
- The limits to the range of details should be based on what is appropriate to the settlement and position within the settlement.
- The limits should also be based on what is appropriate to the material and type of construction of the building.

A 'family of materials and details' should be combined into a cohesive palette by each self-builder and should include and allow for the full range of external finishes, from walls and roof to external door hardware and services penetrations. Examples of permitted materials are listed below, in accordance with the 'Napton-on-the-Hill Character Assessment'



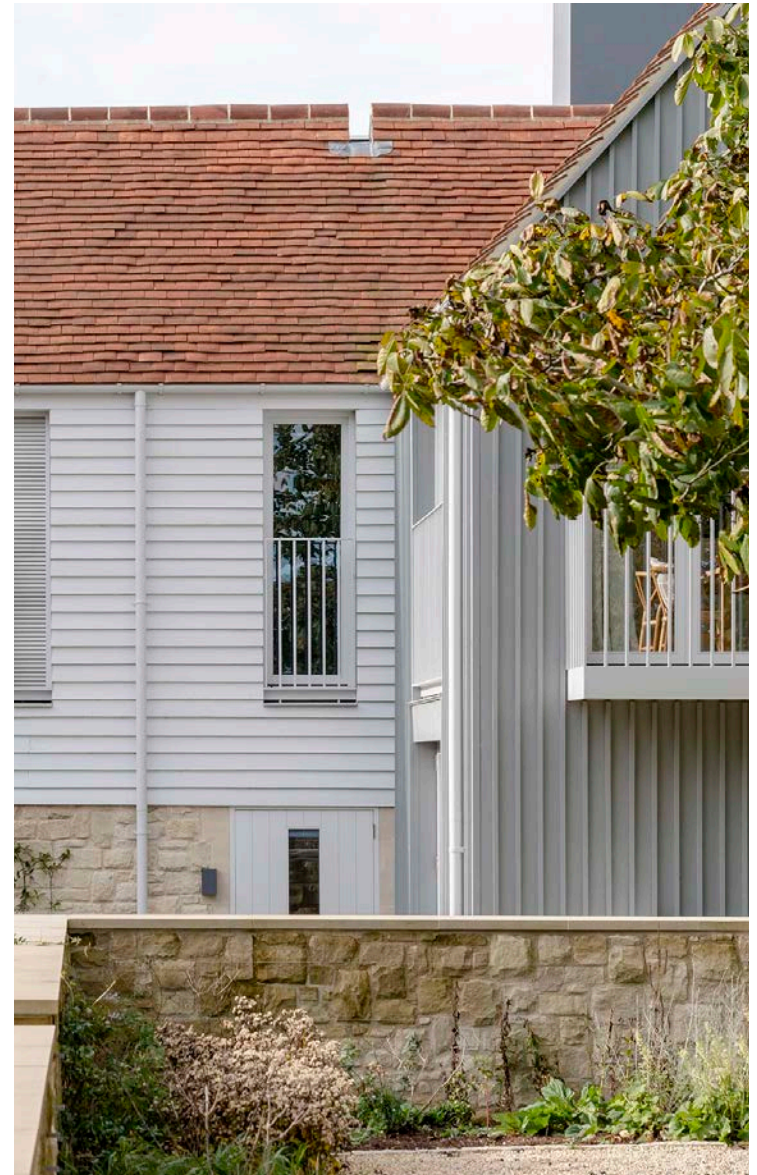
7.0 Identity

7.4 External Walls

- External wall materials should be, where possible, of local origin and reflect/be an interpretation of the contextual vernacular
- Handmade clay bricks (Flemish or Flemish Garden Wall Bond), Ironstone and limited examples of lime/painted render are typical of the local context. More guidance can be found in 'Section 9 Details & Materials' of the Stratford-on-Avon District Design Guide.
- Brickwork detailing should be simple and reserved.
- The use of subtle variations in tone of brickwork headers can be found within the local context.
- Each house should typically be limited to having one primary external wall finishes
- Additional wall finishes will be acceptable if they have been carefully considered or is a variation of the primary wall finishes. The example to the right shows two configurations of painted weather boarding, set against natural coursed stone.
- Green Walls or Living Walls are permitted, their extent and location should be carefully considered.

7.5 External Windows & Doors

- Window openings and proportions should reflect or be an interpretation of the contextual vernacular. There is a mixture of casement and sash windows in the local vernacular, more guidance can be found in 'Section 9 Details & Materials' of the Stratford-on-Avon District Design Guide.
- The design of detailing of external windows, doors, openings and resulting reveal, cill and head details should reflect or be an interpretation of the contextual vernacular .Detailed guidance 'Section 9 Details & Materials' of the Stratford-on-Avon District Design Guide .
- Particular attention should be paid to the vertical alignment of openings; it is commonplace for voids to be stacked void-over-void, especially in conjunction with stone external walls.
- Heads over openings should play the role of visually supporting the material above the opening.
- Window finishes should compliment the external wall finishes, forming part of a considered and cohesive material palette. Fenestration is typically finished in off-white within the contextual vernacular although there are examples of painted finishes in hues of grey.
- Glazing to elevations that directly face neighbouring properties from habitable rooms will need to be obscured unless further than 15m from the relevant plot boundary



Self build private house in West Sussex by George & James Architects

| 7.0 Identity

7.6 Roofs

7.6.1 Pitched Roofs

- Roof materials should be, where possible, of local origin and reflect/be an interpretation of the contextual vernacular
- Roof axis are often parallel to the road, along the length of the plan. It is commonplace within the local context for outbuildings to sit against the road with a perpendicular roof axis.
- Roof pitch and geometry should reference the local vernacular; in excess of 45° is commonplace within the local vernacular.
- Verge and eaves detailing should be simple and pared back. Trim verges and plain eaves are typically found in conjunction with facing brickwork external walls. Stone coped gable parapets are often found in conjunction with stone external walls.
- Any flashing required on the roof will need to be lead or other hard metal.
- Any chimneys will need to be formed in a consistent material as the external wall finish. The materiality of chimneys may change dependant on which part of the building they are on, if there are different external wall materials.
- Photovoltaic solar panels need to be carefully selected to integrate within the roof plane to ensure minimal visual intrusion. The use of solar tiles or seamless solar coverings are encouraged, although quality and finish must be in keeping with a cohesive material palette.



Self build private house in West-Sussex by George & James Architects

7.6.2 Flat Roofs

- Flat roofs should be used sparingly, on subservient elements
- Flat roofs should not be used on the primary elevation/streetscene
- All flat roofs over 4m² are to be Green roofs. Other material finishes to flat roofs are allowed to areas less than 4m²

7.6.3 Roof Windows

- Roof Windows should have an external finish to compliment the roof material.

| 7.0 Identity

7.6.4 Dormers Windows & Balconies

- Dormer windows can be found within the local context. The position of dormers within the roofs should be either just above or at the eaves. The dormer should be smaller in height and width than the window openings below and, as far as possible, should be vertically aligned with them. Cheek walls should be as narrow as possible and faced in either lead or render as should the gable
- Balconies are not commonplace within the contextual vernacular. They should not be used on principle elevations/streetscene. If used to the rear/private elevations of the building, they should be guarded with a considered railing / baluster design.
- Overlooking and privacy should be stringently considered in regards to the placement of balcony and dormer components.

7.6.5 Downpipes & Roof Accessories

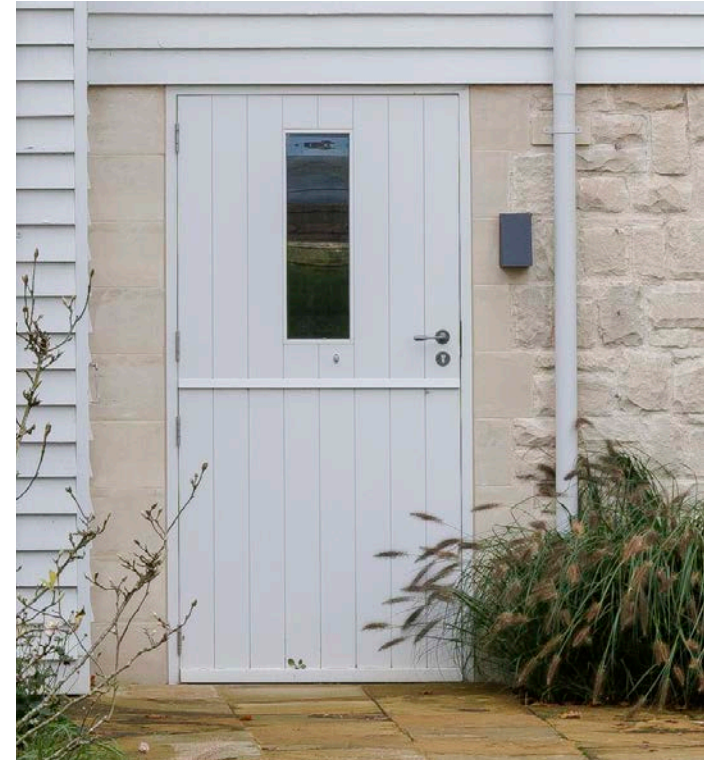
- The profile and style of these elements should be carefully considered.
- Concealed detailing is encouraged where contemporary interpretations of vernacular forms are proposed.
- Soffits and Fascias should match the detailing of the local vernacular. These details should be simple and be proportionate to the language and role of the building.

7.7 Architectural Accessories

- Wall mounted accessories such as lighting, security systems and lettering/numbering should be carefully considered to ensure a continuity of finish is achieved across elements which may be sourced from differing manufacturers.
- Colour, tone and finish should form part of the cohesive material palette.

7.8 Building Services

- The extent and location of building services penetrations should be carefully integrated into the design of the house. It is encouraged to use a System 3 (MEV) in lieu of System 1 or a System 4 (MVHR) to minimise penetrations to the external facade.
- The layout and position of services penetrations i.e. vent terminals and flues. Should be carefully coordinated
- The material of services penetrations should be consistent with the cohesive material palette



External light fitting in a considered finish and tone.



Bell Push integrated into stonework feature, rather than an afterthought.

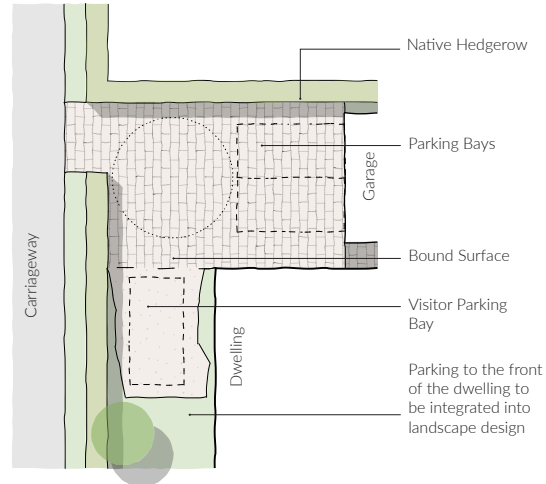
7.0 Identity

7.9 Hard Landscaping

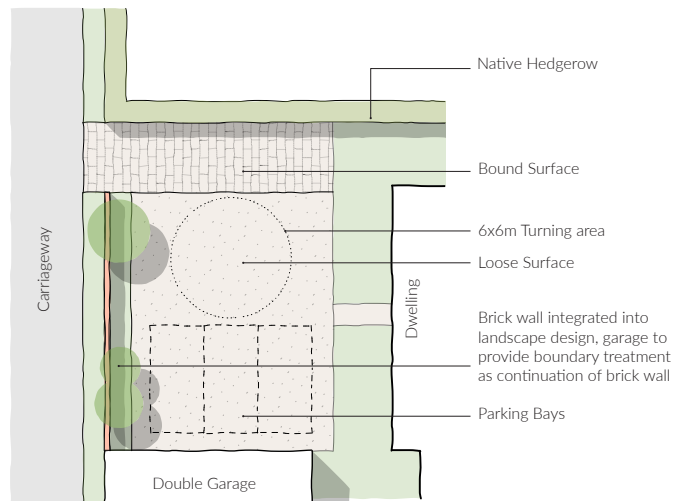
The following materials are acceptable for use

- Loose gravel of a vernacular type is the most common material within the local context. If used, it should be laid within in a stabilisation grid. There must be a minimum of 5m of bound surface between the gravel and the carriageway, to prevent overspill. The bound surface can be in tarmac, setts or pavers.
- Monolithic concrete or tarmac surfaces are commonplace in yards and/or spaces between buildings.

The diagrams below show indicative arrangements for hard surfaces in two typical instances. Plot design teams will be required to justify turning/vehicle tracking geometry and should provide relevant design details and specifications for hard landscaping/surfacing alongside planting and soft landscaping.



Indicative Plan Diagram showing indicative hard surface arrangement; parking to side



Indicative Plan Diagram showing indicative hard surface arrangement; parking to forecourt



Tarmac or Concrete



Gravel or Crushed stone (loose surface)



Setts (bound surface)

| **8.0** Homes & Buildings

8.1 Waste Storage and Collection

Provision should be made for discrete bin storage, ideally within private rear gardens. The storage of bins to the front of dwellings can result in visual clutter which can substantially detract from the character and perceived quality of the street scene.

Facilities for the storage of refuse and recycling are to be provided in accordance with 'Part P - Standards for Refuse and Recycling' of the Stratford-on-Avon District Design Guide.

- 35-40ltr of waste storage should be provided within kitchens.
- Three no. 240ltr bins are to be provided per plot.
 - One standard 240ltr wheeled bin for residual;
 - One standard 240ltr wheeled bin for dry recycling;
 - One standard 240ltr wheeled bin for food/garden waste.
- 30m is the maximum distance permissible from the dwelling to the bin collection point. This should be achievable without passing through a building. This route should be suitable for wheeling a bin along (1.5m wide), without narrow tight corners and have a maximum gradient of 1 in 12, one step is permissible if unavoidable.
- The location of the bin storage area should be considered. In the shade or undercover and away from windows or vents is preferred, whilst not obstructing any accesses.
- Consideration should be given to the potential impact upon neighbouring properties.

| 8.0 Homes & Buildings

8.2 Services & Utilities

The table below outlines the required work to be completed up to the plot boundary prior to any development on plot being undertaken. Final connections to each house should be arranged by the relevant plot purchaser and completed prior to occupation to comply with Building Regulations.

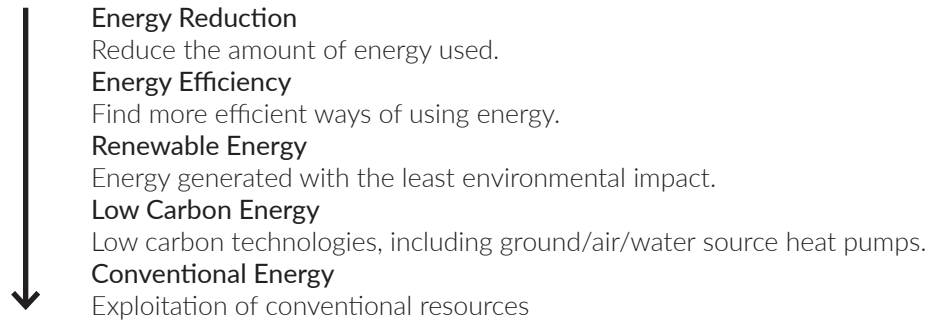
Utility	Supplier	Services Supplied to the Boundary of each plot	Making the Final Connection on-plot
Electricity	TBC	Each plot shall be provided with a temporary (upgradable) site supply, or pre-laid ducting with draw cords and a reserved network capacity for a minimum of 24Kvh	The self builder will be responsible for instructing the Electricity Supplier to install and connect their property upon completion.
Water	TBC	Each plot shall have a target supply of 0.6L/S via a 32mm pipe supplied to the plot boundary	The self builder will be responsible for the final run of supply pipe from the meter location at the site boundary to their plot and onwards to their house.
Telecommunications	TBC	Each plot shall be provided with a duct capped at the plot boundary	Each self builder will be required to extend the capped duct to an external mounted terminal box provided by the telecommunications provider as part of the final connection.
Foul Drainage	TBC	Each plot shall be provided with a below ground, capped connection for foul water drainage at the front boundary.	Each self builder will be required to design, test and make final connection to the plot boundaries capped connection in compliance with Building Regulations.
Surface Water Drainage	TBC	Each plot shall be provided with a below ground, capped connection for surface water drainage at the boundary.	Each self builder will be required design, test and make final connection to the capped connection in compliance with the Building Regulations. Self builders are required to provide on-plot SUDS design including attenuation with final flow control devices to restrict discharge flows to 0.2l/s

Table outlining plot services and utilities

| 8.0 Homes & Buildings

8.3 Sustainable Design

'Part V: Climate Change Adaptation and Mitigation' of the Stratford-on-Avon Development Requirements SPD identifies an 'Energy Hierarchy' as follows,



Designers are encouraged to follow building philosophies such as;

Passivhaus <https://www.passivhaustrust.org.uk/>

8.3.1 Energy Efficiency

Energy efficiency should can be achieved through the following means;

- Improved air-tightness to minimise heat loss (although some ventilation will be required);
- Natural ventilation will reduce dependence on mechanical air handling systems;
- Controlled ventilation which responds well to solar gain. Areas subject to high solar gain should have their own zone temperature control;
- Maximised fabric insulation to reduce space heating demand to as low a level as possible – ensuring that the levels of fabric insulation in walls, floors and roofs is as high as possible;
- Responsive heating and lighting controls;
- Efficient lighting and fittings that do not permit the use of non-efficient lighting;
- Efficient electrical appliances;
- Efficient heating and hot water systems;
- Reduced thermal bridging

Homes will be required to comply and exceed the requirements of Approved Document L, Conservation of fuel and power, Volume 1: Dwellings, 2021 edition incorporating 2023 amendments.

8.3.3 Renewable Energy

For residential developments, the most appropriate low carbon and renewable energy types are;

- Micro-wind Turbines
- Biomass and CHP
- Solar (photovoltaics and solar water heating)
- Ground and Air Source Heat Pumps

8.3.4 Sustainable Water Consumption

Water efficiency and re-use measures will be incorporated to achieve a low consumption rate of 110 litres per person per day.

- Dual flush toilets
- Low water use spray or aerated taps
- Water saving white goods
- Installation of garden water butts

8.3.5 Material Specification

Material specification should consider the following when specifying materials:

- Local supplies to reduce the energy used by transport;
- Materials that require low energy for manufacture;
- Recycled materials;
- Renewable materials such as timber this maintains biodiversity, productivity and ecological processes;
- Using construction materials such as brick, concrete and stone which can store heat will reduce heat loss and release.

10.0 Lifespan

10.1 Stewardship

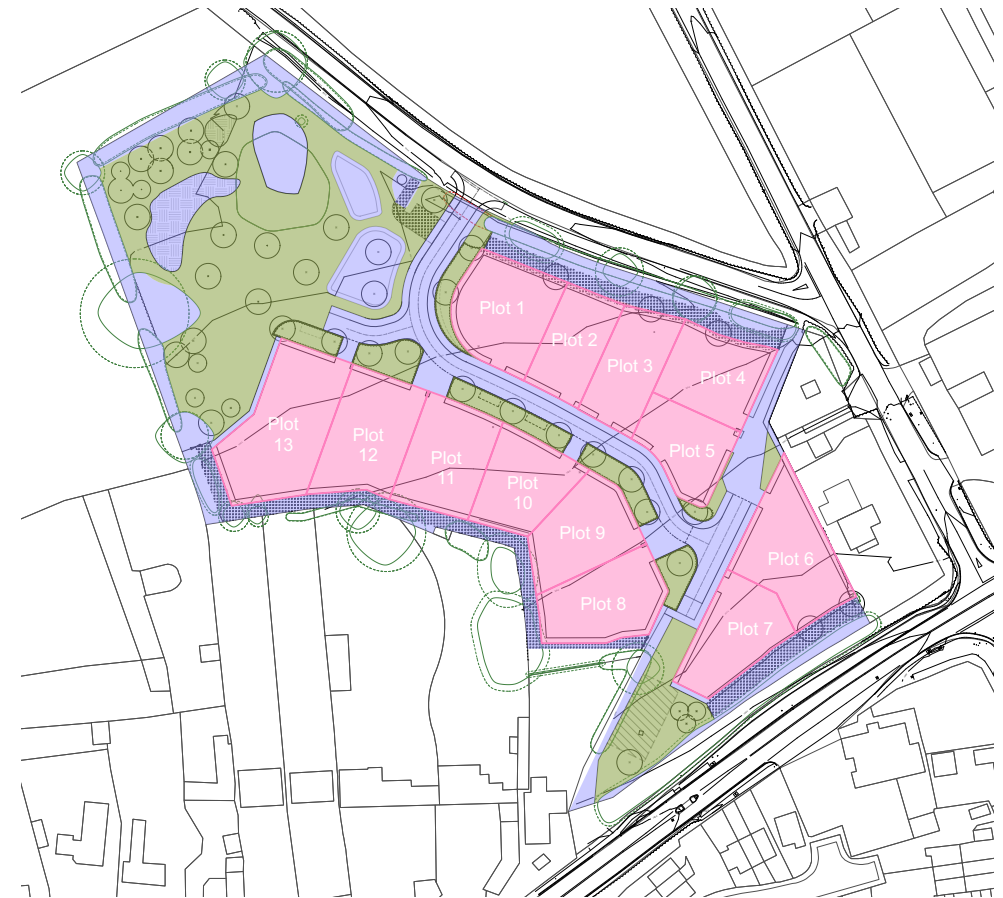
Self-builders will manage the soft landscaping within their allocated plot area outlined in Figure 27. The remaining area of the site will take into account the cascade mechanism from paragraph L5 of Part L Development Requirements SPD, Stratford District Council has adopted.

Usable Public Open Space includes;

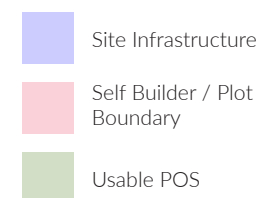
- Parks & Gardens and Amenity Greenspace
- Unrestricted Natural Accessible Greenspace
- Children and Young People's Equipped Play Facilities

Site Infrastructure Includes

- Communal bin stores
- Wildlife corridors
- Site boundaries
- Boundary treatments within common areas
- SUDs features
- New Site Entrance and site access road



Extract of drawing 183-103, showing stewardship (not to scale)



L A N D S T R Ö M

GEORGE & JAMES
ARCHITECTS

