

Burghclere NP-Design Statement

The purpose of this design statement is to provide planners, architects, design technicians and applicants with a framework to assess design priorities of future physical development in the parish. It informs users which aspects and features of special architectural and historic interest are considered by the community to make a positive, important and special contribution. This statement is also aimed at encouraging all residents to continue an active interest in the future shaping of the natural and built environment of the parish as a whole.

This statement is material consideration for development applications in the parish and forms an integral part of the Neighbourhood Plan. Its use will contribute to the delivery of development proposals that protect and enhance the character of Burghclere village and outlying areas. It first sets out principles, context and policy guidance, describes the local landscape before considering Burghclere village itself in order to focus on detailed issues such as layout, building design and issues concerning materials and detailing. Moreover, the description and details noted allow for easy reference when conducting a contextual survey and analysis both within the village townscape and without.

Principles, Context and Character

Parish development aims to create places for people first and foremost. Co-operation, collaboration and transparency are essential hallmarks of the development process to ensure well designed, high quality environments. Designs must retain the qualities of the traditions of the area, maintaining a strong sense of place, continuity of form and richness of variety and detail. Innovation, modern design and technological change all have a place in shaping the environment of the future and can be an original response if done sympathetically and in context. Overuse of standard designs, not informed by the specific site context will not be acceptable, nor will pastiche or replicating mediocre design. Inclusion of high quality, well designed external environments is the essence of this policy as they will support Green Infrastructure initiatives and importantly contribute to the well-being and health of the local community.

Planning Policy

This Statement draws from and is linked to the Government's National Planning Policy Framework (NPPF), B&DBC's Local Plan and its Supplementary Planning Documents dealing inter alia with Housing, Design and Sustainability, Parking, Conservation and Historic Environment, and Landscape and Biodiversity. Policies contained within this document reflect the intent of the aforementioned and are further tailored to the specific circumstances of the Parish.

Landscape Overview

Burghclere Parish has a varied geology of clays, silts and sands, giving rise to a diverse mix of soils and a mosaic of ancient semi-natural woodlands, plantations, remnant heathland and open farmland areas. Sitting to the South of Newbury and the lower Kennet valley this is referred to as Lowland Mosaic by the North Wessex Downs Area of Outstanding Natural Beauty (NWD AONB) and permits a wide diversity of flora and fauna.

The northern boundary of the Parish runs along the River Enborne from which the ground gently rises to more densely wooded flat terrain interspersed by low density hamlets such as Adbury, Adbury Holt and Tothill, with Newtown common adjoining Burghclere Common, the Herbert Plantation and Earlstone Common - all of which are Countryside Heritage Sites - before arriving at Burghclere village itself. There are several small streams and springs in the lower part of the parish that feed into the River Enborne. Most of the village is on level terrain and to the North and West looks across open fields towards the A34 and the commons. To the South and East, the ground is more open, principally farmland with occasional woods and copses, and offers outstanding views towards Sydmonton, the Watership Down ridgeline and Old Burghclere, which is itself overlooked by Ladle and Beacon Hills that straddle the A34 as it passes South towards Winchester. The Parish is fortunate in not only having a large number of designated conservation sites; the NWD AONB, Ancient Woodlands, Sites of Special Scientific Interest (SSSI) and Sites of Interest for Nature Conservation (SINC), but also many listed buildings.

Essential characteristics: Burghclere village

The village itself is largely linear and is orientated NE-SW. Bisecting the southern half of the parish is the NWD AONB, which follows the line of the old Didcot-Newbury-Southampton railway through the south-western segment of the village. Growing haphazardly over the last 200 years, the middle of the village centres around the Church of the Ascension, War Memorial, Portal Hall and Village Green. The Church and Portal Hall date from the mid-late 19th century and make a cohesive and visually coherent association.

The bulk of Burghclere village lies inside the designated Settlement Policy Boundary (SPB) and comprises of a mix of building types in terms of age, size, form, style, construction and history. Houses are generally spread along the Harts Lane and Church Lane, with development running North up Well St. Some domestic and rural buildings date from the 17th century or earlier. Several developments branch off from Harts Lane, the main thoroughfare. Although many houses are set back from the roads behind hedges that soften the streetscape, modern houses can be found adjacent or opposite older ones as a consequence of its historical growth and a less than coherent approach to planning over the years.

At the southerly end a small number of houses lie on Coopers Lane that leads to Grade II listed Budds Farm, which dates to the 18th century. Entering the village on Harts Lane one of the finest examples of an early primitive Methodist Chapel, built by the Reverend Thomas Russell in 1864, has been converted into a residence known as Parsons Corner. The last remaining pub in the village is the Carpenter's Arms, dating from the mid 19th century, which has undergone extensive modernisation but has retained its historic facade and interior. Nearby is the National Trust property Sandham Memorial Chapel, built in the 20th century, which contains the internationally important paintings by Sir Stanley Spencer undertaken between 1926 and 1932. Parking for visitors has recently been provided in a field opposite.

To the East of the railway bridge a narrow road, Pound Lane, runs NE to another small set of properties, which then turns into unpaved track. In 2017, five modern houses were built in the grounds of Sandham House, which blend in well; several of the houses beyond are bungalows and have minimal impact on the landscape on that side of the village.

Almost opposite Pound Lane, Spring Lane runs SE off which lie a smaller number of houses, some of which date back to the 18/19th centuries. Continuing NE along Harts Lane, there are two new developments off the main road; Laurel Bank and Stembridge Close. Beyond are a collection of large houses of varying styles and ages, with extensive gardens that provide an attractive streetscape until Breachfield and Coronation Close are reached. This is a relatively modern development, built in stages during the 1950s. As a block these houses are less sympathetic to the earlier style of development within the village, fronting respective roads with less hedging acting as a screen.

Further to the East is the village centre and beyond that a number of 20th century houses that all sit comfortably in the streetscape of this area. A development of 18 houses in Cobbetts View was built in the last decade. Although modern in design they have been sympathetically constructed, barely visible to those passing on Harts Lane, and have been well landscaped. Limes Avenue holds another small housing settlement, after which there are a series of small houses that front Harts Lane, including the old Post Office and the Queen's pub that have been converted for private use. After the junction of Harts Lane and Well Street, Ayres Lane runs NW, along which are a number of properties before the intersection with the Ox Drove.

Running East from the village centre is Church Lane, along which sits Burghclere Primary School, an old building dating back to the 19th century, with a series of houses beyond of mixed style but which conform to the village character. Opposite these is Elkington Close, a series of brick bungalows built in the 1970s, many of which are in housing association use.

Within the village are four schools; St Michael's on Harts Lane, owned and operated by the Society of St Pius X, Burghclere pre-school, which uses the facilities in and outside the Portal Hall, Burghclere Primary School on Church Lane, and the Clere School, a co-educational community secondary school on the C183 Aldern Bridge Road. The latter is the most recent construction dating from the 1960s and boasts a fine new sports extension, although its notable slanted roof is somewhat incongruous in a rural village setting.

Architectural Character and Quality of Buildings

Hampshire County Council's Historic Environment Record (HER) lists in its Archeology and Historic Buildings Record over 257 entries for Burghclere, attesting to the historical richness of the parish.

There are 57 listed buildings in the parish including 3 Grade 1 and one Grade II*. Five listed buildings are within Burghclere's SPB.

There are buildings within the village that are not recorded or listed but which have unusual design features or local historical resonance. When the Village Design Statement (VDS) was compiled in 2001, an informal survey was carried out and a number of buildings were listed separately that recognised their uniqueness but conferred no special privileges or protection. This list was submitted to B&DBC with the VDS who, in 2007 compiled a 'Local List of Buildings of Architectural or Historic Interest - Burghclere' (BAHI). Another survey was carried out in 2018 and a further set were noted and it is intended to add those to the BAHI as well; these are indicated below.

Burghclere village

In the village centre the Grade II **Church of the Ascension** dominates. A slate-roofed Anglican church, it was constructed in 1838 and enlarged in 1875. Originally with a plain wide nave with shallow transepts and chancel and with a western tower, it was extended eastwards by the attachment of a long chancel, with a south aisle and north vestry. The interior has a chancel screen of open traceried timber work above a stone dado wall, steps, stalls, communion rail, sedilia, and brass eagle lectern.

Adjacent to the church is **Burghclere War Memorial**, designated at Grade II as a permanent testament to the sacrifice made by the community in two World Wars and as a simple tribute to the Fallen of Burghclere. Standing in a grass triangle at the junction of Harts and Church Lanes, the memorial has a visual relationship with the Portal Hall and the Church of the Ascension.

Opposite the church is the Grade II listed **Portal Hall** (sometimes referred to as **Parish Room and House**) built in 1890. It is a commemorative building in the Arts and Crafts style, comprising a main block of 6 bays, with a dwelling attached at the east end. It has a steeply-pitched tile roof and ribbed chimney stacks.

Returning to the SW end of the village **Holmbush Cottage** is a very pretty building of early 19th century construction of red brick and occasional blue header and a slate roof, listed in the HER.

On Coopers Lane, Budds Farmhouse is Grade II listed and dates from the 18th early 19th century. has the West elevation of 2 storeys, 6 windows and hipped tile roof with molded brick cornice to the eaves. Painted brick walling is in Flemish bond, with some flint panels, first floor band, cambered openings, with molding to the plinth, and mid C19 cast-iron casements with large diamond design. The house is associated with William Cobbett, as being the starting point of his Rural Rides in 1821. The 17th century **Coopers Farmhouse** is Grade II listed and its stable and three barns are on the HER. **Ashold Farm**, although not on the HER is for BAHI consideration. **Parsons Corner** on Harts Lane has already been mentioned as a fine example of an early Methodist Chapel with red brick wall with buff brick window dressings and gauged arches. The **Carpenters Arms** is a mid 19th century building, HER listed, with plain rendered walls, probably covering brick, with a single storey ancillary building to the East. Both **Laburnum Cottage** and the outbuilding to its West are HER listed; the gable contains a diamond with the date 1677. Opposite is **White Roding**, a private house of red brick with attractive roof ridges proposed as a BAHI. **Sandham Memorial Chapel**, owned by the National Trust, is a plain rectangular block of red brickwork and is Grade II listed. The South side is arranged in symmetry with a single storey almshouse on each side and in front, an attractive formal garden.

At the junction of Pound and Harts Lane sits **Grange Cottage**, a white painted brick house of early 18th century, HER listed with a plain clay tile roof. A short way up Pound Lane is **Sandham House**, where Sir Stanley Spencer lived during the time he painted the murals. Although now part of Sandham Close and not

easily visible from the road, the building merits being included as a BAHI, as do **Heath House** and **Frogmill**, the two attractive houses next to Sandham further up the lane.

To the South of Harts Lane is Spring Lane, leading to a number of houses before it joins Well Street. Of note is **The Old Station**, built in 1885, and since sympathetically converted from its original use to a private home. Since it retains much of its original brickwork and looks it is already listed as a BAHI.

Opposite the War Memorial on Harts Lane, set back from the road, is **The Croft**, a large house dating from the late 19th/early 20th century that, together with **Folly Cottages**, a whitewashed set of workers' cottages that date from the 1920s are worthy for BAHI incorporation. Sitting at the junction of Harts Lane, Ayres Lane and Well Street is **Ladle House**, HER listed, formerly the Queen's pub, circa 1867, built with a symmetrical facade and its main door beneath a slated veranda roof.

At the junction of Well Street and Church Lane is **Reeves Cottage** dating from 1833, red brick with gabled and hipped clay plain tiled roofs, which has been sympathetically extended recently. Beyond that on Well Street is **The Old Rectory**, a two-storey former rectory dating from the 19th and 20th centuries. Both are HER listed.

On Church Lane is **The Old School Cottage**, a low white-painted building which merits BAHI inclusion given its unusual roofline. **Burghclere Primary School** (HER listed) dates to the early-mid 19th century and comprises a tall white-painted brick single-storey main block with attached two-storey masters House at the western end.

Materials

Buildings from the Georgian period have sash or casement windows, hipped roofs, some with slate coverings and overhanging eaves. Late Victorian buildings are mainly in red wire-cut bricks with typically Victorian ornate gables and other embellishments such as denticulation. Many of the older cottages and some more recent buildings have roofs with hipped ends, being covered with plain clay or concrete tiles. Several have interesting and ornate chimneys and a number of traditional farm buildings have weather-boarded elevations. A few older buildings are thatched, adding to the diverse character of the parish.

Brick is the predominant material, of a variety of colours and sometimes colour-washed. Some buildings have tile-hung elevations. Slate covering are used on a number of late Victorian/early 20th century buildings, particularly in Heatherwold. Many of the originally modest houses have been extended considerably to a high standard that blend in with the original and harmonise with neighbouring properties, but examples of poor quality extensions with architectural features out of keeping are also evident. On some of the larger plots infilling has occurred, and the scope for this is increasingly difficult to manage without detriment to the character and appeal of the settlement.

Trees and vegetation

Burghclere village is blessed with extensive arboreal cover that adds significantly to the rural aspect of the village; the roads running North from the village especially so. Breach Copse, although in private hands, has been a local feature since the 1800s. Many fine specimens are within gardens or properties and collectively contribute to the character of the area as a whole.

Green Space

The agricultural and equine fields within and around Burghclere village create a rural ambience, involvement with the countryside and provide attractive views and tranquil vistas. Across the parish open spaces offer long-distance views to or from the high Downs, while wooded areas and dales offer seclusion and intimacy thanks to the many mature trees and shrubs growing in gardens and the wild. Green Spaces have been identified and a separate report provided.

Footpaths and Byways

The parish is honeycombed with over forty footpaths and ridgeways. All are much used by the community and visiting walkers from further afield. Future development should include consideration of how to improve the existing layout or create new recreational opportunities.

Views

Important views have been identified within the village looking in as well as out. A Key View report has been compiled and includes other significant views recorded around the Parish.

Of particular note are those that demonstrate the close links of the village with the countryside on to the North from Pound Lane/Ox Drove, and to the South looking both out to the Downs from several points as well as looking into the village. Development in either of these areas would significantly impact on the rural character and feel of the village.

Design Guidance

General Principles

To safeguard, preserve and enhance the appearance and special character of Burghclere parish and the Settlement Policy Boundary area the following guidance should be considered when preparing and assessing the appropriateness of planning applications and also any development that might affect the visual characteristics of the settlement areas within and without the AONB.

Development should in all regards be in compliance with policies in this Plan and respect the historic pattern of existing building lines and building orientation of the immediately adjacent plots where a consistent pattern is prevalent. Where a pattern is not clear proposals should reflect the wider mix of historic building lines and building orientation in the relevant area. The building heights of any such developments should not exceed the prevailing roof line of the adjacent plots.

Any new building works should be designed not as a separate entity, but should be sympathetic in form and scale with the existing historic or traditional buildings within the local area.

Any new building works should use materials that complement those used in adjoining or adjacent buildings, particularly when such buildings are listed, include features of particular visual interest or are listed as BAH1.

Although hedges cannot be specifically protected existing tracts of native or traditional hedging, including those hedgerow indicated on policy maps should be retained and where possible enhanced.

Areas of open space and gaps between buildings which contribute to the character of the area should be protected from development.

There should be no development that negatively impacts the character of a key view into, out of or through the area as shown on the policy maps.

The rural character of the roads and streetscape in the area should be maintained.

Appendix 1

Burghclere Design Checklist

This checklist is designed to inform those working on, submitting or assessing proposals for development in the parish and provides a brief overview of the issues that need to be addressed within such proposals in line with the Burghclere Neighbourhood Plan.

1. Contextual Survey and Analysis.

Before considering development in detail contextual factors must be considered that bear on solutions that benefit the local environment. An assessment of site constraints and opportunities is necessary and how the surroundings might inform the design concept. A review should consider the following factors, which are not exhaustive:

a. To ensure the quality of landscape and setting is protected proposals should:

- carry out a survey of all the landscape qualities and features of the site, identifying those which should be retained or removed.
- retain as many positive features as possible, especially those that link the site to the surrounding landscape.
- protect those features during the construction phase.
- take note of any local patterns in terms of garden size and layout.
- ensure that gardens are big enough to grow some shrubs or trees to mature and help landscape the development and have sufficient space for family and recreational use.
- identify local landscape and design features which help the building blend in with the surrounding countryside.
- ensure a 'whole development' design to mitigate against spaces and gaps being considered 'leftover'.
- use common, locally sourced native tree or shrub species for landscaping, especially and within and adjoining open countryside; fast growing species such as cypress and laurel should be avoided. Boundary hedges should be substantially deciduous.

b. Design for any new development, conversion or extension should consider:

- the setting of the village or individual building(s) in the landscape.
- the nature and pattern of development in the area.
- features that contribute to the character of the surrounding settlement and older building, or the locality of an older building (as identified in supporting documentation).
- the location of the site within the area.
- the nature of the site itself and its existing landscape features.
- the relationship of the site to its neighbours and the street.
- the existing street pattern and the relationship of the proposed building to the road.
- materials used and design details of traditional buildings.
- shape and form of the proposed building in relation to the site and neighbouring surrounding buildings adjacent and opposite.

c. Designs for individual or groups of houses should:

- identify the main architectural features or the traditional building in the immediate area of the proposed new building(s) and interpret these in the design when building between existing properties.
- respect the size, shape, siting and where appropriate variety of adjacent buildings.
- avoid excessive earthworks in landscaping.
- take care over treatment of doors and windows which can dramatically alter the appearance of a building.

d. Locations of new buildings should:

- avoid skylines and prominent spurs.
- avoid open slopes.
- be in harmony with the landscape when considered from all perspectives.
- access the existing road infrastructure.
- make maximum use of a site's contours without major earthworks.
- make maximum use of existing trees and landscape features.

2. Materials and detailing

- Bricks. Where bricks are used as a finish, which is traditional for many buildings in the parish, the most distinctive should be orange/red, warm brown or dark red. Facing bricks (including stock and extruded) can have a slightly irregular shape, softer feel and textured appearance. Mortar joints can be either cut printed or rounded.
- Tile hanging. A number of new and old build have incorporated tile hanging, which is traditional in this area. Tiles on the walls should match those on the roof although a different colour tone is acceptable.
- Render. Rough render - mostly white - has been used effectively within the parish although is not as common as brick. It is more suited to the character of this rural area than smooth render. Care must be taken with render as it does not wear so well and in certain circumstances can become stained. Specific justification should be provided for use of render, particularly in exposed sites or if close to traffic, demonstrate how its appearance will not deteriorate, and how it will be maintained and cleaned.
- Timber. Few buildings in the parish are timber; of those that are, many are listed and timber is used within an existing structure. Nevertheless it is a durable, aesthetically pleasing material, and as external cladding protective and if treated properly, durable. Developers need to demonstrate its suitability, the maintenance requirement and how it will look once weathered. Within the parish consider using black-stained weather-boarding (with wide boards) for garages and other outbuildings.
- Contemporary materials. Types of contemporary materials such as different metals or cladding can enhance the quality of and aesthetic appeal of a modern build, as well as add colour, texture and patterns. Care must be taken in regard to surroundings and context, and their use may be more appropriate on single sites, where not too prominent.

3. Window materials.

- The selection of window type and associated detailing must be sympathetic to the form of the building. The tendency for addition of small windows out of proportion to the surrounding walls is to be avoided. Glazing bars, where used, should ensure a traditional 'feel'; not too many nor too few, and better external rather than inside the glass.

- b. Traditional natural materials should be used for new or replacement windows and doors in order to safeguard the character of the area; these may be painted where more appropriate. The use of more modern materials such as UPVC and aluminium must be considered with care, especially in older buildings, and to ensure that they are sympathetic to the character of the area.

4. Roof materials.

- a. Plain Tiles. Colour, texture and shape of plain tiles must be in harmony with brickwork. In most cases in the parish, warm brown or orange/red is the most suitable. Tiles will weather (darken) over time but in principle tiles should be a little darker than brickwork or any cladding used.
- b. Slate. Slate roofs can be found throughout the parish. Care must be taken in sourcing slate to ensure the its quality, looks and durability. Artificial slate must be as similar to natural slate as feasible. Grey concrete tiles are not appropriate.

5. Roof detailing.

- a. Unequal pitches should be avoided unless there is a strong design case for doing so.
- b. Plain uncoloured mortar verges and hogsback ridges are preferred.
- c. A double roof with valley gutters and parallel ridges for larger roofs should be considered to minimise their bulk. Deep projecting boxed eaves on 'traditional' cottage designs are not appropriate, barge boards should be used only where this can be justified by local circumstances.
- d. In an area where the gabled roofs are the norm, flat roofs should generally be avoided. Mono-pitched roofs should be considered to better suit the contextual perspective.

6. Internal Spaces.

- a. DCLG's Technical housing standards - nationally described space standard (NDSS) deals with internal space within new dwellings. Although relevant in only determining compliance, and have no statutory meaning or use, Note 46 to NPPF states 'Policies may also make use of the NDSS, where the need for an internal space standard can be justified.
- b. This plan provides evidence to support the need for 2-bed and 3-bed properties. Furthermore the principal justification is for their use by first-time buyers, growing families and/or older families to downsize.
- c. The requirement in all these circumstances is for sufficient space to accommodate a family, growing children and allow sufficient space for older families/couples to move with their most treasured belongings into a smaller property.
- d. Paragraphs 10.21 to 10.26 of B&DBC's Design and Sustainability SPD provides further detailed guidance.
- e. This policy requires developers to take the NDSS for 2 and 3-bed properties as the minimum requirement for final approval and build.

7. External Spaces.

- a. Boundary treatment in a rural parish such as Burghclere is an important consideration, delineating space (public or private) and distinctiveness.
- b. New boundary treatment, especially that forming part of the street scene, must be high quality, durable and relate to the local context.
- c. Entrance gates, where proposed, should be simple, visibly permeable and rural in character.
- d. Security measures should be discreet.
- e. Any requirement or inclination to 'garden' road verges must be avoided.

8. Boundary treatment.
 - a. Hard surfaces. Modern surface treatments which represent a single visual mass such as tarmac or concrete, or expansive areas of the same should not be used as they visually jar against the natural materials of nearby historic or traditional buildings. They should ensure the effective drainage of surface water, avoid the need for regular maintenance and keep to a minimum noise impact on the surroundings.
9. Residential amenity.
 - a. Sufficient amenity space is required to meet the recreational, wellbeing and domestic needs of housing occupants. This includes passive activities such as sitting out, but more importantly active opportunities such as gardening and play space for young children.
 - b. This policy supports B&DBC policies RA2 and RA 3 that stipulate the following:
 - a. 1 and 2 bedrooms: 50 sq M
 - b. 3+ bedrooms: 60 sq M
 - c. Each dwelling must have a minimum garden depth of 10M.
 - c. A residential development of 10 or more houses is expected to include common amenity features; this might include a wildlife area, play zone and/or sitting out space.

Sustainable design and renewable energy technologies

10. Both new buildings and new extensions must incorporate measures to minimise energy consumption through design and modern technology.
11. Passive design. While not all buildings may orient in a way to get maximum benefit, the following considerations should apply wherever possible:
 - a. Solar gain. If principal glazed areas orientated within 30% of due South, solar gain will be maximised.
 - b. Layout. Main living and working rooms should face South with lesser used room facing North.
 - c. Windows. Consider those whether facing North might be smaller; conversely those with a Southerly aspect will benefit from heat gain. Consider also how heat gain might be channelled or controlled through ventilation to even the temperature throughout the building and avoid overheating.
 - d. Internal lighting. Inclusion of roof lights, atria and light/sun pipes increases the beneficial health effects of natural light and reduces the need and expense of artificial lighting.
 - e. Where practical, include green or sedum roofs.
 - f. Care must be taken to avoid overshadowing from trees, other structures or buildings.
 - g. Landscaping can be used either to mitigate cold winds or as shade for summer cooling.
12. Solar Photovoltaic (PV). PV cells, which convert sunlight into electricity, can be incorporated into or alongside buildings using panels, shingles, slates or tiles, glass laminates or other design solutions. Solar panels are mostly installed on roofs, although technological development are offering less visible solutions. Electricity generated can offset consumption, be stored in batteries or fed back into the national Grid.
 - a. PV systems need to be installed on an inclination between 20° and 40°, facing within 90° of due South. Adequate ventilation must be provided.
 - b. Installations should be kept low on the roof and prominent elevations avoided.
 - c. Shading by trees or buildings should be avoided.
 - d. Consideration should be given to micro inverters for each panel.
 - e. The design concept should ensure suitable aesthetic incorporation,, including colour and use of materials, especially in areas such as the AONB and in proximity to listed buildings.
13. Solar Thermal. Solar thermal systems use energy from the sun to heat hot water. There are two types: flat plate and evacuated tube. The former are cheaper to install while the latter are more efficient. The same conditions apply to installation as PV panels Photovoltaic thermal (PVT). PVT combines PV and solar

thermal. It looks like a standard PV array but can produce hot water as well as electricity. The same conditions apply to its installation as PV and solar thermal.

14. Air/Ground source heat pumps.

- a. Air source heat pumps (ASHP) extract heat from the air passing it through a heat exchanger. The unit looks similar to an external air conditioning unit. Ground source heat pumps (GSHP) extract latent heat from buried ground collectors, either using a shallow trench ('slinkie') system or a borehole.
- b. The efficiency measurement for both types is the Seasonal Performance Factor (SPF) which indicates performance over a whole heating season, within set parameters. If a heat pump is used for anything other than underfloor heating the SPF will fall.
- c. Modern homes, with good insulation are better equipped for underfloor heating. Nevertheless a supplementary heat source is usually required and there are other cost-effective alternatives, such as an immersion heater running on dual-tariff electricity.
- d. Noise from ASHPs must be considered when in proximity to other buildings.

15. Green roofs.

- a. Green roofs are roofs covered in part or in whole with living vegetation that increases thermal insulation, helps absorb rainfall, contributes to the biodiversity of a site and enhances the aesthetic appearance for those who live close by.
- b. Installation must take into account weight, access and maintenance costs.

16. Water usage. B&DBC has included reducing water usage as a key sustainability objective. To achieve this the following are to be considered:

- a. using a gravity-fed hot water system delivering low pressure water rather than a mains pressure hot water system.
- b. using low flush, dual flush or dry composting toilets.
- c. use of water efficient taps, low-flow shower heads, high efficiency washing machines and dishwashers.
- d. incorporating rainwater harvesting systems and grey and blackwater recycling.
- e. Using water efficient landscaping to reduce the need for extensive watering.

17. Sustainable drainage systems (SUDS)

- a. SUDS is a set of measure to drain surface water in a more sustainable fashion than previous conventional techniques. For new development sites early discussion with stakeholders should take place together with an impact assessment, and long-term maintenance needs identified.
- b. B&DBC is keen to ensure sustainable drainage systems are used wherever feasible and from whom guidance can be found.

Noise

18. Noise management should form part of a building's design plan; living rooms, bathroom and kitchens should avoid being located next to, above or below proposed neighbouring bedrooms.

19. Appropriate sound insulation will be required to avoid noise disturbance. Thicker and heavier doors and double glazed windows enhance noise insulation. Materials with a higher density normally provide better sound insulation, i.e. brick instead of stud walls, which should be considered especially for bedrooms.

20. Equipment used externally, such as ASHPs, must be contained and shielded to reduce their noise footprint.

Extensions

21. Site analysis. Just as a site analysis is carried out before new builds, so must one be conducted for an extension to consider its relationship in form with the area, size with the principal building and its public view.
22. Boundaries and neighbour impacts. Wherever possible extensions should be kept away from property boundaries to avoid a detrimental effect on the neighbouring property.
23. Privacy. Extension windows should not directly overlook a neighbouring property particularly if close to the boundary. At the rear of a building it is customary to have a minimum distance of 20m between directly facing windows at first floor level. Blocking out natural light must also be avoided.
24. Building form.
 - a. The scale of the proposed extension should be subservient to the main dwelling
 - b. Where the original dwelling is being extended in order to remedy earlier poor quality work or to create an improved overall experience there is no need for an extension to be subservient.
 - c. In all cases extensions should not overwhelm the original dwelling.
25. Porches.
 - a. the design of the porch should complement the main building.
 - b. for new buildings consider adding a porch or canopy as it can create interest, especially on a flat-fronted detached building, though it should not be added to a traditional building or a terrace of houses simply for ornamentation.
 - c. the porch must be in proportion to the house.
 - d. the materials and roof pitch should match the existing building.
26. Dormer windows.
 - a. Dormer windows should typically be small, kept as low as possible and designed to let in light rather than create additional space in an attic room. As a rule they should be either gable end or hipped.
 - b. Dormer windows should match the style of the main house.
 - c. Where feasible roof lights should be considered as a less obtrusive alternative.
27. Access, parking and garages.
 - a. parking areas/driveways should be located at the side of the building.
 - b. drives down the side of the building, with the garage located to the side or rear of the dwelling help to reduce the prominence of the garage and parked cars.
 - c. avoid creating parking areas which dominate the front of the building in full view of the street.
 - d. front gardens should not be turned into parking areas.
 - e. consider alternatives to standard garages such as 'cart shed' designs.
 - f. screen parking areas.
 - g. keep visibility splays to a minimum.