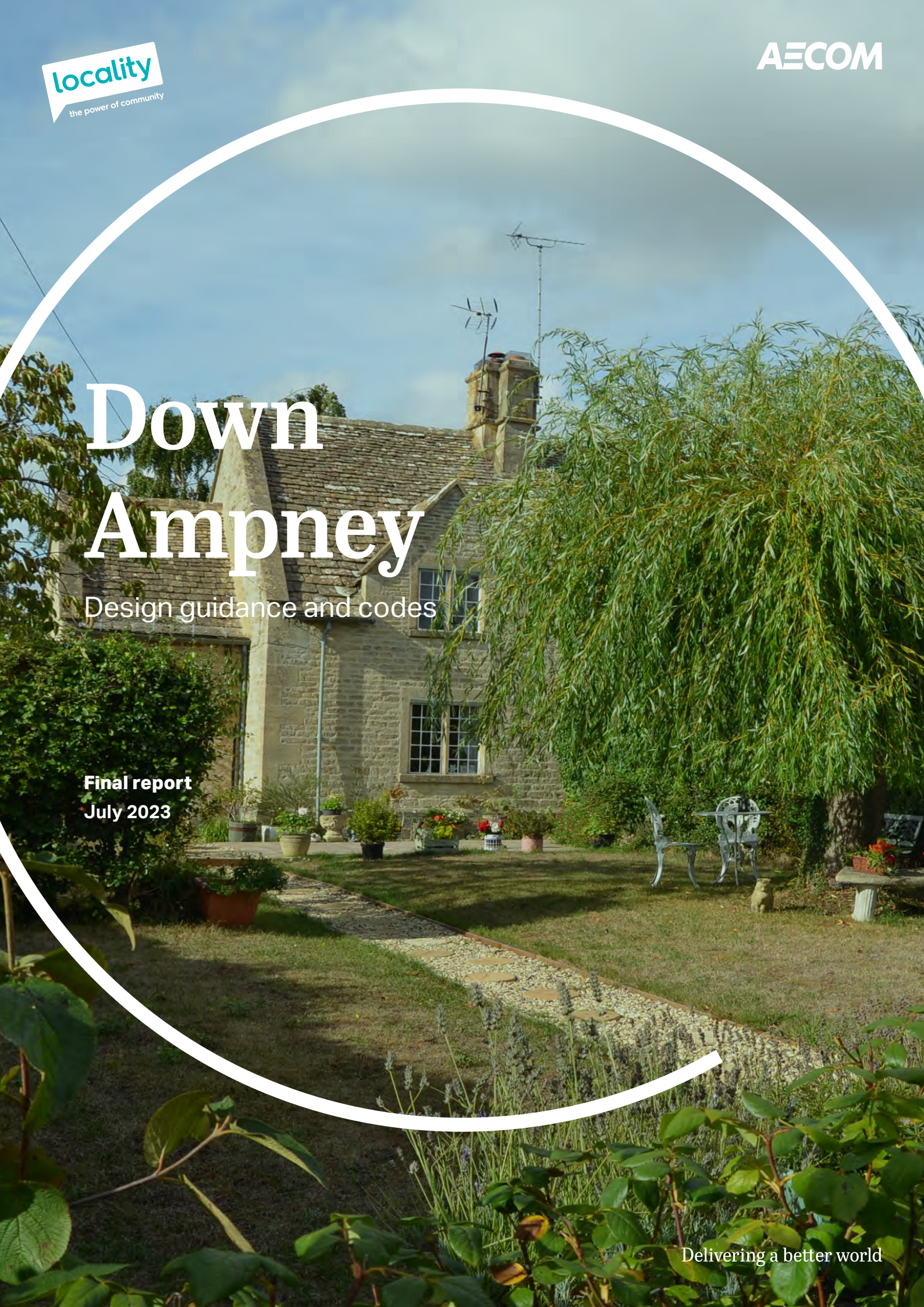
locality
the power of community

AECOM

Down Ampney

Design guidance and codes

Final report
July 2023



Delivering a better world

Quality information

Prepared by	Check by	Approved by
Rose Bateman Senior Planner	Ben Castell Director	Andrew Scarth Neighbourhood Plan Steering Group

Revision History

Issue no.	Issue date	Details	Issued by	Position
7	07.03.2023	Final report, post Pre Submission (Regulation 14) Consultation	Rose Bateman	Senior Planner
6	06.06.2023	Draft report, post Pre Submission (Regulation 14) Consultation	Rose Bateman	Senior Planner
5	30.01.2023	Final report	Rose Bateman	Senior Planner
4	26.01.2023	Final draft report	Annabel Osborne	Locality
3	12.01.2023	Final draft report	Rose Bateman	Senior Planner
2	11.01.2023	Draft report	Rose Bateman	Senior Planner
1	24.10.2022	Draft report	Rose Bateman	Senior Planner

Contents

Introduction

01

1. Introduction

The purpose of this design guide is to ensure the Down Ampney style is reinforced by well-designed development.

1.1 Purpose

This design guide supports the Neighbourhood Plan and relevant policies, including the Design Code of the Cotswold District Local Plan, in providing a common reference point and understanding of what is locally distinctive design. This design guide defines the existing local character of Down Ampney that the community values in order to provide practical guidance for development in the Neighbourhood Area.

1.2 Process

The Neighbourhood Plan Steering Group (SG) are volunteers of the local community tasked with managing the preparation of the Neighbourhood Plan for Down Ampney.

Through the Department for Levelling Up, Housing and Communities Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design guidance to support the group.

The SG provided guidance and local knowledge that informed this design guide. Figure 1 provides a brief overview of the key milestones of the preparation of this guide.

The sketched illustrations and information of this design guide have origins in *Design in Down Ampney 1995*. The sketched illustrations are © Cotswold District Council 1995.

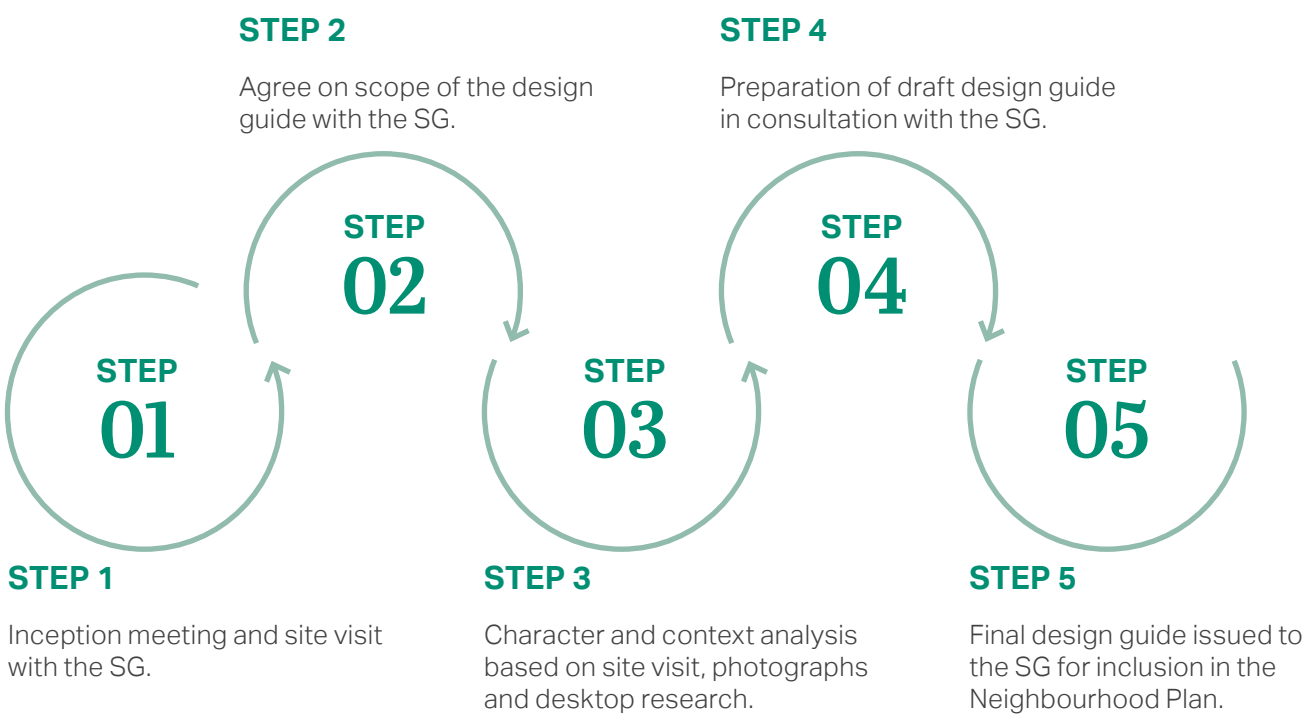


Figure 01: Diagram illustrating the process to prepare this design guide

1.3 Area of study

The Neighbourhood Area of Down Ampney is a parish in the Cotswold District of Gloucestershire. The village of Down Ampney is the main settlement of the Neighbourhood Area. It was primarily an agricultural village up to the end of World War II when residents began to seek work outside the village or became self-employed. Today, Down Ampney is still known for its historic and rural character, whilst being home to approximately 615 residents (Source: Office for National Statistics 2020).

The village is accessed by the A419, which runs between Swindon and Cirencester, and serviced by a church, primary school and the "hub", which includes the Village Hall, the Village Shop, tennis courts, a multi use games area, a playground and a community garden. A diverse mix of buildings, ranging from historic estates to modern housing follow the linear settlement pattern of the village or are dotted throughout the countryside. Despite the diversity of buildings, Down Ampney is synonymous with the architectural and landscape character of the surrounding south Cotswold area.

The wider 1,123 hectare parish is within the Upper Thames Clay Vales National Character Area, which is a broad belt of open, gently undulating lowland farmland dominated by watercourses. The parish is bordered by the Ampney Brook to the west, and rises to Poulton Hill in the north.

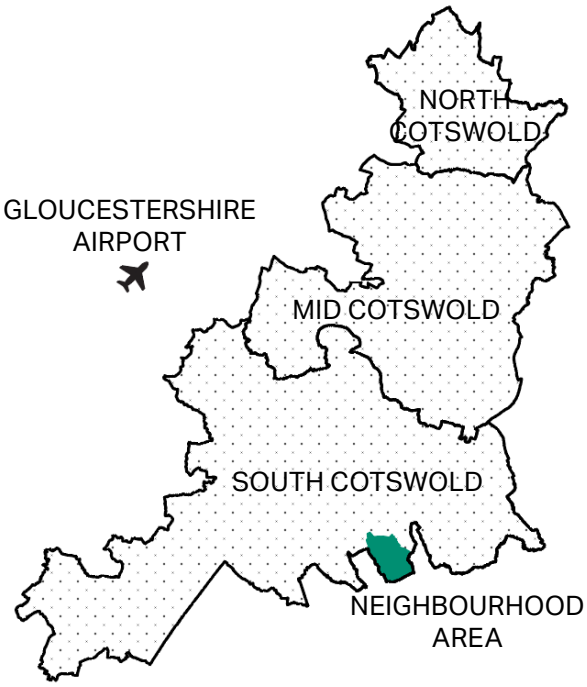


Figure 02: Neighbourhood Area located within the Cotswold District

Figure 03: Neighbourhood Area and key locations (illustrative purposes only)

Figure 04: Locally distinctive architectural design and materials (above - left)
Figure 05: Green space helps establish the rural character of the village (above - right)
Figure 06: Allotment located in the Village Centre at the "hub" (below - left)
Figure 07: All Saints' Church located in the Conservation Area (below - right)

1.4 How to use the guide

This design guide is a valuable tool in securing locally distinctive, high quality development in Down Ampney. It will be used differently by various stakeholders during the planning and development process, as summarised in Table 1.

A valuable way the design guide can be used is as part of a process of co-design and involvement that seeks to understand and takes account of local preferences and expectation for design quality. As such the guidance and codes can help to facilitate conversations on the various topics to help align expectation and aid understanding and the balance of key local issues. A design code alone will not automatically secure optimum design outcomes but should help all involved.

Stakeholder	How they will use the design guidelines
Applicants, developers and landowners	As a guide to community and Local Planning Authority expectations on design – they will be expected to follow the design guide as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The design guide should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the design guide is complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Table 01: Stakeholders and how they may use this design guide

1.5 Planning policy and guidance

This section outlines the national and local planning policy and guidance documents that have influenced, and should be read in conjunction with, this design guide.

National Policy Guidance[1]

2021 National Planning Policy Framework
Department of Levelling Up, Housing and Communities

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.

2021 National Design Guide
Department of Levelling Up, Housing and Communities

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. Well-designed places have individual characteristics which work together to create its physical character. The guide introduces the 10 characteristics of well-designed places.

2021 National Model Design Code
Department of Levelling Up, Housing and Communities

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide. This guide should be used as reference for new development.

2020 Building for a Healthy Life
Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

2007 Manual for Streets
Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts by placing the needs of pedestrians and cyclists first.

Local Policy Guidance

2018 Cotswold District Local Plan 2011 to 2031[2]

Cotswold District Council

The Local Plan and additional Supplementary Planning Documents guide decisions about the use and development of land within the district. The Local Plan identifies Down Ampney as a Principal Settlement and modest sized village with a limited range of services and facilities, though capable of serving certain day-to-day needs.

The Local Plan identifies 3 site allocations for 28 new houses alongside infrastructure and land constraints to unlocking development. Small shops and services are permitted where they enhance the village's viability and meet local needs.

The outstanding beauty of the Cotswold's built, natural and historic environment are highlighted in the Local Plan. Well-designed development can contribute positively to the conservation, enhancement and creation of natural and historic environmental assets, and continue to reflect the high design quality of the past. The Local Plan includes a Design Code that sets out design principles that respect the distinctive qualities of the district. This design guide builds upon Design Code in providing guidance that is specific to the Down Ampney context.

At the time of preparing this guide, the Local Plan Partial Update was underway, with the issues and options consultation closing early 2022. The update is focused on targeting section of the Local Plan, conversion specific issues and options that need to be updated within the existing plan period (to 2031), particularly in relation to how the climate emergency is tackled. The Cotswold Design Code will also be updated and extended as part of the update.

2021 Net Zero Carbon Toolkit[3]

Cotswold, West Oxfordshire and Forest of Dean District Councils

Cotswold District Council and two partner councils share an ambition that net zero should be the standard for all new housing and retrofit projects in their districts.

The Net Zero Carbon Toolkit provide guidance on how to deliver a net zero housing project. The guide is aimed at small or medium-sized house builders, architects, self-buildings and consultants.

The toolkit also provides home owners looking to retrofit or extend their existing property, guidance and advice on what they need to consider and how they can implement energy efficiency measures and begin the process of decorbonising their homes.

1 National policy guidance documents prepared by: DLUHC are available at www.gov.uk/government/publications/national-planning-policy-framework--2; Homes England is available at www.udg.org.uk/publications/othermanuals/building-healthy-life; Department of Transport is available at www.gov.uk/government/publications/manual-for-streets.

2 The Cotswold District Local Plan 2011 to 2031, including supplementary planning documents, is available at www.cotswold.gov.uk/planning-and-building/planning-policy/local-plan-2011-to-2031/.

3 The 2021 Net Zero Toolkit is available at www.cotswold.gov.uk/environment/climate-action/how-to-achieve-net-zero-carbon-homes/.

Neighbourhood Area context analysis

02

2. Neighbourhood Area context analysis

This section outlines the broad historic, physical and contextual characteristics of the Neighbourhood Area.

2.1 History and heritage

The Neighbourhood Plan provides an overview of Down Ampney's history. This section summarises key periods that have influenced the local character of the Neighbourhood Area, which development should protect and enhance. The village was first established where the Conservation Area is designated. It was relocated to the north-east during the Black Death, which provided the basis for the linear settlement pattern evident today.

The manor of Down Ampney and other historic estates passed through several families whilst the agricultural roots of the village continued. Following World War I, the Co-operative Whole Society (CWS) became the dominant landowner of the village. CWS purchased the Down Ampney estate and surrounds, totaling over 4,000 acres, 10 farms and 80 dwellings, and carried on its farming interests until sold from 2006.

During World War II, the Down Ampney Airfield was constructed on the outskirts of the village together with a hospital, barracks and other facilities around the village. During operation the airfield become home to some 2,500 personnel and evacuated more than 20,000 wounded men. The Royal Air Force left Down Ampney in 1945 and, after a short period, the airfield closed. A memorial to the airfield is located to the south east of the village, near the northern end of what was the main runway, commemorating the contribution of the community to war efforts.

Beyond the Conservation Area, there are several listed and non-designated heritage assets and monuments, including several cottages, the school and the Old Vicarage, birthplace in 1872 of composer Ralph Vaughan Williams.

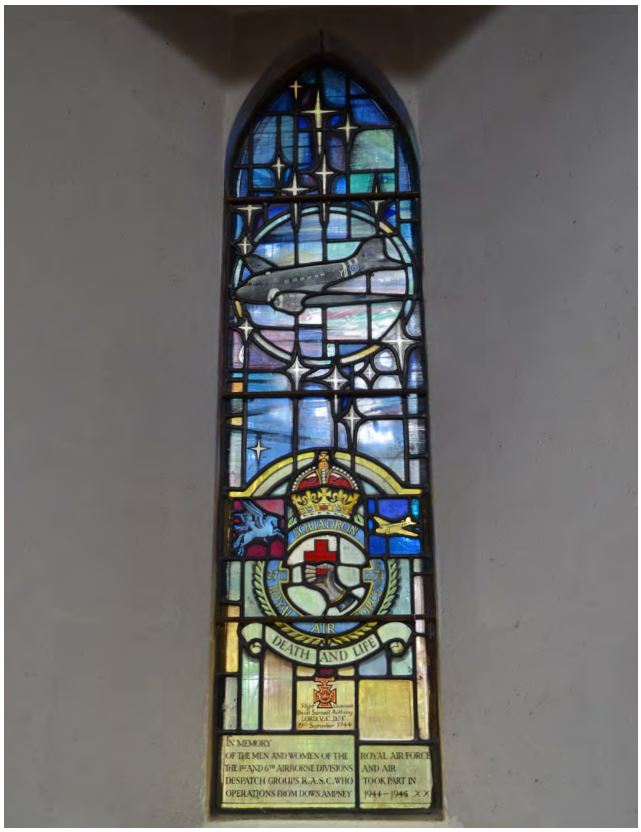


Figure 08: Lancet window at the All Saints' Church in memory of the Royal Air Force

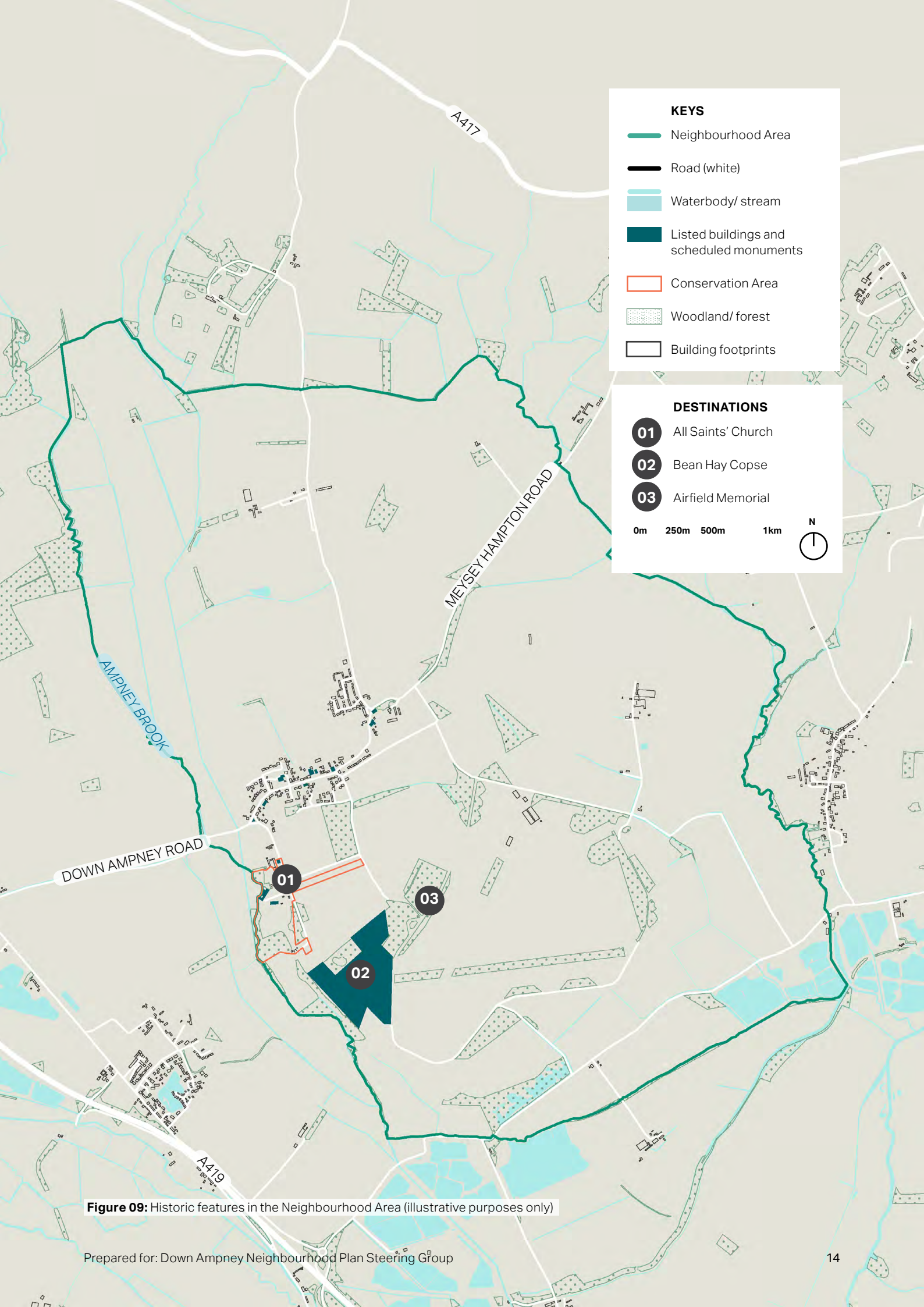


Figure 09: Historic features in the Neighbourhood Area (illustrative purposes only)

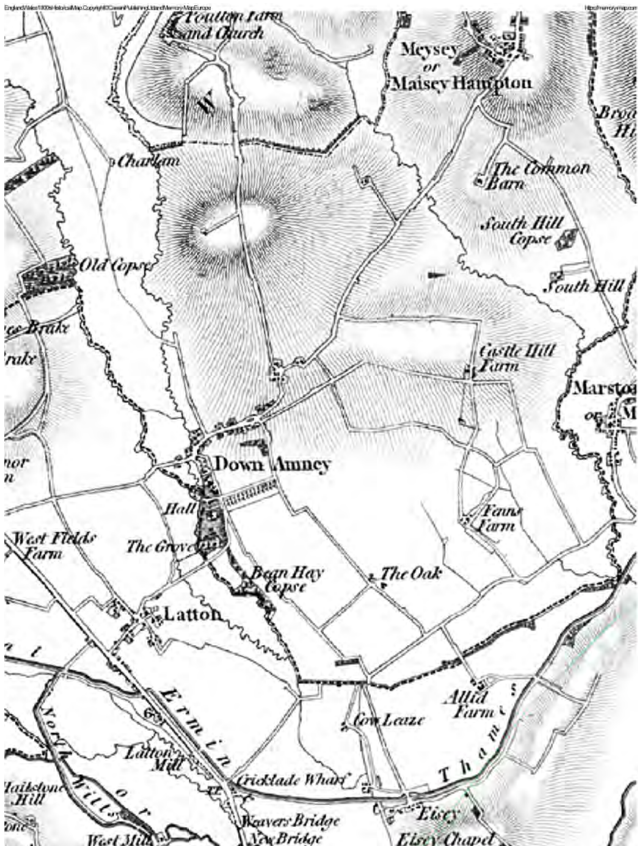
2.2 Settlement pattern

Down Ampney historically was a long, narrow village, with most development located alongside the road for some three-quarters of a mile. This pattern of development emerged due to the relocation of the village centre during the Black Death from the Conservation Area to where it is today.

This linear pattern of development has slightly evolved in the late 20th and early 21st centuries. Developments at the extremities of Down Ampney have both widened and further elongated the village.

Today, development is located along the established north-east to south-west axis of the main Street and Church Lane. Residential access streets, consisting primarily of cul-de-sacs, spur off the main Street to areas of 20th and 21st century housing. Despite this development, the linear pattern of the village remains and is a defining characteristic.

The evolution of the village's settlement pattern is illustrated in Figures 10, 11 and 12.



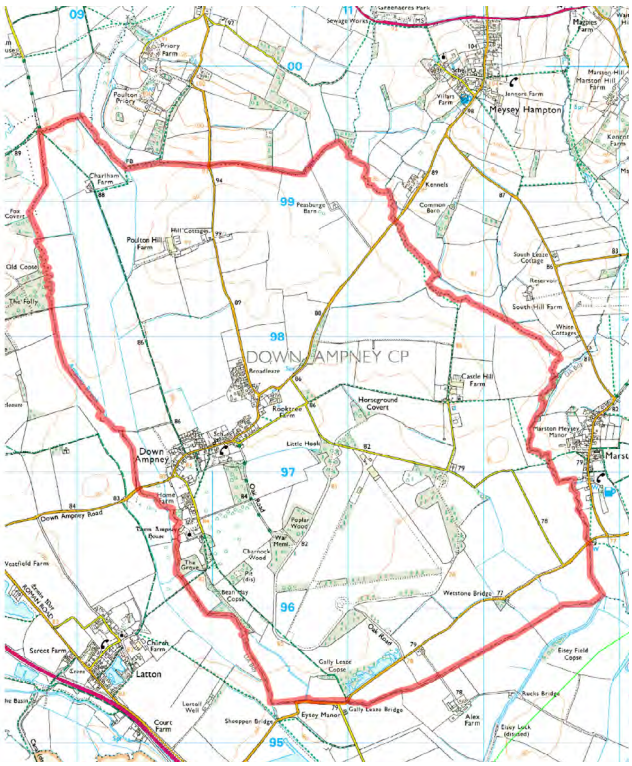


Figure 10: Historic Down Ampney settlement - little changed until World War II (above)
Figure 11: Down Ampney settlement in 2014 - 20th and 21st century expansion at the edges of the village centre and to the north (below)

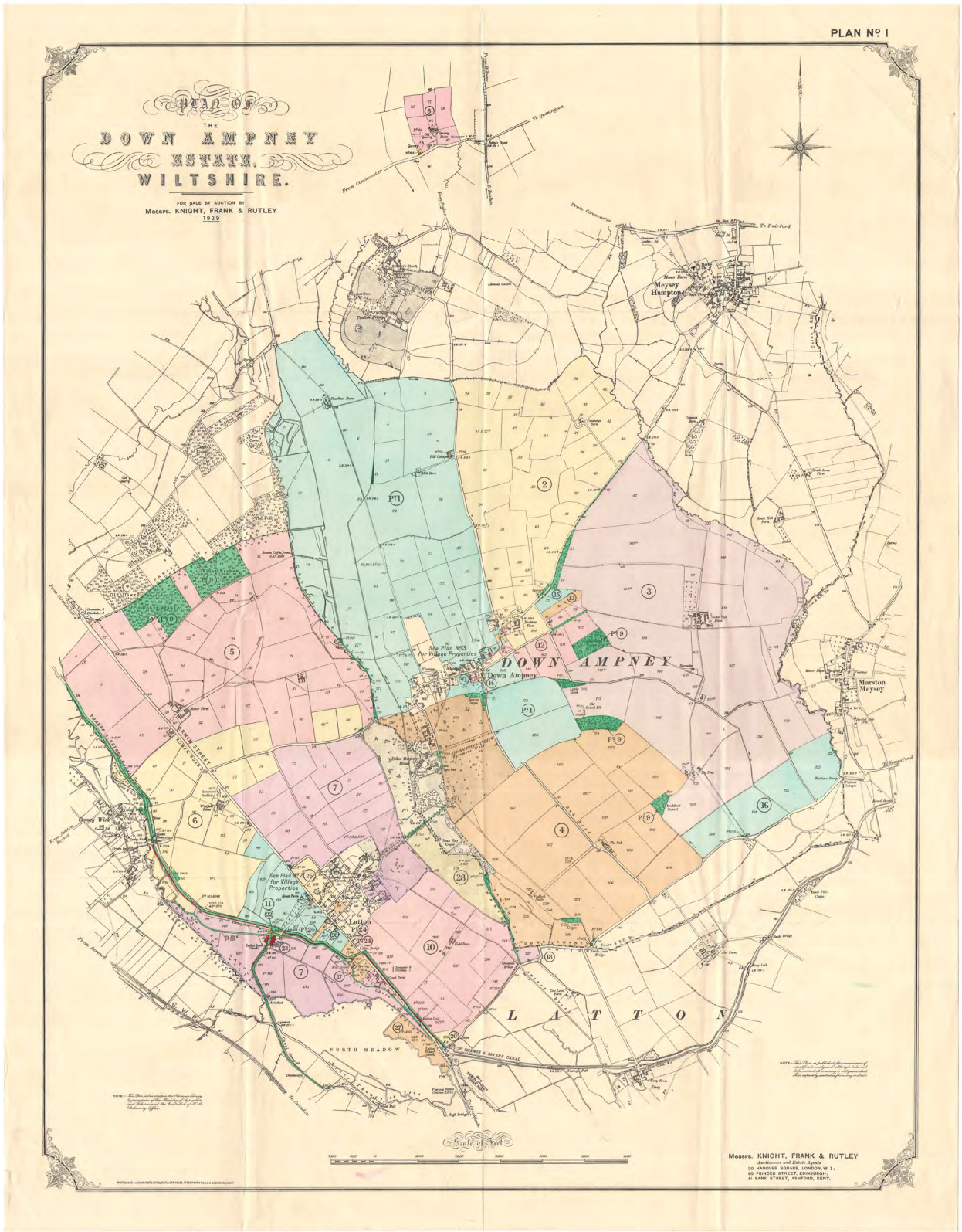


Figure 12: Map for the sale of Down Ampney estate in 1929 (Source: Gloucesterhire Archives, Ref. D2582/2, 1929)

2.3 Landscape and ecology

The Neighbourhood Plan provides an overview of Down Ampney's landscape. This section summarises key landscape and hydrological features, including green infrastructure network assets, which development should protect and enhance.

2.3.1 Landscape character

The Neighbourhood Area is located within the Upper Thames Clay Vales National Character Area (NCA), which is profiled by Natural England (2014) as a "broad belt of open, gently undulating lowland farmland on predominantly Jurassic and Cretaceous clays. There are contrasting landscapes, including enclosed pastures of the claylands with wet valleys, mixed farming, hedges, hedge trees and field trees and more settled, open, arable lands. Mature field oaks give a parkland feel in many places".

The NCA also contains the North Meadow and Clattinger Farm Special Area of Conservation (SAC). The SAC Zone of Influence extends 8km, covering all of the Neighbourhood Area[4].

The Gloucestershire Landscape Character Assessment prepared for Gloucestershire County Council (2006) provides a more localised assessment of the landscape character types. Most the Neighbourhood Area is situated within the River Basin Lowland, which is characterised by a flat to gently undulating floodplain landscape with a strong presence of water. A small part of the Neighbourhood Area to the north is located within the Cornbrash Lowlands.

This area is characterised for its very gentle sloping landform with a network of tributary streams. Pastoral or arable fields and the dispersed settlement pattern, including linear villages, are common characteristics across both landscape character types.

2.3.2 Topography and Flood risk

Watercourses dominate the Neighbourhood Area, which is bounded by the Ampney Brook to the west and crossed by several smaller streams that feed into the River Thames to the south. The south-east of the district, which includes the Neighbourhood Area, is within the Cotswold Water Park which includes several lakes designated as Sites of Special Scientific Interest (SSSI). The water park has high biodiversity value that supports wildlife and is an important tourism and recreation drawcard for the region.

The landscape of the Neighbourhood Area is essentially flat, rising approximately 20m in elevation from the south-east (78 metres above Ordnance Datum (aOD)) to Poulton Hill in the north (99m aOD). Flood risks are present in the lower reaches of the Neighbourhood Area.

4 The SAC Zone of Influence was under review at the time of preparing this report.

2.3.3 Green infrastructure

A cohesive network of green infrastructure is integral to maxmising quality of life and wellbeing, ecological resilience and biodiversity. Down Ampney has an established green infrastructure network consisting of:

- Public Rights of Way including a bridleway that runs north to south across the Neighbourhood Area via the village, and footpaths connecting areas of the village and to surrounding settlements;
- Tennis courts, a multi use games area, a playground and a community garden at the hub;
- Social and football club at North-eastern Down Ampney;
- Several wood-pasture and parkland priority habitat areas, forests and woodlands; and
- Gardens, trees and vegetation, including tree preservation orders.

The Neighbourhood Plan seeks to expand this green infrastructure network to enhance the rural ambiance and quality, which this design guide further supports.

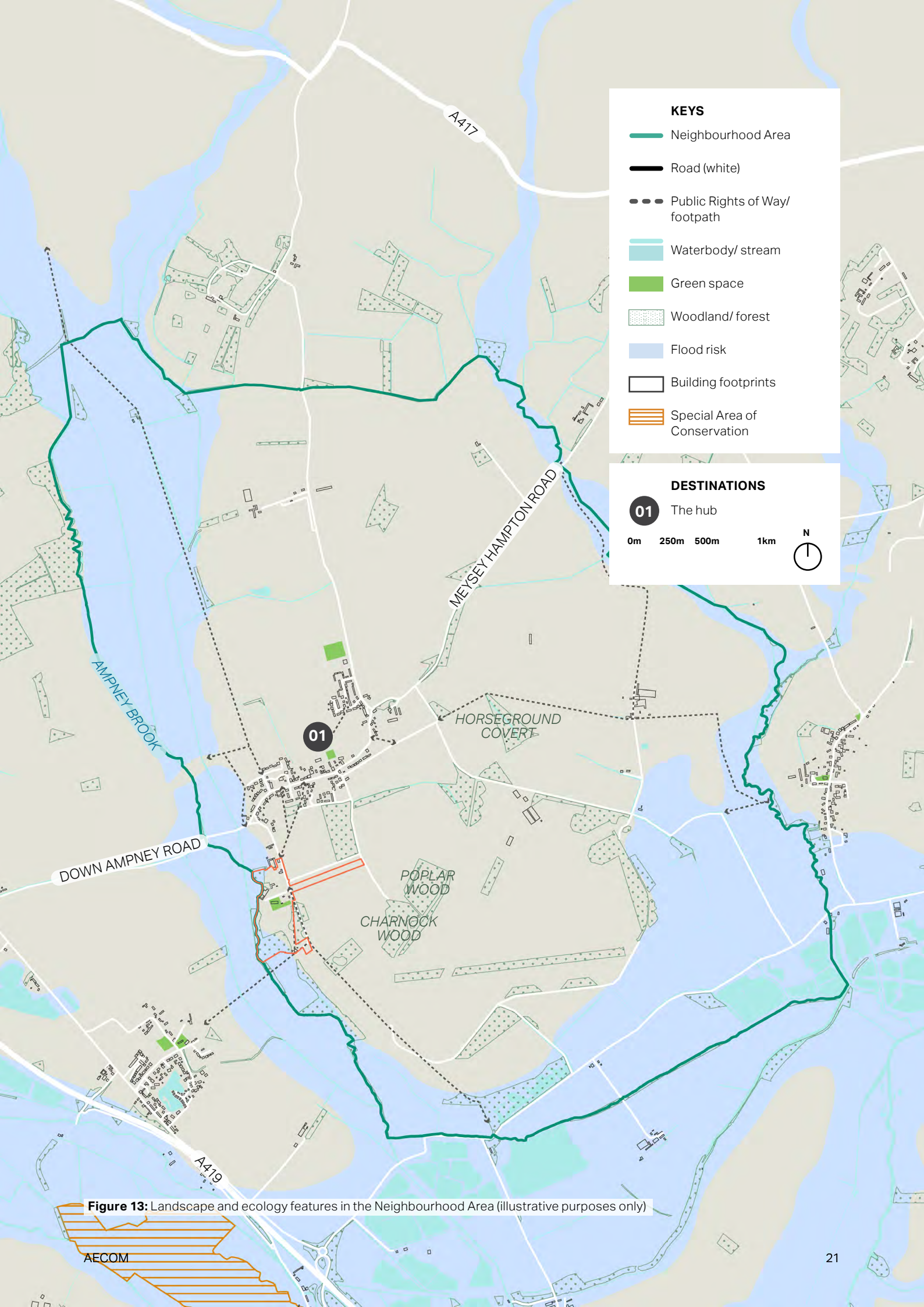


Figure 13: Landscape and ecology features in the Neighbourhood Area (illustrative purposes only)

Character study

03

3. Character study

This section outlines the different Character Areas within Down Ampney. These different areas are characterised primarily by the location and period of development.

3.1 Defining the Character Areas

The village buildings may be considered in three groups. The south-western extent of the village principally comprises the Conservation Area, including the All Saints' Church and Down Ampney House.

The centre of the village is a mixture of historic buildings - mostly estate cottages - and modern houses. Modern houses within the village centre include areas of both infill development and expansion. A further 10 houses are anticipated on an existing site allocation at Duke's Field.

The north-eastern part of the village comprises Broadleaze, a red brick Council-built housing estate, and Linden Lea, a modern estate built in the first decade of the 21st century. Further housing developments are anticipated in the near future at Rooktree Farm, land adjacent to Broadleaze, and Broadway Farm (Ampney Fields).

The Character Areas are listed on the right and detailed in this section. The remainder of the Neighbourhood Area is best recognised for its agricultural roots with development nestled within the landscape.

1 **South-Western Down Ampney (Conservation Area)**

Original village settlement including All Saints' Church and Down Ampney House.

2 **Village Centre**

Historic village centre with modern housing including infill and expansion areas. Recent 21st century developments are located at Duke's Field and Old Estate Yard, with a further 10 houses anticipated at Duke's Field.

3 **North-Eastern Down Ampney**

Council-built and 21st century housing estates. Includes planned developments at Rooktree Farm, land adjacent to Broadleaze, and Broadway Farm (Ampney Fields).

Figure 14: Character Areas of Down Ampney (illustrative purposes only)

South-Western Down Ampney 1

Figure 15: Open countryside setting and views from the Conservation Area (above)
Figure 16: High stone walls in the Conservation Area (below - left)
Figure 17: All Saints' Church located in the Conservation Area (below - right)

Attribute	Description
Land Use	Housing and the All Saints' Church.
Pattern and Layout of Development	Conservation Area that establishes the south-western extent of the Down Ampney linear settlement along Church Lane. Varied buildings consisting of the All Saints' Church and historic estates, including the Down Ampney House, the Mews House and Home Farm, are dispersed throughout the Conservation Area. No building line is established with buildings either fronting the street or setback within large estate grounds.
Built Form	The historic buildings vary in height up to approximately three storeys. Architectural features and materials also vary but generally utilise rubble stone with alternative quoins, steeply pitched stone slate roofs with slender brick chimneys, steep gable porches, and windows with narrow, vertical proportions. The All Saints' Church architectural style is mostly a product of the 19th century Victorian Restoration. The church spire is a greater height than the surrounding buildings. Further information on the built form of the historic estates may be found on Historic England's website (www.historicengland.org.uk).
Public Realm	The Character Area is bound by a high stone wall along Church Lane, with intermittent sections of low stone wall set in front of hedges and gardens, or historic buildings fronting the street. The defined boundary edge to the west of Church Lane is contrasted by open fields to the east, which is intercepted by an avenue of trees called Sycamore Walk.

Table 02: Character description of South-Western Down Ampney

Figure 18: Locally sensitive development at The Old Estate Yard, built 2006 (above - left)
Figure 19: Locally sensitive development at Duke's Field, built 2003 (above - right)
Figure 20: Historic housing in the village centre (below)

Attribute	Description
Land Use	Housing, primary school, and the "hub", which includes the Village Hall, the Village Shop, tennis courts, a playground, a multi use games area and allotments.
Pattern and Layout of Development	Core of linear settlement along the main Street with 19th century historic buildings - estate cottages - and modern housing. The 19th century estate cottages are set well apart in spacious gardens. The primary school is also built in this harmonious 'estate' architectural style. Recent buildings between the old cottages follow the original building line, which is set back from the road. This has helped reduce the visual impact of new buildings. The Village Centre has seen a number of new developments since the 1970s. Suffolk Place and Chestnut Close to the north of the main Street and The Pheasantry to the south were built within the last quarter of the 20th century. Duke's Field and The Old Estate Yard to the south of the main Street were built early in the 21st century. Recent developments, particularly of the 21st century, are sympathetic in maintaining the linear pattern of development and spacious front setbacks with a consistent building line. A further 10 houses are anticipated on a site allocation at Duke's Field.
Built Form	The Character Area establishes a typical building height of two storeys plus attic space. Although there are some examples of three storey historic buildings. Various housing typologies generally utilise locally sensitive architectural materials such as natural and reconstituted Cotswold stone walls and roof tiles. There are some examples of clay roof tiles. The roofline is consistent with pitched roofs, slender brick chimneys and dormer windows. Some rooflines of modern buildings are not steep enough to blend into the traditional village setting and/or do not include a chimney. Steep gable porches, that match the roof pitch, are a notable feature of the estate cottages and some older buildings. Narrow, vertical proportion windows that are typically double casement. Stone mullions are also common. Some recent developments utilise unsympathetic windows with horizontal proportions.
Public Realm	Streets of the village centre provide an intimate sense of enclosure, with consistent boundary treatments of dwarf dry-stone walls fronting the street with gated entrances. The public realm is enhanced by deep, well-maintained gardens. Community and commercial land uses are grouped together at the "hub" of the Village Centre, accessed via the main Street. Public space is reflective of the landscape character, and consists low-maintenance gravel and grassed areas with very few embellishments. Most land uses are provided with on-plot car parking. Parallel on-street car parking is allowed for and slows down the traffic.

Table 03: Character description of the Village Centre

Figure 21: Linden Lea laneway bounded by low stone walls (above - left)
Figure 22: Council-built housing that does not reflect the local character of Down Ampney (above - right)
Figure 23: Linden Lea housing estate, which utilises architectural features and materials reflective of Down Ampney's character but may improve design features such as boundary treatments and garages (below)

Attribute	Description
Land Use	Housing and the social and football club.
Pattern and Layout of Development	Late 20th Council-built and early 21st century housing estates establish the north-eastern extent of the Down Ampney linear settlement. Both housing estates maintain the linear settlement pattern of the village but vary significantly in the layout of individual sites. Linden Lea consists of detached and semi-detached housing with a consistent building line that varies by street from approximately 2 to 12m. The row housing of Broadleaze establishes a consistent building line also varied by street from approximately 5.5 to 12m. New housing developments are anticipated in the near future within the Character Area. The development sites include Rooktree Farm, land adjacent to Broadleaze, and Broadway Farm (Ampney Fields).
Built Form	The housing estates establish a maximum building height of two storeys, although vary significantly in their built form. Linden Lea generally utilises locally sensitive architectural features and materials such as reconstituted Cotswold stone, steeply pitched roofs with slender brick chimneys, dormer and double casement windows and steep gable porches. Broadleaze is a 1950s Council-built housing estate, which is reflective of many others throughout the country built during the same period. The pinkish-red brick is not characteristic of Down Ampney and its south Cotswold setting. The design of Broadleaze is not to be repeated in Down Ampney.
Public Realm	The public realm of the Character Area does not reflect the local character of Down Ampney as there is a higher density of dwellings per hectare compared to the centre of the village. Boundaries are defined by a mixture of stone walls, hedges, fences and wire setting although some undefined boundary edges and semi-private laneways increase pedestrian permeability of private plots. Car parking, particularly on-street parking, is an issue in the Character Area. Insufficient off-street parking has led to on-street parking on narrow streets, which diminishes the character of the street.

Table 04: Character description of North-Eastern Down Ampney

Design guidance and codes

04


MARSTON MEYSEY 2½
CIRENCESTER 6
POULTON 2

4. Design guidance and codes

This section sets out the principles that will influence the design of new development and inform the retrofit of existing properties in the Neighbourhood Area. Local images are used to exemplify the design guidelines and codes.

The design guidance and codes support the Neighbourhood Plan and should be read in conjunction with the Design Code of the Local Plan and other relevant policies.

4.1 Introduction

The Design Code of the Cotswold District Council Local Plan describes the general Cotswold vernacular. The design guidance and codes describe and support the Down Ampney vernacular. It is important that any new development in Down Ampney enhances the local character of Down Ampney and aligns with the aspirations of the local community.

This section identifies design guidance and codes for future development in the village to adhere to. They are organised under three principles that are particularly relevant for development in Down Ampney and reflect the process of siting and thereafter designing development.

The following design codes apply to the whole Neighbourhood Area for future housing development:

- **Code 1:** Settlement and Site Layout (SL)
- **Code 2:** Built Form (BF)
- **Code 3**: Sustainable Futures (SF)

4.1.3.1 When to Use the Codes

Table 5 identifies when each of the codes should be used. A prefix has been created for each code to allow simple application and referencing of the design codes when writing policies for the Neighbourhood Plan.

Figure 24: A pair of simple 18th - or early 19th century - cottages. Slender brick chimneys are set at the end of coped gables and a 50° 'graded' stone slate roof. Windows are simple iron casements in pegged oak frames, between oak lintels and stone cills. Strong porches of dressed stone with rubble infill have 'sprocket' eaves, mortared verge and plank doors.

Code	Prefix	When to use the code
Settlement and Site Layout (SL)	**SL 01**	**Linear pattern of development** Code to be applied when new development may impact the established linear pattern of development.
	SL 02	**Consistent building line and streetscape** Code to be applied to all new development, including when selecting boundary treatments.
	SL 03	**Layout of buildings** Code to be applied when new development may impact on the transition space between the village and the surrounding landscape.
	SL 04	**Respect views and vistas** Code to be applied when the layout of new development may restrict views to the surrounding landscape or important landmarks.
	SL 05	**Landscape and biodiversity** Code to be applied when designing the layout and landscaping of new development including public space and front and back gardens.
Built Form (BF)	**BF 01**	**Architectural features and materials** Code to be applied to all development, including when determining the height, scale, and material and detailing palette.
	BF 02	**Extensions and modifications** Code to be applied to development involving a housing extension or modification.
	BF 03	**Car parking solutions** Code to be applied when designing how parking will be provided within new development.
Sustainable Futures (SF)	**SF 01**	**Aspect and orientation** Code to be applied when designing the layout of new development.
	SF 02	**Net zero housing** Code to be applied to all development to enhance sustainability.
	SF 03	**Flood mitigation and water quality** Code to be applied to all development to reduce water wastage and flood risk, and improve water quality.
	SF 04	**Waste storage and servicing** Code to be applied to all new development to ensure sustainable waste management.

Table 05: Example of design codes based on group priorities and where they apply

4.2 Settlement and Site Layout (SL)

As the village grows, new housing may be established within existing Character Areas or at the edges of the settlement. This means it is imperative for the design to understand and respond to the street and the wider village setting.

SL 01. Linear pattern of development

Down Ampney village has a linear pattern of development along the north-east to south-west and gently curving axis of the main Street and Church Lane.

To maintain and enhance the distinctive linear settlement pattern of Down Ampney, any future development should maintain the continuity of the build form along the main axis. However, buildings should not be repetitive, and should provide variety of building types and design with coherent scale, massing and architectural style.

The wider Neighbourhood Area beyond the Down Ampney settlement has a rural character.

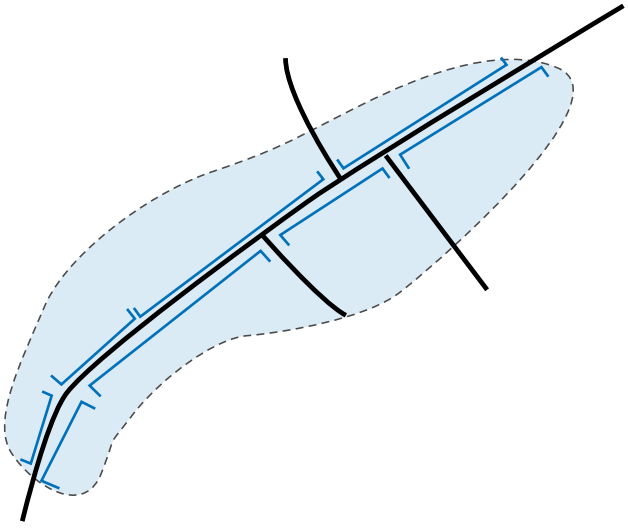


Figure 25: Diagram showing a typical linear pattern of development

SL 02. Consistent building line and streetscape

Buildings in Down Ampney are generally sited parallel to the street. The established and consistent building orientation throughout the village creates an orderly and legible settlement, while maintaining a sense of intimacy and enclosure.

While some houses are sited close to or directly fronting the street, most sit within a deep garden, which reflects the village's agricultural past. Today, generous gardens sitting behind consistent boundary treatments and gated entrances creates a sense of enclosure and continuity of the street, whilst clearly delineating between private and public space. Collectively, these layout features contribute to Down Ampney's local character.

The following principles should be considered by development:

01. Orientate buildings and fenestration towards and parallel to the street in order to create an orderly layout and encourage good levels of passive surveillance of the street and public spaces. Buildings to the rear of a plot, although not always orientated to the street, should still be generally parallel to the street;
02. Buildings fronting the street should provide a variety of building types and designs with a coherent scale, massing and detailing;
03. Where no building line exists and at the front of a plot, establish a legible building line that provides deep front gardens - in all but exceptional circumstances - with subtle variations in form of recesses and protrusions. The garden depth should be reflective of historic housing, and strike the balance between creating a satisfactory sense of street enclosure while respecting Down Ampney's rural character;
04. Where fronting an existing street and at the front of the plot, lay out buildings to be consistent with neighbouring developments and the average existing building line along the street with subtle variation in form of recesses and protrusions;
05. Boundary treatments including gated entrances should be provided on all plot edges to delineate public and private space; and
06. Boundary treatments contribute towards Down Ampney's character and should be primarily dry-stone walls composed of traditional materials found elsewhere in the village. Hawthorn hedging or timber post and rail fencing may be appropriate at the village edge to provide a soft transition to the surrounding countryside. Side boundaries may be fencing, except any boundaries at the edge of green spaces or fields, which should not be close-boarded fencing.

SL 03. Layout of buildings

Down Ampney owes much of its character to the historic pattern and layout of its buildings within the linear settlement pattern.

In addition to establishing a consistent building line and street, development should lay out buildings in a manner that responds to the context of the site within the wider village.

The following principles should be considered by development:

01. Consider the contribution of the development to the village as a whole, rather than in isolation;
02. Integrate with the existing building layout, density of housing and pattern of development;
03. Deliver higher densities with a tighter grain at the village centre and a lower density with looser grain towards the edge of the village in accordance with the Neighbourhood Plan and Local Plan;
04. Provide adequate separation distances between facing windows to ensure privacy is maintained (refer to the Cotswold District Council Local Plan). In exceptional circumstances where separation distances cannot be achieved, provide landscaping to screen development. Any proposed landscaping must maintain solar access and the amenity of the street and neighbours; and
05. Promote active travel at all times by connecting development with the existing footpath network and green infrastructure network.

Additional design principles for development on different types of sites within the village - edge, infill and gateway - are provided over the following pages.

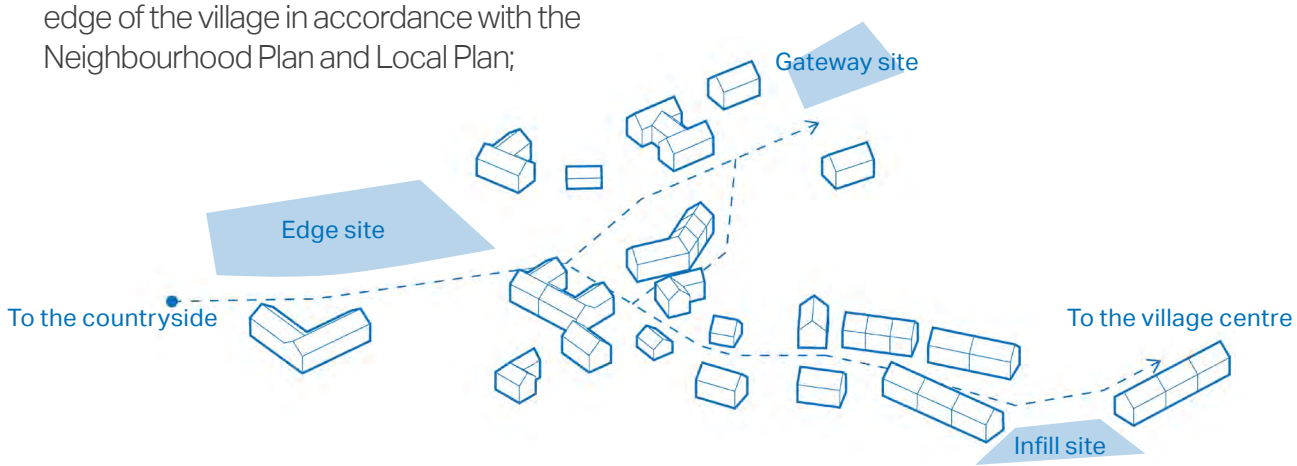


Figure 26: An indicative diagram highlighting the types of development sites in a typical Cotswold village

SL 03.1 Village edge

New development often occurs at the edges of a settlement with the exception of some infill opportunities. Development on the edge of settlements plays an important role in defining the interface between the settlement and surrounding countryside. Most new housing developments in Down Ampney are likely to be at the village edge.

The following principles should be considered by development at the edge of Down Ampney:

01. Gradually transition edge of settlement development to the surrounding countryside context with a soft, low density edge. Visually permeable boundaries (e.g. low hedgerows or timber post and rail fencing) towards the open countryside is encouraged to form a gradual transition from the village built form;

02. Maintain visual connections to the surrounding countryside and long views out of the village. Development density should allow for spaces between buildings to preserve views of countryside setting and maintain the perceived openness of the settlement edge;

03. Building elevations along the existing edge of the settlement should connect into it and should provide an attractive and positive frontage. Development interfaces with back-to-back or front-to-front relationships should be created across the existing settlement edge, and front-to-back relationships avoided; and

04. Incorporate a comprehensive layered landscape buffer to the countryside to avoid an abrupt boundary to the village.

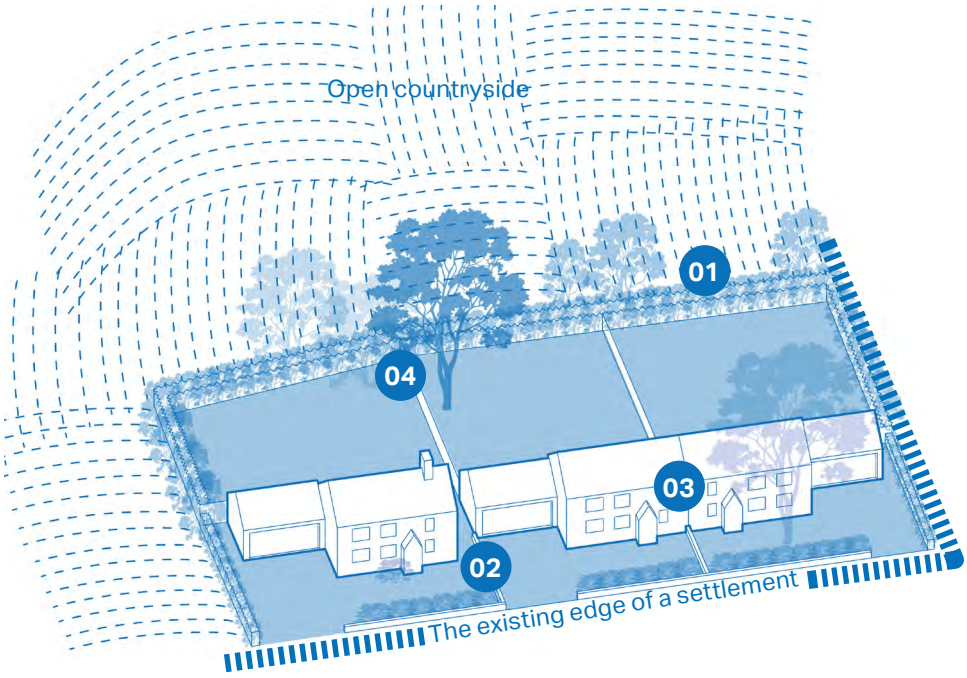


Figure 27: An indicative diagram highlighting the design principles for development at the edge of Down Ampney

SL 03.2 Gateway

A gateway site is normally situated at the edge of a settlement, near a main route into the settlement. It plays an important role in marking the transition from one space to another, and is a point of arrival to, and departure from, a settlement. This sense of arrival and departure can often be achieved by a noticeable change in scale or enclosure. Gateway buildings or features are therefore prominent and should reflect the local character. New developments in Down Ampney are likely to include gateway sites and will therefore have a significant impact on the character of the village.

The following principles should be considered by development on a gateway site of Down Ampney:

01. Locate a building or a small group of buildings at the corner of a gateway site and along the main route. If a gateway site is developed with a number of buildings, the corner of the site should act as the key landmark. The corner building could be slightly taller or display another built element, signaling its importance within the grouping;

02. Fenestration contributes to the character of a building. Long stretches of blank (windowless) walls should be avoided, including on side elevations, except where this is in keeping with the character (e.g., farmyard-type buildings);

03. In the case of fencing for back gardens or perimeter walls, the quality of the materials is key. Panel fencing should be avoided. Instead, local vernacular treatments should be used;

04. A gateway site should respond to existing development and landscape on the opposite side of the main route into the settlement; and

05. As well as buildings acting as gateways, high quality landscaping features can also be used to fulfill the same function, especially tree planting.

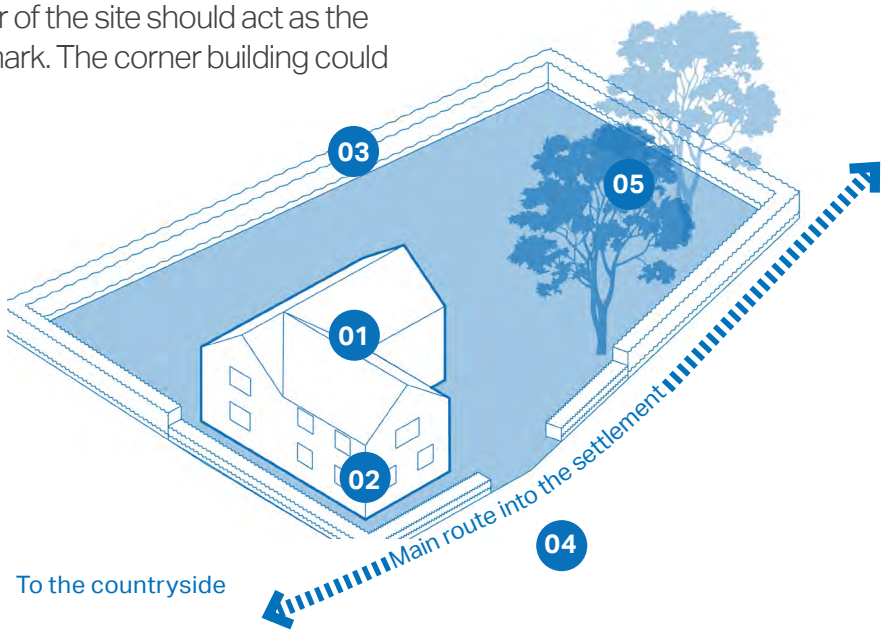


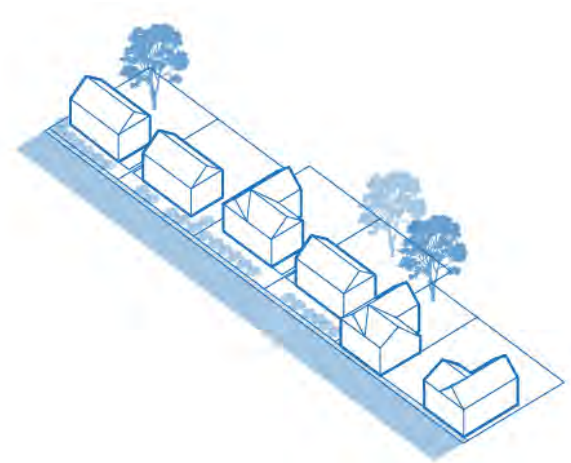
Figure 28: An indicative diagram highlighting the design principles for development at a gateway to Down Ampney

SL 03.3 Infill

Infill sites will vary in scale, context and location within a settlement. Any new infill can have significant impact on the character and appearance of the settlement.

The following principles should be considered by infill development at Down Ampney:

01. Infill development should complement the streets. Its scale, density, massing and layout should reflect the context within which it sits;
02. Infill development should utilise an architectural style that compliments and aligns with the local vernacular;
03. The building line of new development should be in conformity with the existing buildings (refer to **SL 02. Consistent building line and streetscape**); and
04. The density of any new infill development should reflect the character of the immediate area and location within the village. The optimum density will respond to surrounding densities, whilst making efficient use of land.



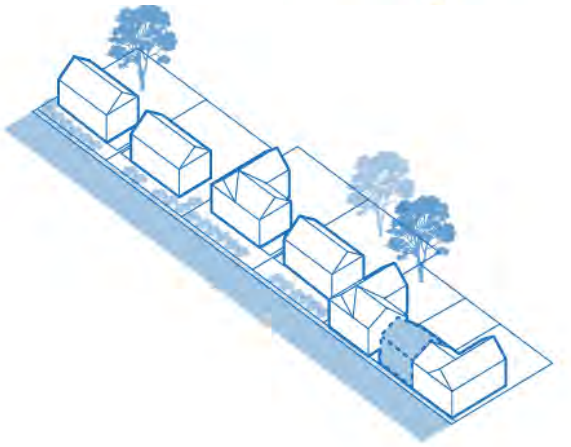


Figure 29: An indicative diagram highlighting a site before infill (above)
Figure 30: An indicative diagram highlighting a site with infill (below)

SL 04. Respect views and vistas

Views and vistas towards the countryside from the village and landmarks within Down Ampney are fundamental to the village's landscape and historic setting. The Neighbourhood Plan identifies some of the significant vistas of the village to be conserved.

The following principles should be considered by development:

01. Ensure the scale and design of development, and including landscape screening where appropriate, is not visually intrusive;
02. Respect the existing elements of the village by protecting and enhancing the setting and views of notable and listed buildings and features;
03. Where appropriate, incorporate landscape and built features to create and strengthen views and vistas or create landmarks, helping with legibility. For example, mature trees and other landscape features at entrances to the development provide visual sequences of experience for pedestrians;
04. Maintain existing visual connections to the surrounding countryside and long views out of the settlement; and
05. Create short-distance views broken by buildings, trees or landmarks to help create memorable routes and places, and easily intelligible links between places. Orientate buildings to maximise the opportunities for memorable views and visual connectivity.

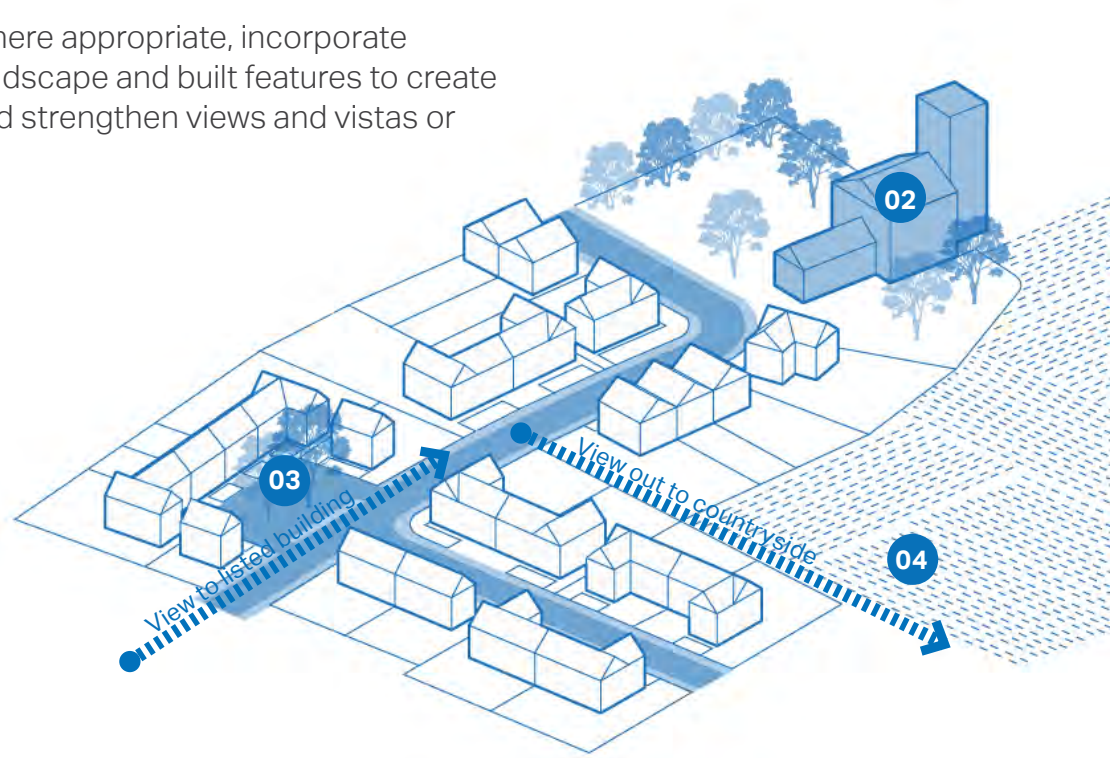


Figure 31: An indicative diagram highlighting the design principles respecting views and vistas (above)
Figure 32: Image of view from recent development at Duke's Field towards the church spire in the Conservation Area (Page 43)

SL 05. Landscape and biodiversity

Landscaping provides a range of benefits to the community and environment, including landscape amenity, enhanced biodiversity, improved community health and climate resilience.

Gardens, public space with an abundance of trees and landscaping and the surrounding countryside are some of the Neighbourhood Area's greatest assets. To ensure a good fit between new and old, it is important that development seeks to conserve and enhance the landscape character.

The following principles should be considered by development:

01. Traditional cottages set in large front gardens are essential to Down Ampney's character, and this positioning of buildings should be continued where possible;
02. Preserve existing mature hedges and trees, incorporating them into the new landscape design where possible;
03. Landscape design should be layered with a variety of noted (refer to Table 6) and native species suitable for the wildlife, soil conditions and climate. Avoid limited planting palettes and extensive hard surfaces, which do not support biodiversity and wildlife;
04. Consider tree canopy size when locating trees and favour fewer, larger trees for greatest long-term benefit;
05. Aim to strengthen biodiversity and the natural environment. Create new habitats and wildlife corridors with a connected native landscape. This could be by aligning back and front gardens, installing bird boxes or bricks in walls or improving habitats at ponds;
06. Provide adequate buffers between development and habitat areas to preserve specific ecological functions. Roadside verges, hedges and trees should be favoured as natural buffers; and
07. Consider landscape design at the outset of development, ensuring adequate dimensions for planting - including canopies and root systems - that are clear of infrastructure and utilities.

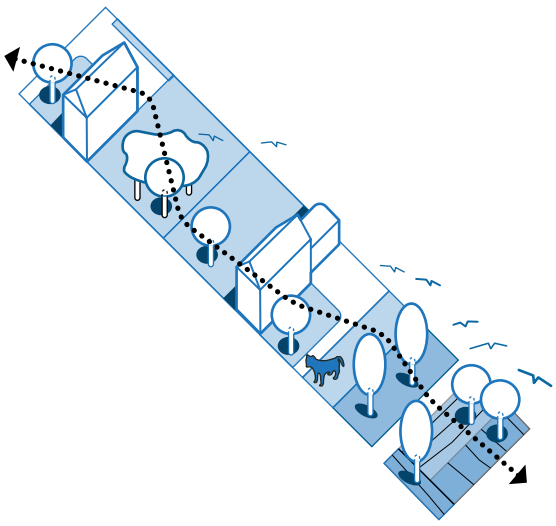


Figure 33: An indicative diagram highlighting the importance of creating wildlife corridors (above)
Figure 34: Image of deep front garden of historic building with a layered landscape design (Page 45)

Noted tree species in Down Ampney

Wellingtonia *(Sequoiadendron Giganteum)*	Plum/Damson/Crab Apple *(Malus)*
Larch *(Larix)*	Pear *(Pyrus)*
Cedrus *(Cedrus libani)*	Rowan *(Sorbus)*
Scots Pine *(Pinus sylvestris)*	Hornbeam
Walnut *(Juglans)*	Whitebeam
Beech *(Fagus)*	Yew *(Taxus baccata)*
Oak *(Quercus)*	Hazel
Lime *(Tilia)*	Elm *(Ulmus)*
Alder	Holly *(Ilex)*
Silver Birch	Hawthorn *(Crataegus)*
Ash	Blackthorn
Horse Chestnut *(Aesculus)*	Cornus
Poplar	Spindle
Sycamore	Viburnum
Willow	Elder *(Sambucus)*
Cherry *(Prunus)*	

Table 06: Noted tree species in Down Ampney

4.3 Built Form (BF)

Down Ampney has a consistent architectural style, which is a local reflection of the Cotswold architectural vernacular. The early 19th century estate architecture and earlier parkland of Down Ampney remain largely intact. Some modern developments have diluted, but not destroyed, the visual character of the village.

Architectural design of development should reflect the historic, high quality local design in both the natural and built environment.

BF 01. Architectural features and materials

BF 01.1 Roofline and height profile

Creating variety and interest in the roofscape is an important element in the design of attractive buildings and places. Building heights of one and two storeys prevail in Down Ampney, with some scattered examples of three storey historic buildings and modern houses with lofts.

The roofline of Down Ampney is consistent with pitched roofs and slender brick chimneys. The roof lines of modern buildings are often inappropriate due to not being steep enough to blend into the traditional village setting.

There are certain elements that serve as guidelines in achieving a well-designed roofscape:

01. Buildings are predominantly one to two storeys in height;
02. Roof pitches of approximately 50° are required in most of the Neighbourhood Area and always in the village centre. Narrow gables increase the vertical emphasis of the house design and avoid the modern predominantly horizontal look;
03. Traditionally, the main roof line of buildings in the village are modified by outbuildings and extensions at the rear. New development should reflect this variety, although the extensions must be well designed and not all of the same pitch and size;

04. Hipped main roofs are not characteristic of Down Ampney and should therefore not be a feature of new buildings, but hipped dormers may be considered within an appropriate context;

05. Coped gables and exposed gable rafters are a distinctive feature of traditional estate buildings in the village, and these details should be continued in new development; and

06. Roof materials of existing village buildings include a variety of genuine stone tiles, high-quality reconstituted stone roof tiles, and clay roof tiles. Clay roof tiles should be of muted brown-red colour, not bright red or pink. Welsh slate is appropriate only on converted single-storey agricultural buildings such as the Byre on Church Lane or outhouses and garages. This balance and diversity should be maintained in development. There are examples which do not follow this but should not be used as a precedent.

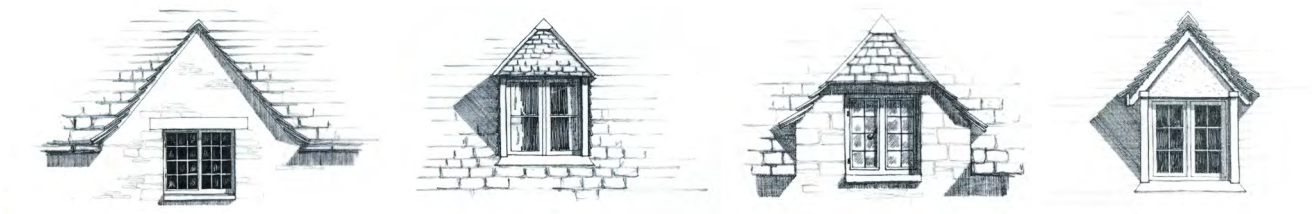
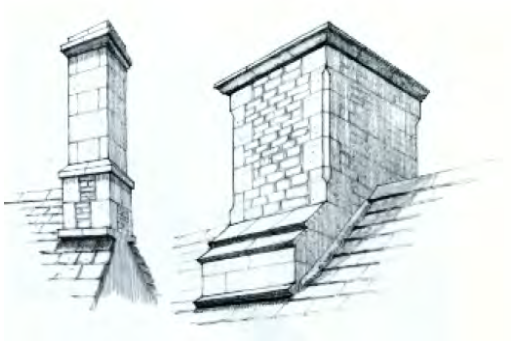


Figure 35: Images illustrating sympathetic roof materials to be utilised by new development (above)
Figure 36: Variations on the theme of dormer windows in Down Ampney are all vigorous and pleasing to the eye. Different styles may be used on a single building provided the result is balanced and harmonious (below)

BF 01.2 Chimneys

Chimneys are not only important for the individual buildings, but also to punctuate the roofscape of the village as a whole.

01. Tall, prominent chimneys, sometimes set diagonally, are notable in the village and should be widely used in new development. Although they are not always required by modern house heating systems, chimneys provide the potential for flexibility and future variation; and
02. The position of the chimney is significant. At Down Ampney, chimneys are usually placed on the ridge in gable and party wall partitions.



BF 01.3 Porches

Porches are a notable feature of the estate cottages and some older buildings in Down Ampney.

01. Porches have been incorporated on many newer buildings and are encouraged by new development. They are distinctively solid, designed as part of the structure of the house; and
02. Most porches in Down Ampney have steep gables, matching the roof pitch of the house. This effect should be perpetuated in new development wherever possible.

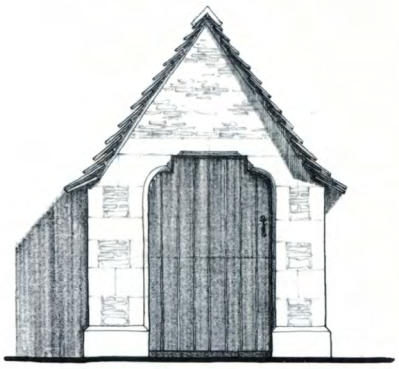


Figure 37: Illustration of two typical Down Ampney chimney styles: a slim, gable-end style (left) and a more robust double chimney set on the roof ridge (right) (above)
Figure 38: Illustration of a Down Ampney porch, featuring a gable of 50° from the horizontal, coursed rubble stone walls and ashlar dressings (below)

Figure 39: Image of historic housing in Down Ampney that demonstrates local architectural vernacular (above)
Figure 40: Image of 21st century housing in Down Ampney that demonstrates local architectural vernacular (below)

BF 01.4 Windows and Doors

01. Many modern houses have windows that are wider than the traditional double casement. Narrow, vertical window proportions should be used on new buildings to strengthen the character of Down Ampney;
02. Stone mullions are common in the village and this traditional style should be continued where possible. Alternatively timber cottage casements could be used. Wooden window frames should be painted rather than stained; and
03. Solid wooden doors of simple, traditional design are generally appropriate. Ginger or 'mahogany' wood strains should be avoided. Paint colour should ideally be white, estate livery, light cream or muted tones.

BF 01.5 Stonework and walling

01. In the Conservation Area and in the village centre, new buildings in prominent locations should use natural Cotswold stone in light cream. The stone should not be painted, but treatment with traditional colourless lime water is well worth considering to help with preservation;
02. New development should, ideally, use natural stone, but good quality reconstituted Cotswold stone is acceptable; and
03. Boundary treatments should be primarily dry-stone walls composed of traditional materials found elsewhere in the village (refer to SL 02. Consistent building line and streetscape).

Figure 41: Stone mullioned windows are characteristic of the village, but there is still scope for a considerable range of design. Typical windows include those with diamond panes, small rectangular leaded lights and simple timber casements

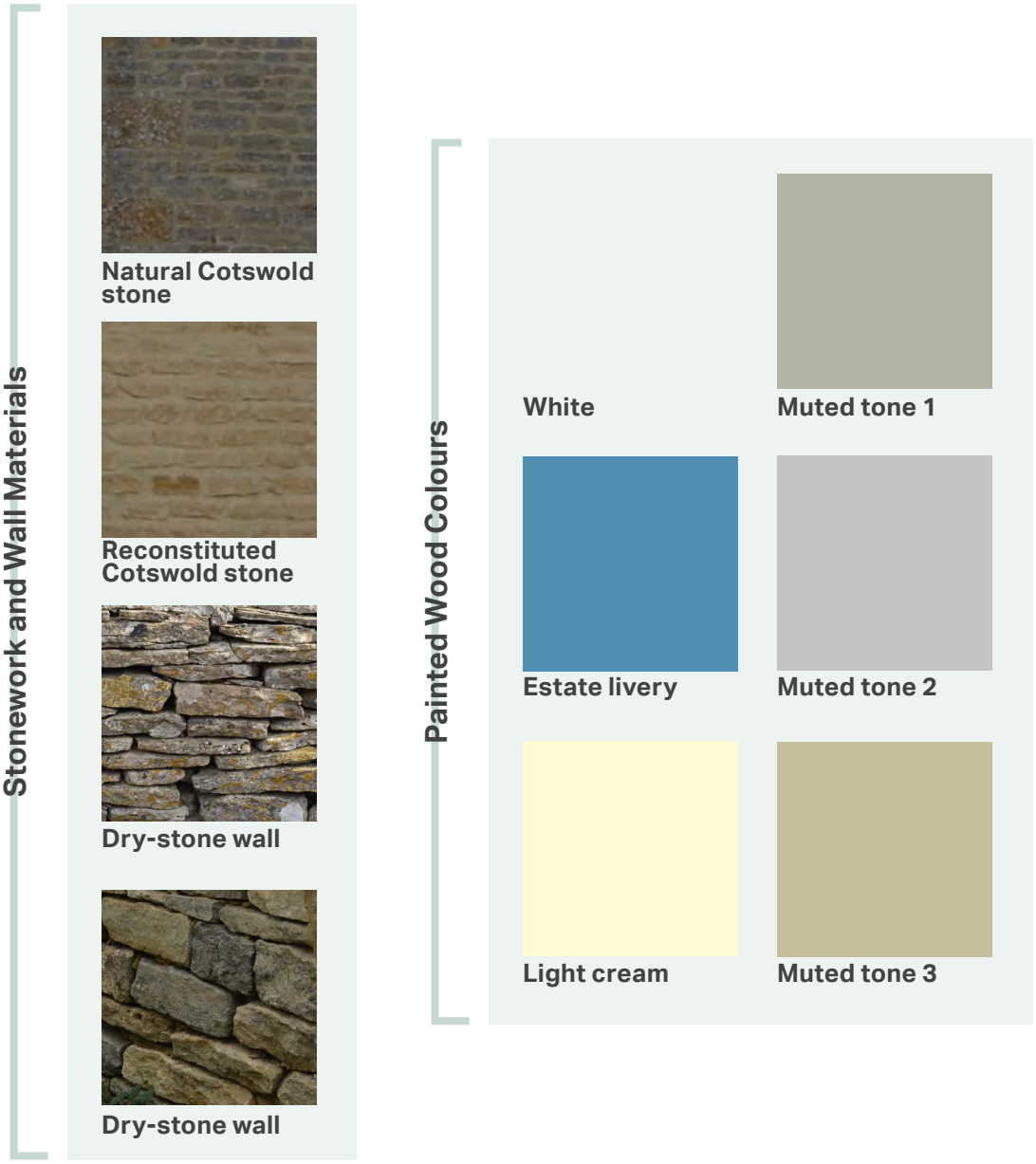


Figure 42: Images illustrating sympathetic materials and colours to be utilised by new development

BF 02. Extensions and modifications

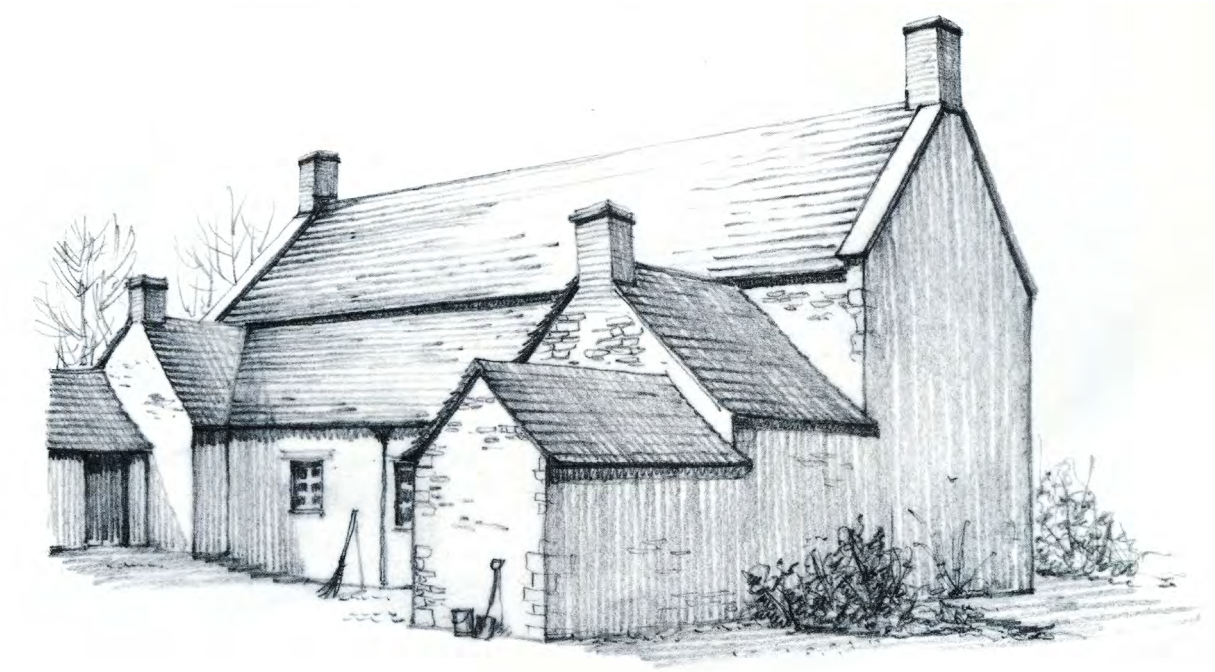
Extensions and modifications to dwellings can either revitalise an older building and enhance the streetscape, or on the other hand, adversely impact the appearance of a building and its local context.

The Planning Portal[5] contains more detailed information on building extensions and modifications, setting out what is usually permitted without planning permission (permitted development) as well as what requires planning permission.

The following principles should be considered by development involving extensions and modifications:

01. The original building should remain the dominant element of the property, in terms of scale and form, regardless of the number of extensions. Extensions must be appropriate for the scale, massing and character of the main building, and should complement both the streetscape and the village setting. Overly complicated extensions and associated roof forms should be avoided;
02. Extensions should not result in a significant loss to the privacy, solar access and amenity of neighbouring properties or the streetscape;
03. Extensions and other modifications are best located to the rear of the historic buildings to sensitively integrate with the existing distinctive proportions;
04. Side extensions should be set back from the front of the main buildings and retain the proportions of the original building. This is in order to reduce any visual impact of the join between existing and new;
05. Extensions should consider the materials, architectural features, window sizes and proportions of the existing building, and respect these elements to design an extension that matches and complements the existing building. A range of roof heights adds interest to the village roofscape and enhances the integration of extensions with original buildings; and
06. It may be most appropriate for extensions on significant or notable buildings to be clearly different from the original building. This can allow the merits of the original building to stand out. However such a decision should always be based on an understanding of the building's character.

5 Information about permitted development is available at www.planningportal.co.uk.



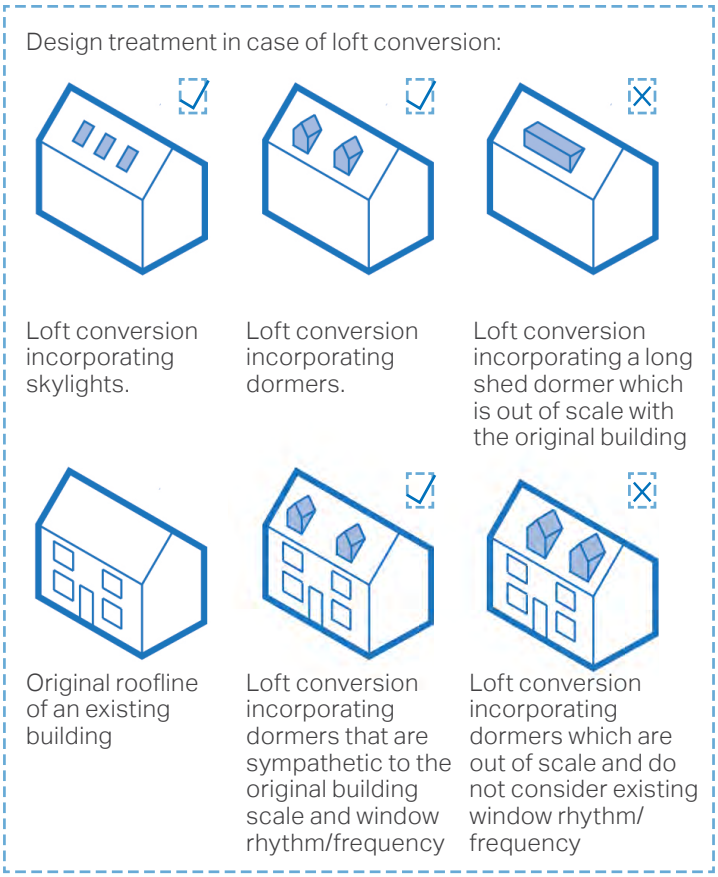


Figure 43: Simple extensions are often added to the rear of Down Ampney houses, leaving the front facade balanced and uncluttered. A range of roof heights adds interest to the general village roofscape (above)
Figure 44: An indicative diagram highlighting good examples of modifications (below)

BF 03. Car parking solutions

Car parking is a fact of life in rural areas. However, to maintain the amenity of the street and village, the design of car parking must be well considered by development. Furthermore, in accordance with sustainable aspirations for the Neighbourhood Area, new development must also provide for electric vehicle charging.

Car parking is perceived as an issue in some areas of Down Ampney. The access and size of garages are often not sufficient to accommodate modern, large cars, thereby discouraging their use as residents would rather park on and clutter the streets. There has also been a shortfall in the number of car parking spaces allocated per house which has exacerbated this issue.

The Local Plan provides guidance on car parking capacity and the design of garages. The following principles build on these considerations and are recommended for car parking of new development:

01. Provide on-plot garages generally to the side and/or rear of the street-facing or principal elevation of the main building, except in exceptional circumstances within a sensitive context. Parking courtyards and garages accessed by shared rear lanes are discouraged. Car parking spaces should not be directly in front of windows;
02. Provide garages and openings that are of a sufficient size to allow for car parking, bicycle parking and residential storage;
03. Construct garages with the same architectural features and materials as the main building. Incorporating a steeply pitched gable roof, rather than skillion roof 'tacked-on' to the side of a dwelling;
04. Ensure maneuvering areas for car parking does not dominate the street frontage, allowing for a generous front garden typical of Down Ampney;
05. Construct driveways from porous materials to minimise surface water run-off, such as cobble or gravel, which are consistent with the Down Ampney vernacular; and
06. Incorporate electric vehicle charging facilities into new development as they are likely to substantially increase in mode share.

Figure 45: Image of on-plot car parking with attached garage in Down Ampney (above - left)
Figure 46: Image of on-plot detached garage of new development in Down Ampney with loft (above - right)
Figure 47: Image of on-plot detached garage of historic development in Down Ampney (below)

4.4 Sustainable Futures (SF)

The design codes in the following section contain important policies that will help to reduce our collective impact on the planet while allowing the natural environment in and around Down Ampney to flourish. These policies are in line with adopted national planning policy.

They include general guidance that apply to both new and existing development as some of the policies can be used to modify existing dwelling to become more environmentally sustainable.

New development should exceed the requirements of current Building Regulation, as highlighted in the Local Plan. Development should also incorporate the recommendations of Building for Life 12 and the Net Zero Carbon Toolkit

SF 01. Aspect and orientation

Buildings should be orientated to incorporate passive solar design principles.

01. One of the main glazed elevations should be within 30° due south to benefit from solar heat gain. Any north-facing facades might have a similar proportion of window to wall area to minimise heat loss on this cooler side;
02. If houses are not aligned east-west, rear elevations could be included so that some of the property benefits from solar passive gain;
03. Respond to micro-climates and sun paths and use these as key design drivers to increase the environmental comfort;
04. Homes should be designed to avoid overheating through optimisation of glazed areas, natural ventilation strategies including openings and external louvers/ shutters to provide shading in hotter summer months; and
05. North facing single aspect units should be avoided or mitigated with the use of reflective light or roof windows.

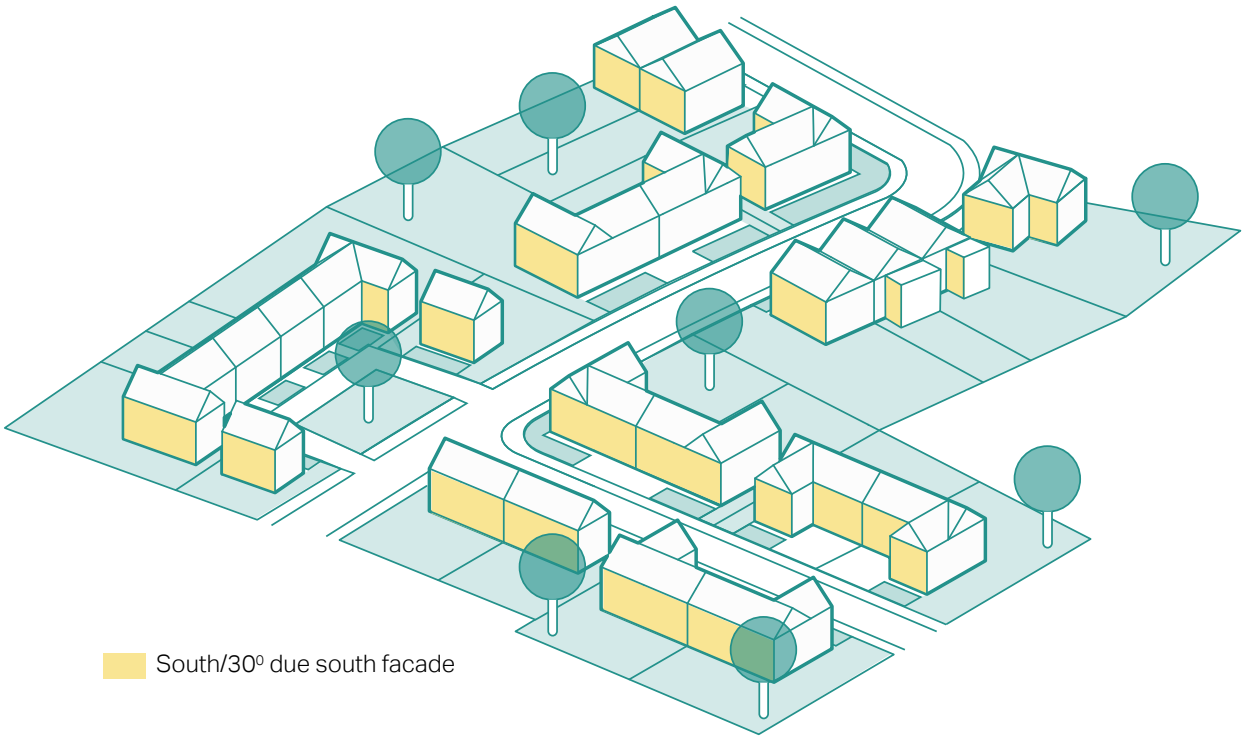


Figure 48: An indicative diagram highlighting the orientation of the primary façades of dwellings to maximising solar access

SF 02. Net zero housing

The following section elaborates on energy efficient technologies that could be incorporated in buildings and at broader Neighbourhood Area design scale as principles.

Use of such principles and design tools should be encouraged in order to contribute towards a more sustainable environment.

Energy efficient or eco design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating and electric charging points.

Figure 50 shows possible design measures, which are listed to the right and building fabric considerations. Please note that some measures, such as double/triple glazing, draught proofing and solar panels, may be problematic in the Conservation Area, or for buildings that are historic or used as second homes or holiday lets.

Existing dwellings

1. **Insulation** in lofts and walls (cavity and solid)
2. **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
3. **Low-carbon heating** with heat pumps or connections to district heat network
4. **Draught proofing** of floors, windows and doors
5. **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)
6. **Highly waste-efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
7. **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
8. **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Existing and new dwellings

A. **High levels of airtightness**

B. **Triple glazed windows and external shading** especially on south and west faces

C. **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest

D. **More fresh air** with mechanical ventilation and heat recovery, and passive cooling

E. **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls

F. **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden

G. **Construction and site planning** timber frames, sustainable transport options (such as cycling)

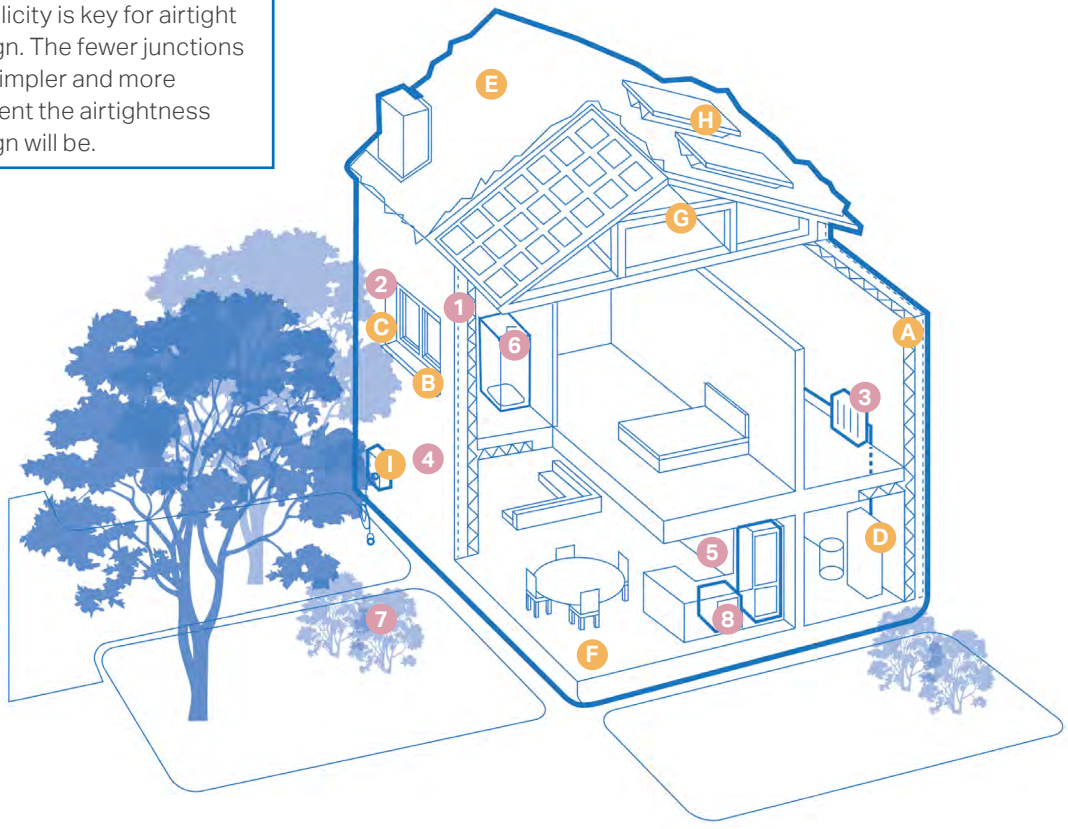
H. **Solar panels**

I. **Electric car charging point**

Airtight constructions help reduce heat loss, improving comfort and protecting the building fabric. Airtightness is achieved by sealing a building to reduce infiltration- which is sometimes called uncontrolled ventilation.

Simplicity is key for airtight design. The fewer junctions the simpler and more efficient the airtightness design will be.

Provide acoustic insulation to prevent the transmission of sound between active (i.e. living room) and passive spaces (i.e. bedroom), and attached dwellings.



Thermal insulation can be provided for any wall or roof on the exterior of a building to prevent heat loss. Particular attention should be paid to heat bridges around corners and openings at the design stage.

Consider the thermal mass of building materials to even out variations in internal and external conditions, absorbing heat as temperatures rise and releasing it as they fall. This can be beneficial during the summer and winter.

Thermal storage in construction elements can be provided, such as a trombe wall placed in front of a south facing window or concrete floor slabs that will absorb solar radiation and then slowly re-release it into the enclosed space. Mass can be combined with suitable ventilation strategies.

Figure 49: An indicative diagram highlighting general considerations to reduce the carbon impact of existing and new dwellings

SF 03. Flood mitigation and water quality

Flood risks are present in the Neighbourhood Area, specifically along the Ampney Brook and Poulton Brook to the west and along the southern boundary near the eastern spine road between Kempsford and the A419.

The impact of new development on surface drainage within the Neighbourhood Area is a concern of the community due to the limited capacity of existing infrastructure, which will need to be improved.

National and local planning guidance require development to respond to climate change and flooding, including with the use of sustainable urban drainage systems (SuDS). SuDS are a range of approaches to manage surface water in a sustainable way to reduce flood risk and improve water quality and the overall urban environment. They work by reducing the amount and rate at which surface water reaches a waterway or combined sewer system.

Development across the Neighbourhood Area, not only in flood risk areas, should consider water management strategies. SuDs must be considered early in the design process to ensure they are sensitively designed and augment the landscape. A number of overarching principles can be applied to the design of SuDs:

01. Manage surface water as close to where it originates as possible;
02. Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow so that it does not overwhelm water courses or the sewer network;
03. Improve water quality by filtering pollutants to help avoid environmental contamination. Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area;
04. Form a 'SuDS train' of two or three different surface water management approaches; and
05. Best practice SuDS schemes link the water cycle to make the most efficient use of water resources. Typically, the most sustainable option is the collection of surface water to reuse, for example, in a water butt or rainwater harvesting system, as these have the added benefit of reducing pressure on important water sources. Where reuse is not possible, two alternative approaches using SuDS include:

    05.01. Infiltration - allows water to percolate into the ground and eventually help restore groundwater; and

    05.02. Attenuation and controlled release - holds back the water and slowly releases it into the infrastructure network.

SF 04. Waste storage and servicing

With modern requirements for waste separation and recycling, the number and size of household bins has increased. This poses a problem with the aesthetics of the property.

The following principles should be considered by development:

01. Provide waste storage at the side or rear of housing, accessed by a side or rear gate. In exceptional circumstances, provide waste storage in a front garden enclosure;
02. Create a specific enclosure of sufficient size for all the necessary bins;
03. Place bins close to the boundary and street, such as against wall, fence or hedge; and
04. Refer to the local architectural materials palette to consider complementary material(s) for the waste storage enclosure (refer to Figure 42).

Figure 50: Successful waste storage enclosure in Down Ampney

4.5 Checklist

Because the design guidelines and codes in this chapter cannot cover all scenarios, this concluding section provides a number of questions based on established good practice against which the design proposal should be evaluated.

The checklist can be used to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under 'General design guidelines for new development'. Following these ideas and principles, a number of questions are listed for more specific topics.

1

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Positively integrate energy efficient technologies;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

Local green spaces, views and character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?

3

Local green spaces, views and character:

- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?

3

Local green spaces, views and character:

- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

5

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In the case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

9

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

About AECOM

AECOM is the world s trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivaled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a *Fortune 500* firm and its Professional Services business had revenue of $13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at aecom.com and @AECOM.

aecom.com

Printed on recycled paper.