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![locality the power of community]

East Hagbourne

Design guide including design codes

Final Report

September 2022

Delivering a better world

Quality information

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Revision History

Issue no.	Issue date	Details	Issued by	Position
6	150922	Review	Annabel Osborne	Locality
5	170622	Review	David Rickeard, Crispin Topping	East Hagbourne Neighbourhood Plan Steering Group
4	180522	Review	Ben Castell	Director
3	170522	Review	Niltay Satchell	Associate Urban Designer
1	100522	Research, site visit, drawings	Stela Kontogianni	Urban Designer
0	050522	Research, drawings, site visit	Holly MacMahon	Graduate Urban Designer

Delivering a better world

Executive Summary

This document has been prepared by AECOM Limited ('AECOM') in accordance with its contract with Locality (the 'Client').

Through the Department for Levelling Up, Housing and Communities (DLUHC) Programme led by Locality, AECOM was commissioned to provide design support to East Hagbourne Parish Council.

As the National Planning Policy Framework (NPPF) (paragraph 126) notes, 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'.

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, The Value of Good Design[1]) has shown that good design of buildings and places can improve health and well-being, increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

1. https://www.designcouncil.org.uk/sites/default/files/asset/document/the-value-of-good-design.pdf

Therefore, this document seeks to harness an understanding of how good design can make future development as endearingly popular as the best of what has been done before.

Chapter 1 sets the scene by explaining the importance of good design and the purpose of the design codes, followed by a brief summary of the scope and purpose of this report as well as the steps that were followed till its completion (Final report).

Chapter 2 sets the policy context by presenting a series of policy documents that should be used as reference for this document and future development.

Chapter 3 provides an analysis of the parish regarding the movement networks, landscape designations, historic evolution and settlement pattern, followed by a review of the different character areas within East Hagbourne village.

Chapter 4 presents a set of Design Guidelines (including codes) that have been informed and shaped by the local character and landscape of the parish celebrating its rural character and distinctive landscape setting.

This guidance is intended to complement the South Oxfordshire District Council Design Guide (2016), which provides a framework and covers higher level strategic design (movement, hierarchy of networks, street typologies, parking, natural environment and sustainability), by providing guidance more specifically on the local needs of East Hagbourne parish. In particular, the codes are focused on small infill developments as well as house modifications and extensions.

Chapter 5 explains why this report is a valuable tool in securing context-driven, high quality development in the parish and offers recommendations of various ways that this document could be used by each actor in the planning and development process.

It is intended that this report become an integral part of the Neighbourhood Plan and be given weight in the planning process.

Contents

Introduction

01

1. Introduction

Through the Department for Levelling Up, Housing and Communities (DLUHC)[1] Programme led by Locality, AECOM was commissioned to provide design support to East Hagbourne Parish Council.

1.1 The importance of good design

As the National Planning Policy Framework (NPPF) (paragraph 126) notes, 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'.

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, 'The Value of Good Design[1]) has shown that good design of buildings and places can improve health and well-being, increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

This document seeks to harness an understanding of how good design can make future development as endearingly popular as the best of what has been done before.

Following the analysis of the parish, a set of architectural and design qualities have been created. This set of qualities combined with good design practice have shaped the design principles that any development within East Hagbourne should follow in order to comply with this Design Guidelines (including design codes) document.

1.2 What is a design code

The Governments Planning Policy Guidance defines design codes as:

'… a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should be proportionate and build upon a design vision, such as a masterplan or other design and development framework for a site or area. Their content should also be informed by the 10 characteristics of good places set out in the National Design Guide. They can be …appended to a Neighbourhood Plan…'.[2]

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1. Formely the Ministry of Housing, Communities and Local Government (MHCLG).

1. https://www.designcouncil.org.uk/sites/default/files/asset/document/the-value-of-good-design.pdf

2. Paragraph: 008 Reference ID: 26-008-20191001 - Revision date: 01 10 2019.

1.3 The purpose of this document

The NPPF (2021), paragraphs 127-128 states that:

'Plans should... set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...'

'To provide maximum clarity about design expectations at an early stage, plans ... should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.'

The Government is placing significant importance on the development of design codes in order to set standards for design upfront and provide firm guidance on how sites should be developed.

South Oxfordshire Local Plan 2035 (adopted December 2020) aims for a growth of 5-10% of housing numbers in small villages. The Made Plan allocates, at the time of the publication, 74 houses in the village. This site, which is allocated in the East Hagbourne Neighbourhood Plan, has recently received full planning approval and building will start in 2022.

The above development satisfies the current Local Plan housing requirements, however the provisions of this Design guide (including design codes) report will apply to all developments including extensions and modifications to existing dwellings.
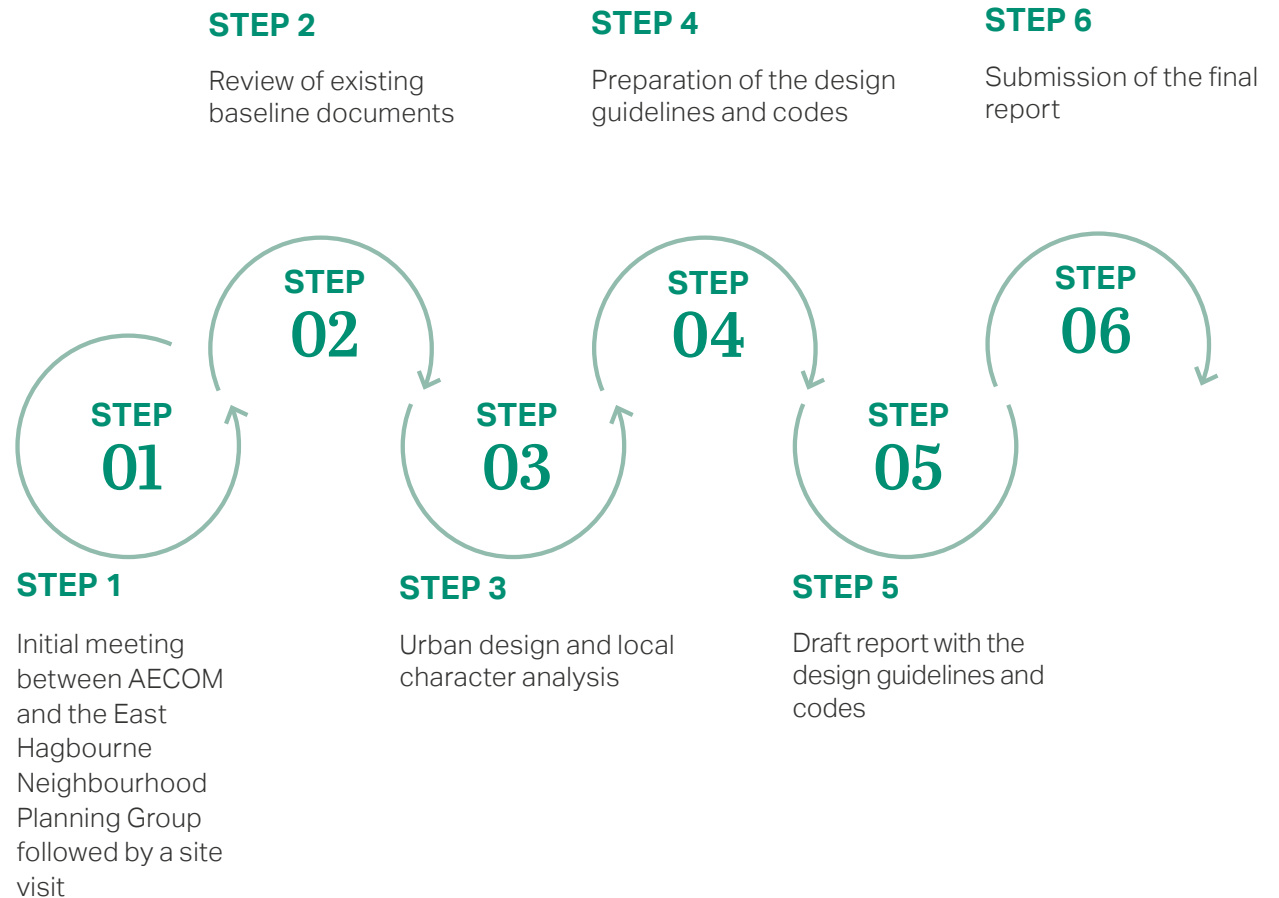
South Oxfordshire District Council issued a Design Guide in 2016, which provides a framework and outline principles for good design.

This Design guide (including design codes) is intended to complement the SODC Guide by providing guidance more specifically on the local needs of East Hagbourne parish.

Thus, this Design guide (including design codes) report will aim to establish a set of design principles that reflect the local character and rural nature of the village and ensure that any design proposal within the parish contributes to a distinctive place with a consistent and high quality standard of design.

1.4 Preparing the design code

Following an inception meeting and a site visit with two members of the Neighbourhood Plan Steering Group, the following steps were agreed with the Group to produce this report:

STEP 2

Review of existing baseline documents

STEP 4

Preparation of the design guidelines and codes

STEP 6

Submission of the final report

STEP 02

STEP 01

STEP 03

STEP 04

STEP 05

STEP 06

STEP 1

Initial meeting between AECOM and the East Hagbourne Neighbourhood Planning Group followed by a site visit

STEP 3

Urban design and local character analysis

STEP 5

Draft report with the design guidelines and codes

1.5 Area of study

East Hagbourne parish covers an area of around 3.90 km² lying to the south of Didcot. It extends to the small hamlet of Coscote to the west, and to Hagbourne Mill on the road to Blewbury. To the north, the village continues along New Road towards Didcot, and the newer areas of Bishop's Orchard and Little Langlands lie within the Parish, providing a diversity of accommodation and the natural environment.

In regards to public transport, the closest railway station is in Didcot, only 2-3 miles to the north, which offers connections to Oxford, Reading and further afield. In addition, an hourly bus service operates from East Hagbourne, and also provides links to neighbouring villages.

What makes East Hagbourne special is its sense of community. While the Parish currently has no commercial shops, a small village shop and post office has been successfully run by volunteers for many years.

There are many groups, formal and informal, covering activities from gardening to drama and book clubs. Tradition is kept alive through active folk music sessions and the Mummers Play. Many events that draw people together punctuate the year, centred on the Fun Run, Church Fete and Produce Show.

The Fleur-de-Lys pub is a popular meeting place, hosting regular music sessions, and retains a country atmosphere.

Hagbourne Village Hall acts as a centre for many activities, from the local pre-school (Hagbourne Pre-School), which runs every week day for children aged between two and a half to five, to scouts and brownies, as well as musical events, plays and private functions.

East Hagbourne Pavilion, at the Recreation Ground, was opened in 2016 and provides additional facilities for Pilates, Yoga and Table Tennis, as well as hosting children's parties and local football activities.

The village has a Bowling Club and the Annual Fun Run and walk, held in May, attracts over 200 runners.

The extensive network of footpaths and bridleways around East Hagbourne offer many opportunities for joggers and walkers, many of whom come from nearby Didcot.

St Andrew's Church has a fascinating history, with many noteworthy features to interest visitors. It is attractively light and spacious, and considered unspoilt by the modern restorations.

The Village School, which benefits from a heated and covered swimming pool is a Church of England primary school which serves the villages of East and West Hagbourne, Coscote and more recently the fringes of Didcot. It is a single form entry of approximately 30 children per year and is popular and currently oversubscribed.
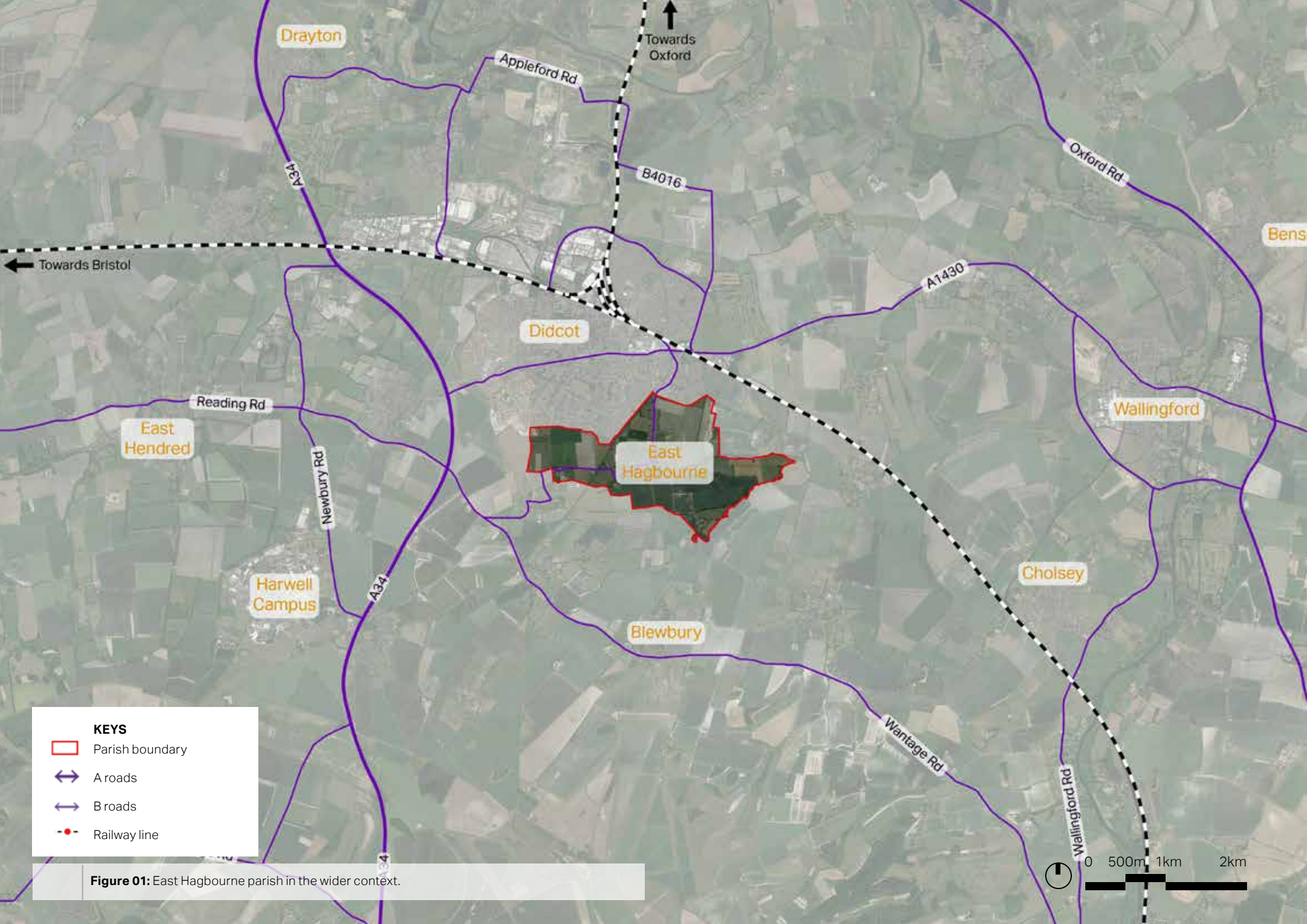
KEYS

<table>
<tr><td>▭</td><td>Parish boundary</td></tr>
<tr><td>↔</td><td>A roads</td></tr>
<tr><td>↔</td><td>B roads</td></tr>
<tr><td>•–•</td><td>Railway line</td></tr>
</table>

Figure 01: East Hagbourne parish in the wider context.

Policy context

02

2. Policy context

This section outlines some key policy and design guidance that should be considered in future development in East Hagbourne parish.

The South Oxfordshire Local Plan calls for infill or minor development in small villages like East Hagbourne and thus, any design guidance should be mainly focused on that scale.

Should any larger development come forward, national and regional documents, shown on the next page, will need to be carefully studied and referenced.

DISTRICT LEVEL

2020 - South Oxfordshire Local Plan 2011-2035

South Oxfordshire

The document sets out how development will be planned and delivered across South Oxfordshire to 2035. It sets out a vision, a developed a strategy and explains how it will be delivered.

2016 - South Oxfordshire District Council Design Guide

South Oxfordshire

The purpose of this guide is to provide a simple set of design criteria that applications should meet , help applicants gain a better understanding of how to delivery good design and provide an educational tool to help access developments coming forward. This guide focuses on high level principles related to the natural environment, movement, streets, parking, buildings and plots and thus, it should be referenced in any future development within East Hagbourne village.

South Oxfordshire
LOCAL PLAN
2011-2035

DESIGN GUIDE

PARISH LEVEL

2019 - East Hagbourne Made Plan 2018-2033

East Hagbourne parish

The document sets out a plan for the sustainable future for the village, taking into account the views and needs of the residents. It sets out objectives and policies that will be used in shaping the future development of the parish. These have been established through extensive public consultation and are underpinned by both statistical information and local knowledge and studies.

Your Village,
Your Voice

East Hagbourne

NEIGHBOURHOOD DEVELOPMENT PLAN -
2018 to 2033

Plan made – April 2019

AECOM

The South Oxfordshire District Council Design Guide (2016) presents high level principles for good design.

This document, the East Hagbourne Design guide (including deisgn codes) is intended to supplement national and regional documents by providing guidance more closely tailored to the local village character and context.

NATIONAL LEVEL

2021 - National Planning Policy Framework

MHCLG

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

2021 National Model Design Code
MHCLG

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.

2019 - National Design Guide
MHCLG

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

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 but that do place the needs of pedestrians and cyclists first.

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 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.

Local character analysis

03

3. Local character analysis

This chapter describes the local context and key characteristics of East Hagbourne parish related to heritage, built environment, streetscape, views, landscape and topography.

3.1 Access and movement

- **Proximity to Didcot:** The village lies 2 miles to the south of Didcot. While the northern part of the village settlement borders the town, the parish retains its rural character, acting as green lungs for the Didcot area. This separation is acknowledged in the EHNP through the three designated 'Local Gaps'. The open space to the south and the former railway to the west further reinforce the open character of the landscape;

- **Street hierarchy:** The shape of the village today is largely defined by three routes which meet at a triangular junction known as Lower Cross. New Road (B4016) runs north to south, connecting East Hagbourne and Didcot. It then becomes Blewbury Road towards the south, passing Hagbourne Mill on its way to Blewbury where it joins the A417 for Pangbourne and Reading. Main Road, to the west, acts as a secondary road with a narrow width and meandering layout, leading through the historic core of the village and then to Coscote to West Hagbourne;

- **Access to railway and facilities:** New Road continues into Didcot via Jubilee Way and the Jubilee Roundabout. This is the main route to the railway station, supermarkets, shops and other facilities. The railway station is approximately 30 minutes walking distance and 10-15 minutes driving distance and there are frequent direct trains to London, Oxford, Bristol and South Wales;

- **Network of footpaths:** There is an extensive network and mixed variety of footpaths and bridleways which add to the village character and they are an integral and highly distinctive part of East Hagbourne. There are many paths within the historic village itself, and several tracks and footpaths lead from Main Road and cross the surrounding fields, bringing fields and the village closely together. Routeways also extend out of the village into the former open fields around it and connect the church to West Hagbourne and to Fulscot Manor in the east. A significant feature to the west of the village is the abandoned 1880s railway line which is now a cycle and walking trail and an important ecological resource providing highly valued views from its embankment; and

- **Views:** The views out of East Hagbourne to fields and hills around are a very important feature and a strong element of the village character. The views from New Road and Blewbury Road to the Chiltern Hills and south of the village to the North Wessex Downs AONB, are particularly outstanding.


Figure 02: South-west view towards Coscote.
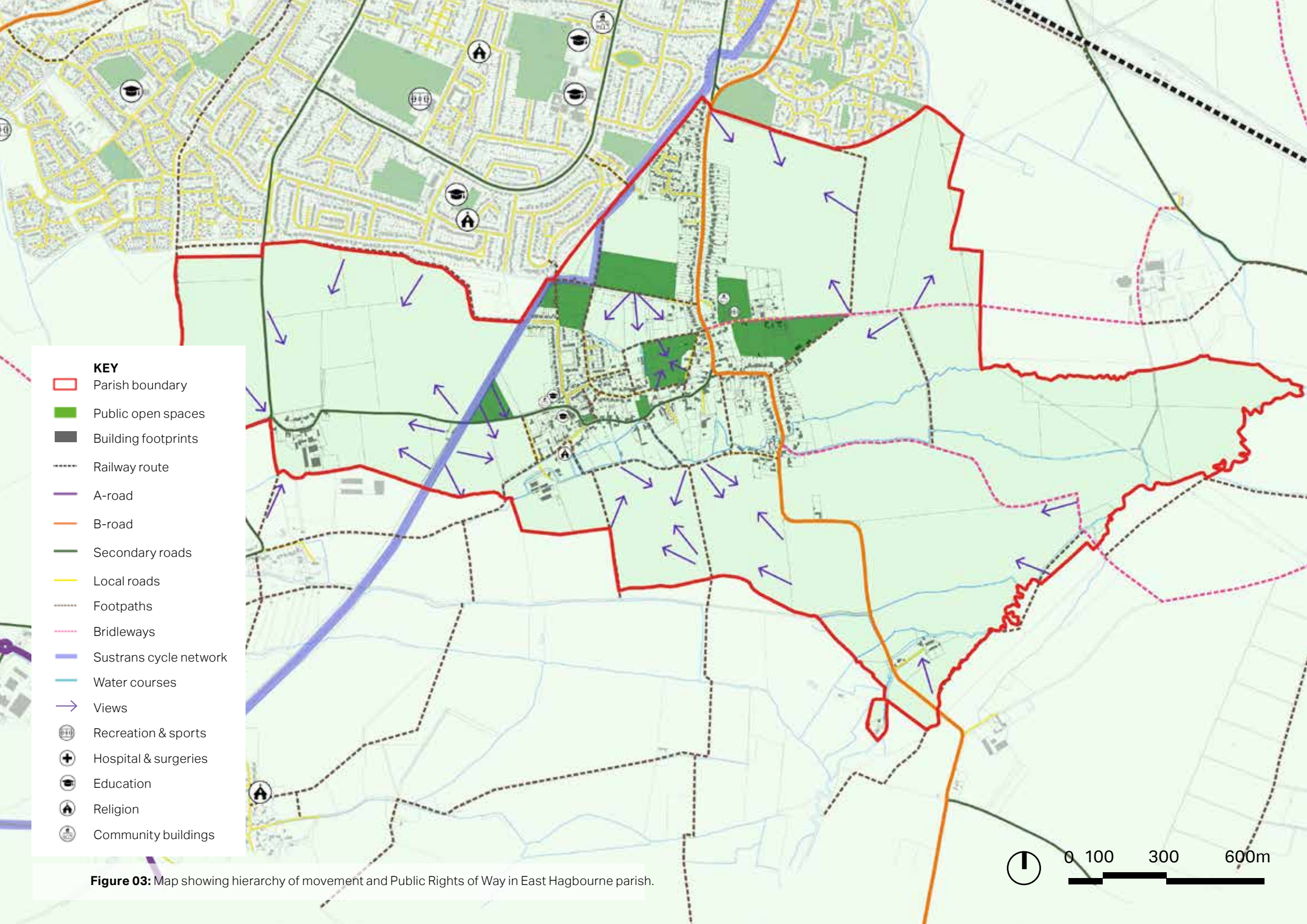
KEY

- ▭ Parish boundary
- ■ Public open spaces
- ■ Building footprints
- ⋯ Railway route
- — A-road
- — B-road
- — Secondary roads
- — Local roads
- ⋯ Footpaths
- ⋯ Bridleways
- — Sustrans cycle network
- — Water courses
- → Views
- ⊕ Recreation & sports
- ⊕ Hospital & surgeries
- ◉ Education
- Ⓐ Religion
- ◉ Community buildings

Figure 03: Map showing hierarchy of movement and Public Rights of Way in East Hagbourne parish.

0 100 300 600m
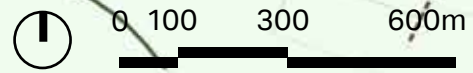
3.2 Land-based designations

There are a good number of land-based designations mainly to the north of the parish that celebrate its rural character. These are:

- **Area of Outstanding Nature Beauty (AONB):** The eastern side of the parish, which mainly includes open fields and countryside, borders the North Wessex Down AONB, while views to the south from the village also embrace the nearby AONB;

- **Woodlands:** The countryside around East Hagbourne is characterised by an open nature with expansive views, reflecting the historical character of the land. Trees are concentrated along waterways and historic trackways as well as throughout the village. There are also areas of deciduous woodland to the south-east and east and an ancient woodland habitat in the southern corner of the parish. Millennium Wood, to the north of the historic village provides a newer area of mostly deciduous trees;

- **Local Nature Reserve:** The Mowbray Fields Local Nature Reserve can be found to the north-west just outside the Parish boundary;

- **Flood risk zones:** The Hacca's Brook that flows from west to east through the parish has caused flooding issues along the southern edge of East Hagbourne village, whilst a smaller tributary stream joins from the north at Parsonage Lane affecting some areas to the north as well. At Tadley, the stream splits, and flooding issues have also been experienced here. Both channels continue to join the Mill Brook, where the land around Hagbourne Mill is particularly susceptible to flooding;

- **Water run-off:** Surface water run-off from the fields, as well as augmenting stream flows, can also have direct effects on properties. Houses in Tadley can be affected by run-off from the fields on the low ridge to the south. At the north of the parish, field run-off is reported to have caused problems for houses in Millbrook to the north; and

- **Open green spaces:** There are a good number of green spaces within the village settlement that are connected through the footpath network. These include: 1. Millennium Wood, 2. Butts Piece, 3. Paddocks along Bakers Lane, 4 & 5. The Great Mead Triangle, 6. The Cemetery, 7. Tudor House allotments and 8. Lawson's Orchard, as shown in Figure 6. The most important of these have been recognised as Local Green Spaces in the EHNP.

Figure 04: View to Hacca's Brook that flows across Tadley.

KEY

- Parish boundary
- Building footprints
- Flood risk zone 2
- Flood risk zone 3
- AONB (Area of Outstanding Natural Beauty)
- Ancient woodland
- Local nature reserve
- Deciduous woodland
- Railway route
- Road network
- Water courses
- Recreation & sports
- Hospital & surgeries
- Education
- Religion
- Community buildings

0 100   300   600m

Figure 05: Map showing the land-based designations in East Hagbourne parish.

3.3 Historic evolution and settlement pattern

- **Legislation and Policy: NPPF: Part 16 (Conserving and enhancing the historic environment)** specifies that plans set out a positive strategy for the conservation and enhancement of the historic environment, identifying sustainable uses which maintain and enhance the significance of heritage assets. The historic environment is recognised as having potential to contribute positively to local character and distinctiveness.

- **The Ancient Monuments and Archaeological Areas Act 1979.** This Act imposes a requirement for Scheduled Monument Consent granted by the Secretary of State for any works to a designated Scheduled Monument.

- **Planning (Listed Buildings and Conservation Areas) Act 1990.** This legislation sets out the principal statutory provisions that must be considered in the determination of any application for works affecting listed buildings and conservation

areas. The Act stipulates that in deciding whether to grant permission for works which affect a listed building, special regard is given to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.

- **Historic development**

Archaeological investigations in and around East Hagbourne have yielded strong evidence of early human activity. Flint scatters, early pottery shards and earthwork features have been dated to the Mesolithic and early Neolithic periods. Among the most high profile archaeological discoveries is the Iron Age burial of a horseman, horse and chariot on Hagbourne Hill. Evidence of early agriculture has also been identified within the study area, including remains associated with the rearing of livestock and a field system dated to the Iron Age or Romano-British period.

Despite the wealth of archaeology, evidence to support permanent settlement in East Hagbourne only emerged in the 9th century.

The placename Hagbourne is likely a corrupted form of 'Haccaburna' which is the name given to the stream nearby the land settled by Hacca, a chief of a west Saxon tribe. East and West Hagbourne were two separate holdings by the mid 11th century. The manor of East Hagbourne was held for the crown by Regenbald, the priest of Cirencester Abbey before being granted to the Abbey in perpetuity. After the reformation in 1539 East Hagbourne reverted back to the crown before changing hands several more times, and was acquired and held by the Craven family from 1632 to 1863 when the manor was transferred to Lord Wantage of Lockinge Park.

There is a church at the present location of St Andrew's Church since the 10th century. In 1644 during the Civil War the Upper Cross shaft was damaged by Parliamentarian troops. The Upper Cross is located at the western end of East Hagbourne, with the Lower Cross base marking the east of the historic village. Another event of great local historic importance was the Great Fire, which destroyed a great number of

properties on the 10th of March 1659. The village received donations for rebuilding, later reciprocating this gesture by sending financial aid following the Great Fire of London.

East Hagbourne experienced some growth in the late post medieval period. Historically, agriculture has been the main industry in East Hagbourne. A total of 14 farms are recorded in Domesday. A system of four open fields was worked up until the arrival of enclosure in the early 1840s. During the late post medieval period East Hagbourne was known for its hops, water cress beds and orchards. A high number of villagers were employed picking apples, pears and cherries in the mid 19th century, however this number declined significantly by the 20th century. Milling was also a historically important industry for East Hagbourne, one of the paper mills is credited with the invention of blotting paper which was presented at the 1855 Paris Exhibition.

During the late 19th century the railway arrived, cutting across Hagbourne Marsh to link London and Bristol. A primary school was established in 1873 and a Methodist Chapel in 1884. During the mid 20th century there has been significant development along New Road and Blewbury Road.

Social housing represents close to 15% of the existing housing stock in East Hagbourne. These were built between the 1920s and 60s centring on the west side of New Road and the Harwood Road/Wilcher Close area. While the historic core of East Hagbourne has experienced little modern development, New Road has seen Bishops Orchard and smaller Little Langlands development in the late 20th century. The new development of 74 houses at the western end of Main Road will further add to the diversity.

• Historic built form and character

East Hagbourne has retained a very strong historic rural character surrounded by active farmland on three sides. This character is contributed to by short to medium range views out towards agricultural fields as well as longer range views towards the Chiltern Hills and North Wessex Downs AONB. It is

Figure 06: East Hagbourne 1883 OS Map.

Figure 07: East Hagbourne Tithe Map.

important that East Hagbourne remains distinct from Didcot and protected from urban sprawl. Similarly, the views which are enabled by gaps in the built form should be maintained by limiting infill development.

Rural character is also maintained through the retention of green open spaces such as the allotments alongside Tudor House, bowling green and the relict orchards.

The palette of vernacular building materials is diverse, including timber-framing, render, herringbone and pattern brickwork, local limestone, thatch, slate, and clay tile. Roofs are generally pitched with brick chimney stacks. Windows are largely timber sash or casement which creates a dynamic and varied streetscape. There are a number of former agricultural buildings which contribute to the unique rural character such as the grade II barn (NHLE 1285224) by Upper Cross.

In addition to vernacular buildings there are high quality examples of the polite style such as Parsonage Farmhouse grade II* (NHLE 1047894).

The more modern developments add a pleasing variety to the street scene. The areas of former social housing around Harwood Road and Wilcher Cose retain the design features and spaciousness of setting typical of that period. Wilcher Close includes 'double row' development, promoted in the 1960s to avoid the monotony of ribbon development.

Developments along the east side of New Road and along Blewbury Road date from the 1950s and earlier, when individual plots were sold and custom-built houses erected. Many of these have since been extended and improved, together leading to a variety of styles, harmonised by a largely uniform set-back from the road. The newer developments of Bishops Orchard and Little Langlands were constructed in a more uniform style. Buildings in the parish are typically modest and domestic in scale, fronting onto the street. Traditional brick and stone boundary walls, cast iron railings and street furniture also make an important contribution to streetscape.

• **Heritage assets**

East Hagbourne has a wealth of designated heritage assets which contribute to the sense of place and local identity. These include:

• East Hagbourne Conservation Area;

• Two Scheduled Monuments;

• One grade I Listed Building;

• Three grade II* Listed Buildings; and

• Thirty-eight grade II Listed Buildings.

In addition to the high concentration of designated built heritage assets, there are a number of non-designated historic buildings and structures of special interest within the study area. These buildings and structures maintain local character and contribute positively to streetscape.

KEY
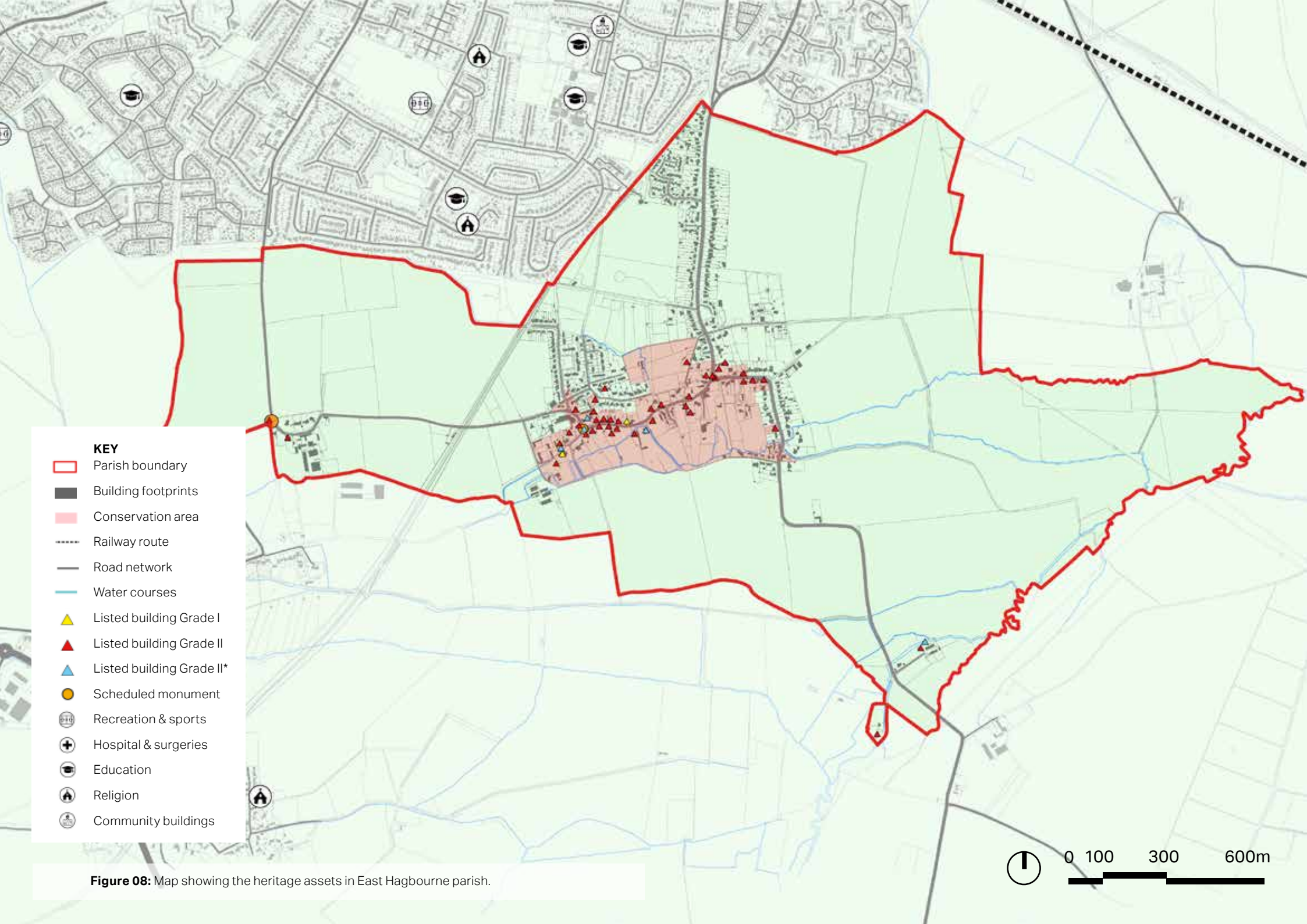
- Parish boundary
- Building footprints
- Conservation area
- ------ Railway route
- —— Road network
- —— Water courses
- ▲ Listed building Grade I
- ▲ Listed building Grade II
- ▲ Listed building Grade II*
- ● Scheduled monument
- Recreation & sports
- Hospital & surgeries
- Education
- Religion
- Community buildings

0 100   300   600m

Figure 08: Map showing the heritage assets in East Hagbourne parish.
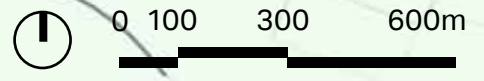
3.4 Character areas

The next pages will present a brief analysis of East Hagbourne village into character areas based on street patterns, layout and age of the buildings, rooflines, car parking layouts and environment.

There are 7 character areas identified within East Hagbourne parish which are presented below and shown in <u>Figure 10</u>:

Character area 1 - Village core;

Character area 2 - New Road;

Character area 3 - Bishops Orchard & Little Langlands;

Character area 4 - Blewbury Road and Tadley;

Character area 5 - Great Mead;

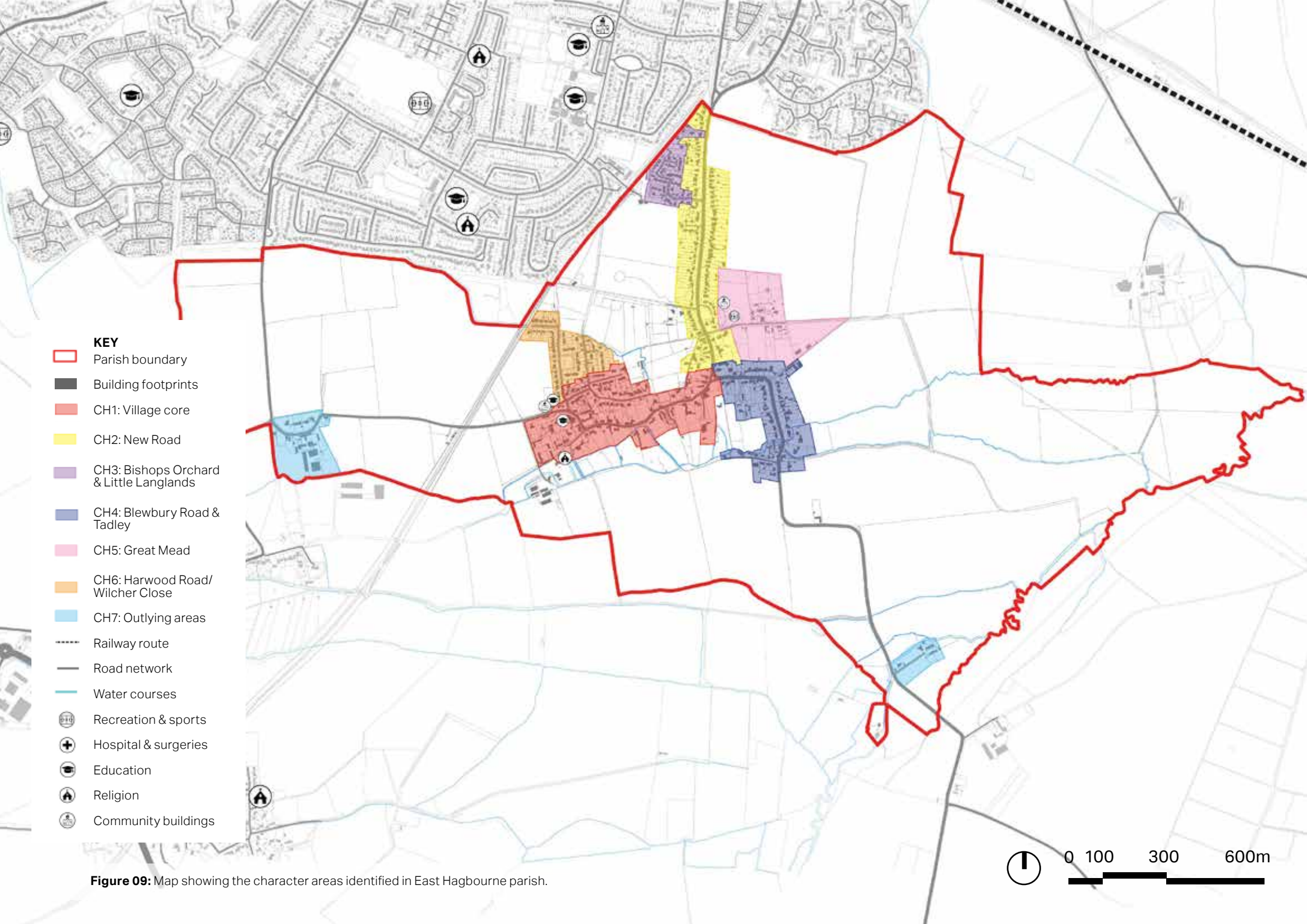**Character area 6** - Harwood Road/ Wilcher Close areas; and

Character area 7 - Outlying areas (Coscote and Hagbourne Mill).

The elements that will be analysed for each character area are presented below:

• Access and movement;

• Patterns of growth and layout of buildings;

• Boundary treatments;

• Building heights & roofline; and

• Car parking.

There is a separate section on materials and architectural details in the relevant sections in <u>Chapter 4</u>.

However, more details on the character areas can be found in a separate document, named 'East Hagbourne Village Character Assessment and Landscape Study', conducted by Jeremy Lake and Steven Warnock in June 2018. This document presents a more detailed categorisation of character areas, however, for the purposes of this report, some of those areas have been combined without changing the context.

KEY

- ▢ Parish boundary
- ▬ Building footprints
- ■ CH1: Village core
- ■ CH2: New Road
- ■ CH3: Bishops Orchard & Little Langlands
- ■ CH4: Blewbury Road & Tadley
- ■ CH5: Great Mead
- ■ CH6: Harwood Road/ Wilcher Close
- ■ CH7: Outlying areas
- ┈┈ Railway route
- ── Road network
- ── Water courses
- Ⓡ Recreation & sports
- ⊕ Hospital & surgeries
- Ⓔ Education
- Ⓐ Religion
- Ⓒ Community buildings

0 100   300   600m

Figure 09: Map showing the character areas identified in East Hagbourne parish.
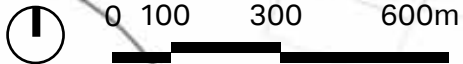
Character area 1 - Village core

This character area comprises the conservation area, designated in 1970 (boundary was extended in 1993), as well as the streets known as The Croft and North Croft.
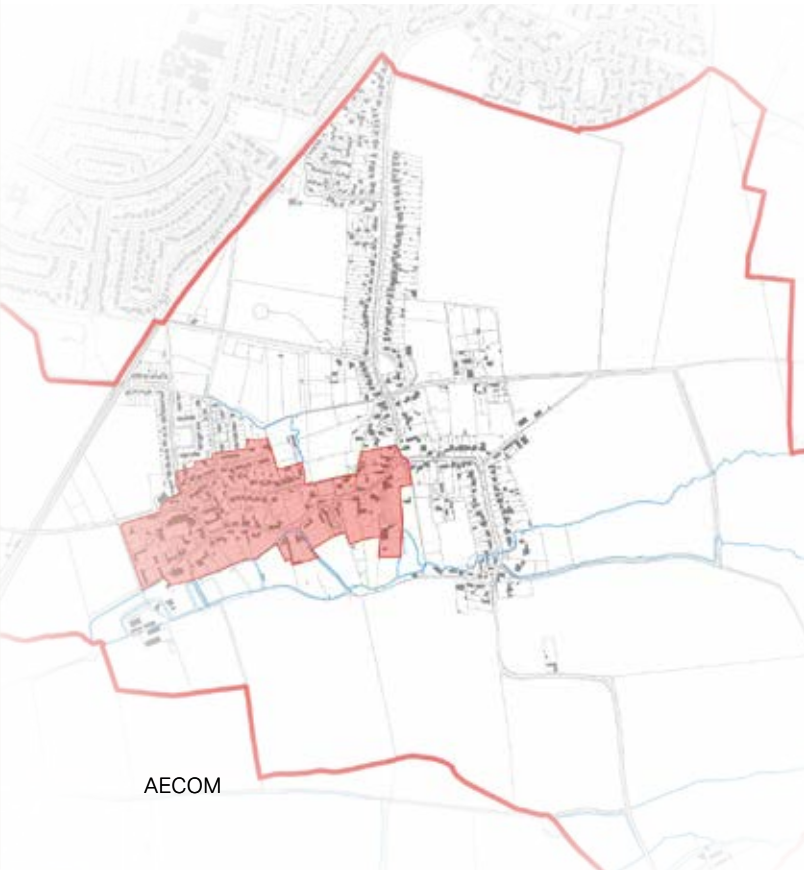
Access and movement	This character area is accessed by Main Road which runs east to west through the historic village. This street has a meandering character, whilst it carries traffic through and within the village. However, its character remains rural with narrow pavements on one side only of the road and a narrow carriageway. Green verges also border the street in places. In addition to the main street, there are also cul-de-sacs branching out from Main Road, notably Church Close and Kingsholme Close. This area also includes The Croft and North Croft which are mostly unadopted roads running parallel and to the north of Main Road and continuing a mix of period and modern properties. These cul-de-sacs only carry village traffic. Bus services currently run along New Road and Blewbury Road. This character area is also connected with a number of public footpaths, interconnecting with the village and leading out of the village to the south, north and east, offering access to the open spaces and surrounding countryside. Also, the various types of footways are a key element contributing to the rural character of the village. These include the raised pavements near Upper Cross, the small stretch of stone path along Church Close and the raised pavement along the bend of Main Road opposite East Grange. A particularly attractive footpath is that alongside Kingsholm, known as Parsonage Lane, which is formed of a long raised island with the stream flowing on either side of it.
Patterns of growth and boundary treatments	Being the older part of the village, this character area celebrates rurality in all its forms. The meandering road, apart from creating evolving views along the streetscape, also affects the building layouts. More specifically, building lines, rotations and setbacks are irregular, whilst vegetation often interferes adding a level of softness along the streetscape. Although the topography is flat, the clustered building groupings, around the Upper Cross area, and the fact that many properties have small setbacks being close to the street creates a visual interest along the streetscape and perspective views.

Patterns of growth and boundary treatments	This layout increases the level of enclosure along the street, whilst at places where the density goes lower or open spaces can be found, the level of enclosure decreases and a feel of openness is generated. Some examples of open spaces is the orchard opposite Kingsholm, the allotment gardens alongside Tudor House and the field in front of Lower Cross Farmhouse. The large front gardens of the properties to the south of Church Close contribute to a feel of openness along the street, introducing St Andrew's Church, in contrast to the high levels of enclosure found to the eastern end of Main Road. The school, cemetery and Hagbourne Village Hall are found at the western end of Main Road, while a row of converted barns along Manor Farm Lane mark the western limit of development. The Croft and North Croft offer a similar rural feel as the rest of the character area, with vegetation having a prevailing presence.
Building heights and roofline	The average building height along the Main Road is 2.5 storeys, whilst it goes lower along Church Close and The Croft. The roofline is inconsistent due to the variety of building rotations and discrepancies on the pitches. At places where there are clusters of houses the rooflines are continuous, whilst, where buildings are more spread out, it is interrupted with vegetation and large trees. The roof types range between gabled, hipped and mansard roof, whilst dormers decorate the roofs of some buildings. The predominantly tiles roofs are interspersed with thatched buildings at intervals along Main Road.
Car parking	Many houses have off-street parking and garages, however some older houses along Main Road rely on on-street parking.

Figure 10: Photo showing different but harmonising styles in The Croft.

Figure 11: The allotment gardens alongside Tudor House offer a feel of openness along the highly enclosed built environment.

Figure 12: The large setbacks of the properties enhance the feel of openness in the area and preserve open views to the church.

Figure 13: The stone-paved footpath along Church Close introduces a level of informality enhancing the rural feel of the area.

**Figure 14:** The average building height along Main Road is 2.5 storeys.

Figure 15: The Upper Cross serves as a landmark for the area, whilst also regulating traffic along the Main Road and Church Close.

Figure 16: The cluster of houses to the western end of Main Road creates a continuous roofline and high levels of enclosure that, in combination with the curving street, produces evolving views along the streetscape.

Character area 2 - New Road

This character area includes the ribbon development along New Road, starting from the northern end of the parish up to the Lower Cross junction to the south.
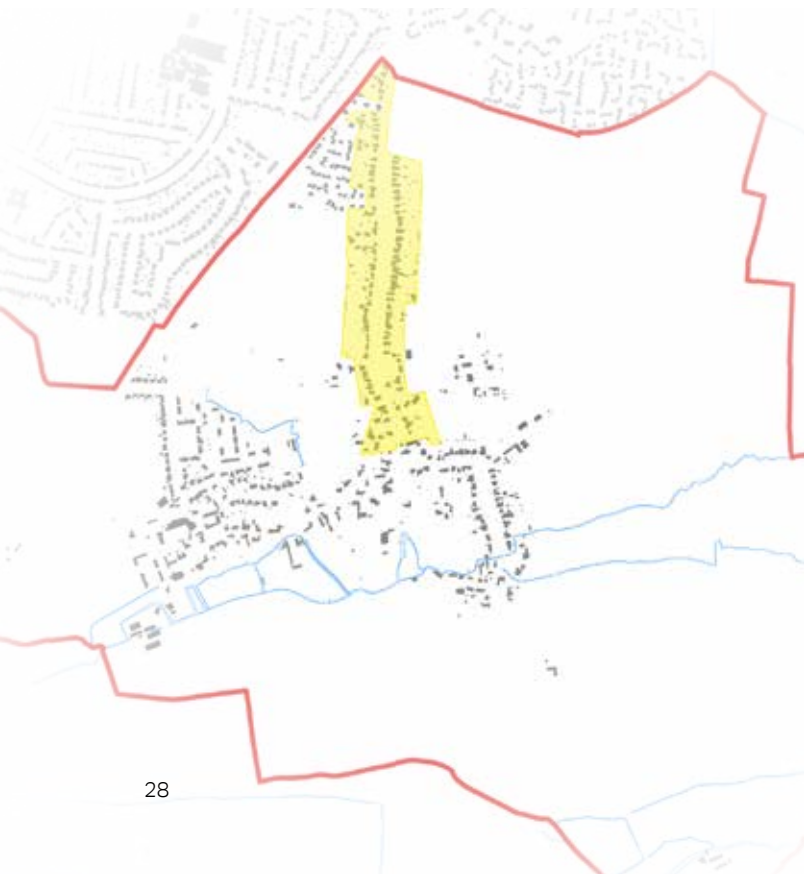
Access and movement	This character area is developed along the linear New Road (B4016) which carries traffic from Didcot in the north towards the rest of the Parish and Blewbury. The road is a single carriageway road that permits two-way travel, with a pavement on one side and large green verges on the other along the northern stretch, whilst pavements on both sides can be found towards the south.

Cul-de-sacs such as Little Langlands, Bishops Orchard, The Crescent and Rymans Crescent and Higgs Close branch out from New Road offering variety on the patterns of growth. New Road also merges with Main Road and Blewbury Road to the south, providing connections towards other residential neighbourhoods in the village and to West Hagbourne. |
| **Patterns of growth and boundary treatments** | Much of the west side of New Road and the small development of Ryman's Crescent consists of former council houses built in the 1930s, as well as some small holdings, some of which have been redeveloped, adding additional houses on the plot. The east side of the road is primarily private housing stock, mostly dated from 1950 onwards and many starting life as bungalows. Being largely owner built and extended over the years, they present a varied street-scene while retaining the coherence of their build period.

Houses are mostly detached with some semi-detached housing, primarily in former council housing, arranged along a slightly irregular building line that creates an informal building line which is appropriate for a rural environment. Plot sizes and widths are relatively regular with small discrepancies, and houses are equipped with generously well-sized front and back gardens.

In terms of boundary treatments, commonly seen, there is a combination of soft and hard boundaries including mature hedges, shrub trees and green verges, as well as hardscaped elements such as low-height stone and brick walls. There is a strong sense of enclosure along the street as buildings front the carriageway and back the open countryside, however, towards to the northern end, the open space south of the Northbourne allotments opens up to scenic views through trees towards the Chilterns and into open farmlands to the east. |

Building heights and roofline	The average building height in this character area is 2-storeys with bungalows, detached and semi-detached houses being the prevailing typologies. The roofline is generally consistent and continuous along the streetscape with subtle variations, however, at places it is interrupted with vegetation. The roof types range between gabled, hipped, cross hipped and cross gabled roofs.
Car parking	On-plot, front and garage parking are the only car parking typologies found within this character area.

Figure 18: Local positive example of a properties bordered with low-height stone walls, green verges and trees, providing a good aesthetic outcome along the streetscene.

Figure 17: The roofline along the western side of the road is generally regular and continuous due to the linear layout of the former Council housing development. However, at places, where vegetation interferes the roofline is interrupted.

Character area 3 - Bishops Orchard & Little Langlands

This character area includes two cul-de-sac streets located to the north of the parish.

Access and movement	This character area is developed along two meandering cul-de-sac streets, Bishops Orchard and Little Langlands. These streets have the character of a tertiary road, carrying only neighbourhood traffic; Bishops Orchard is equipped with pavements on both sides, whilst Little Langlands has no pavements. Both streets directly access New Road and they therefore, offer immediate connections to Didcot to the north and the available facilities in East Hagbourne village to the south.
Patterns of growth and boundary treatments	This area comprises around fifty-five detached dwellings organised in a cul-de-sac layout. The building lines and rotations are slightly irregular which, combined with the curving roads and closes, offer an informality that enhances the rural context of the Parish, whilst offering interesting visual perspective views along the streetscape. The building plots are smaller compared to others, for instance in Character area 2,4 or 6, whilst the sizes are relatively regular. The environment along the streetscape offers both soft and hard visuals, enhanced by the use of small lawned areas planted with trees and shrubs or low height brick walls set between the driveways to each house.
Building heights and roofline	The average building height in this character area is two storeys. The roofline is generally regular in both streets, however, the roofline along Bishops Orchard offers more continuity than the roofline along Little Langlands since the later one is often interrupted by large trees and vegetation. The roof types range between gabled and cross gabled roofs.
Car parking	Houses in these developments have on-plot, front and garage parking, however, cars are also parked in the street.

Figure 20: Although the front gardens are relatively small, they are equipped with rich vegetation, including hedges and trees, adding some softness along the streetscape, Bishops Orchard.

Figure 19: Little Langlands cul-de-sac street has the character of a shared-lane where the boundaries between public and private space are not clearly defined creating a sense of enclosed neighbourhood.

Figure 21: The roofline along Bishops Orchard is renerally regular, whilst the roof types range between gabled and cross gabled roofs.

Character area 4 - Blewbury Road and Tadley

This character area comprises the ribbon development along Blewbury Road, developed from scattered historic houses from the 1920s and from the late 1940s, as well as Tadley, a loose cluster of houses and former farmsteads to the south of this character area. Tadley was developed around a ford across Hacca's Brook and was separated by about 200 yards from the first houses in East Hagbourne along the east-west section of Blewbury Road.
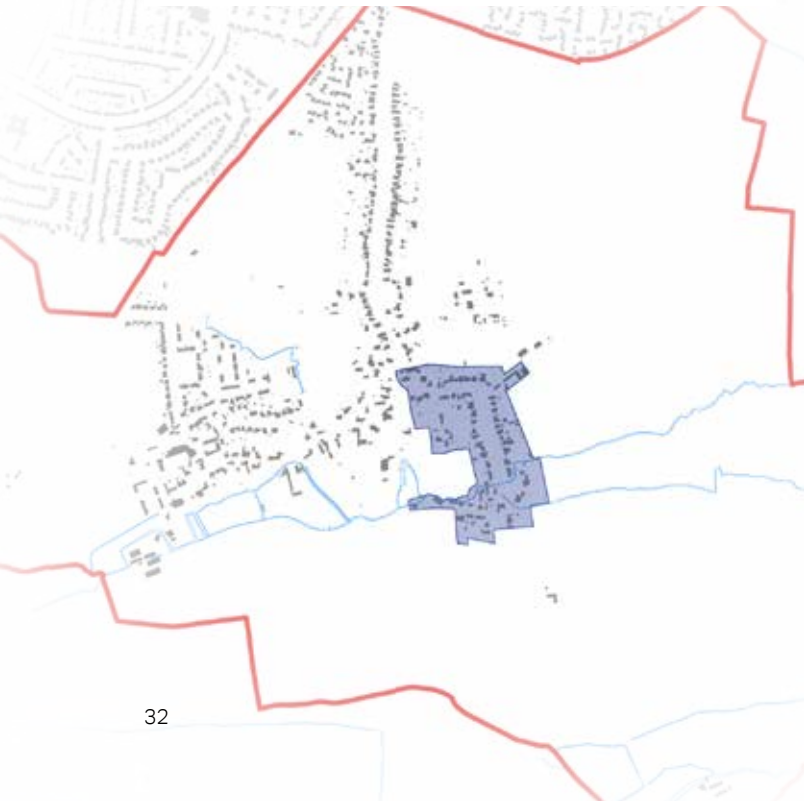
Access and movement	This character area is set along Blewbury Road, a B-Road, which acts as the main access to the village from the south. This road is a single carriageway road that permits two-way travel and is wide enough to have pavements on both sides. Bus services are also running along this road offering connections to Didcot and surrounding settlements. This area is located to the south-easten end of the village settlement and therefore, it borders the countryside which can be appreciated by car, driving past it, and by bike or on foot. In particular, there are a number of public footpaths that offer connections to the village and the available open spaces, as well as to the adjacent countryside.
Patterns of growth and boundary treatments	Blewbury Road: The buildings are set mostly in a linear pattern along Blewbury Road, however, the irregular building lines caused by the varied setbacks of the buildings create an informal character enhancing the rural context of the village and adding visual interest along the streetscape. In addition to this, some slight rotations of the building footprints contribute to this informality. The prevailing housing types are detached properties and bungalows, with some period houses at the north end of the road and around Tadley. The plot sizes and widths show slight variations, but they are generally large in size with well-sized front and back gardens. Most houses back the open countryside and with their well-vegetated back gardens, create a smooth transition into the open fields. In terms of boundary treatments, there is a good combination of soft and hard boundaries, ranging between hedges, trees, bushes, flowerbeds, low height red brick or stone walls and timber fencing. This variety contributes to the rural context, whilst creating different levels of enclosure along the streetscene.

Tadley: This small settlement comprises a loose cluster of houses and former farmsteads. Building lines and house positioning are more irregular with varying buildings setback and rotations, offering a stronger rural feel. Two large modern houses, set back from the road, occupy the site of a former public house. The plot sizes and widths show a great variety. In terms of boundary treatments, similar to New Road, there is a combination of soft and hard boundaries, reinforcing the rural character of the village. In addition to this, the level of enclosure is enhanced by the boundary treatments and the B-Road which meanders, whilst the buildings set along Fieldside offer long distance views to the countryside and therefore, lower the level of enclosure. |

Building heights and roofline	The average building height in this character area is 2-storeys, mainly to the northern end, whilst it gets lower to 1.5-storeys towards the south. The roofline is generally irregular, due to the variety in building typologies and heights, detached 2-storey houses and bungalows, whilst it often gets interrupted with large trees and vegetation. The roof types range between gabled, cross gable, hipped and mansard roofs. Gable dormers often decorate the roofs.
Car parking	Most houses have on-plot, front and garage parking, however some of the older houses have to rely on on-street parking,

Figure 22: Example of a listed building setback from Blewbury Road to allow for a well-sized front garden and trees.

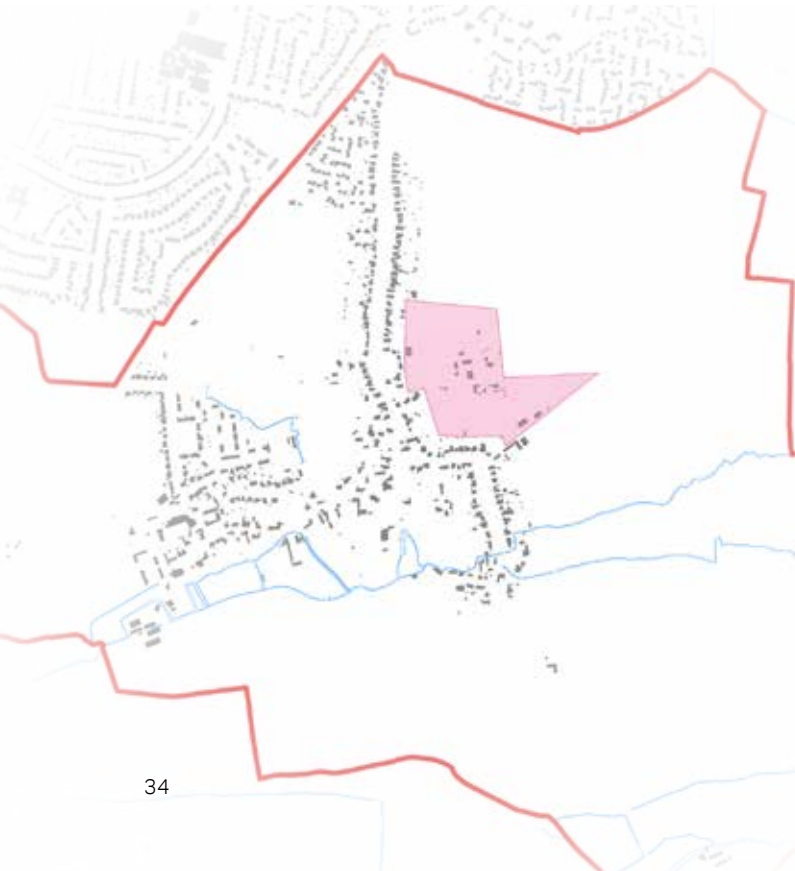**Figure 23:** Local example of a renovated bungalow along Blewbury Road.

Figure 24: The properties set along Fieldside offer long-distance views towards the open countryside to the south creating a sense of openness in contrast to the more enclosed environment along Blewbury Road.

Figure 25: A positive example of a renovated property that was done sensitively respecting the surrounding local vernacular and heritage assets.

Character area 5 - Great Mead

This character area is found on the eastern edge of the village settlement and it is dominated by a public open space and farmland.

Access and movement	This character area is accessed, by vehicles, from New Road via Great Mead which is a private road and cul-de-sac. Pedestrian access is also provided via this road, which is also a bridleway, as well as from a footpath along Blewbury Road. These pedestrian-friendly links not only offer connections into this character area enhancing permeability, but also provide connections with the village core, the surrounding open spaces and neighbourhing settlements, for instance Didcot to the north. Bus services run from New Road.
Patterns of growth and boundary treatments	This character area is comprised of open spaces and a few scattered buildings. The Recreation Ground, within which the East Hagbourne Pavillion lies, has a dominant character establishing a feeling of openness in the area. This, in combination with the farmlands and the low density, creates a soft edge and a smooth transition to the open countryside to the east. The buildings in this area are found along Great Mead Road and they offer a variety of setbacks creating a generally irregular building line. Plot sizes and widths are also irregular enhancing the rural feel of the area. Adding to the rural character of the village, the boundary treatments are typically defined by trees and thick hedgerows which are the ideal match with the surrounding open spaces and open fields.
Building heights and roofline	Due to the low density of this character area, the roofline is not continuous but it often gets interrupted with vegetation and open views to the countryside and farmlands. The average building height is low, about 2 storeys, however, the main typologies, which are bungalows and farm buildings, offer a varied roofline adding to the rural feel of the area.
Car parking	All houses along Great Mead have off-road parking.

Figure 27: The farmlands found in this character area offers a smooth transition to the open countryside to the east.

Figure 26: Local example of a residential property found along Great Mead road with a sensitive setback and building height responding to the surrounding rural context.

Figure 28: The Recreation Ground, within which East Hagbourne Pavillion sits, dominates this character area and offers a feel of openness.

Character area 6 - Harwood Road/ Wilcher Close areas

This character area comprises a variety of housing, largely developed from council housing by the former Wallingford Rural District Council (WRDC) after the Second World War, and it is found to the north-western part of the village settlement.
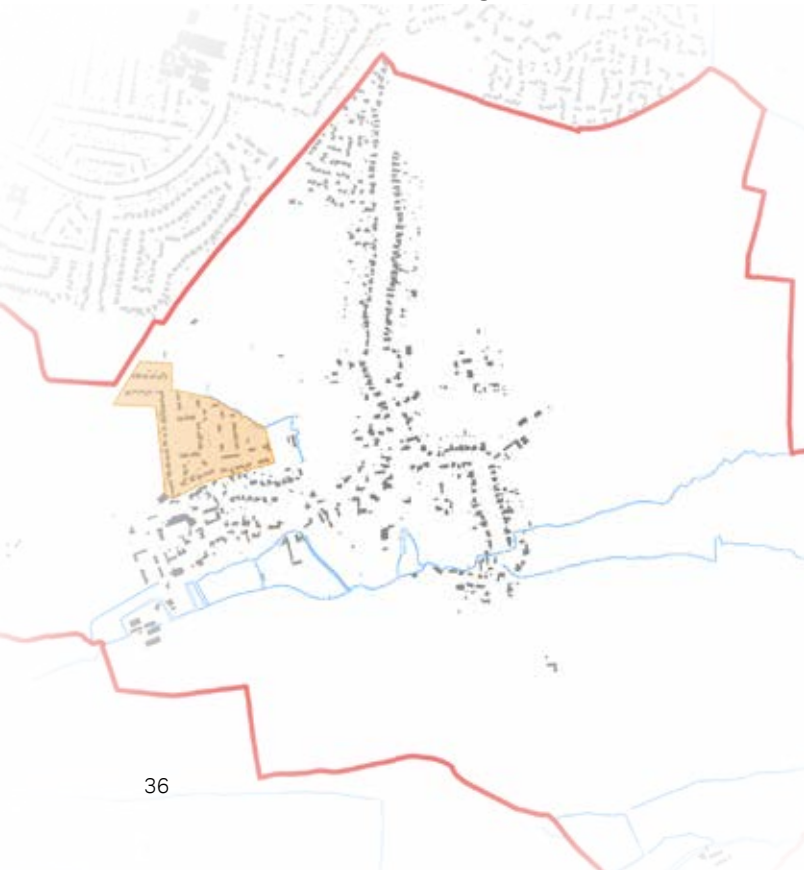
Access and movement	The only vehicular access for this character area is via Main Road, as the rest of the area is organised as cul-de-sac streets. Harwood Road leads directly off Main Road, while Wilcher Close is accessed via a turning into The Croft. However, the area is quite permeable for pedestrians and cyclists as it is connected with a number of public footpaths to the north and east, whilst it is in close proximity to Sustrans Cycle Network which puts further emphasis on active transport. All streets are bordered with pavements on both sides and green verges. Bus services are running from New Road and Blewbury Road. The bus stops are within walking distance, due to the network of footpaths connected with this character area.
Patterns of growth and boundary treatments	This character area is developed along cul-de-sac streets and their branches with properties facing towards the street and close to the open countryside to the north, east and west, includng the public areas of Butts Piece, Millennium Wood and Mowbray Fields. Building lines are slightly irregular, whilst the variety of depths in the front gardens offer a visual interest along the streetscape. Plot sizes and widths vary along each street enhancing the level of informality that fits nicely within a rural environment of the area. The open space at Windsor Crescent offers a feel of openness in the area, whilst the gaps between the buildings, along Lake Road, Harwood Road and Wilcher Close, allow for long-distance views towards the countryside and vegetation to the back. In terms of boundary treatments commonly seen there is a combination of soft and hard boundaries including mature thick hedges, shrub trees and green verges, as well as hardscaped elements such as low-height brick walls and occasional timber fencing. A number of houses in Wilcher Close are in 'double row' formation and accessed by foot from the roadway.

Building heights and roofline	The buildings in this area are predominantly two-storeys, however there are some instances of bungalows such as Wilcher Close. The roofline varies across each street, being generally consistent and continuous along Lake Road and Harwood Road, where both streets have a linear character, whilst it become less consistent along Wilcher Close, where there is a mix of typologies and prevalence of vegetation interrupting the roofline. There is a variety of roof types between gable, cross gable, hipped and mansard roofs.
Car parking	The area has a wide variety of different parking opportunities. Many plots have driveways which have private space for at least 2 cars. Wilcher Close has parking courts which provide spaces for residents without a driveway and visitors. There are a few designated on street parking spaces as well.

Figure 29: Example of thick hedges being used as boundary treatment within the character area.

Figure 30: The open space along Windsor Crescent offers a feel of openness in the area, whilst as properties overlook the open space the natural surveillance is enhanced.

Figure 31: The linear development along Harwood Road creates a continuous roofline along the streetscape.

Figure 32: Example of 1960s council development which creates a pleasant environment and a feel of spaciousness.

Character area 7 - Outlying areas (Coscote and Hagbourne Mill)

This character area includes the two hamlets located to the west and south-east of East Hagbourne village.

Access and movement	Coscote: Located to the west corner of the Parish, this hamlet is set along the Main Road, at the western entrance to East Hagbourne village, whilst its close proximity to Park Road offers immediate access to the south of Didcot too. Main Road has a rural character, being a countryside lane of narrow width, bordered with large street trees, green verges and vegetation. While access by vehicle is good, the hamlet is rather isolated for pedestrians, with no safe footway leading to Didcot or to the Sustrans Route which lies 500m to the east. A footpath to the south leads to West Hagbourne and the wider network of public footpath, although this too requires walking along the road for a short distance. Hagbourne Mill: Located to the south-east corner of the Parish, this hamlet accesses East Hagbourne village via Blewbury Road. Nearby footpaths give access to both East Hagbourne and Blewbury.
Patterns of growth and boundary treatments	Coscote: This historic settlement, although surrounded by open countryside, offers high levels of enclosure due to the layout of the buildings. More specifically, the main facades of the buildings face the Main Road whilst the rear gardens face the open countryside. In addition, the rich vegetation bordering the front gardens, for instance trees, hedges and bushes, creates short-distance views creating some level of enclosure. At the same time, the low to medium height walls offer a visual interest along the streetscape and are a nice contrast with the softness that the vegetation creates. Building plots have slight variations in terms of size and shape, whilst the building lines are generally irregular with buildings either setback from the carriageway with generous front gardens or with buildings directly fronting the green verges. Unlisted traditional farm buildings make a significant contribution to the historic character and significance of the hamlet. Hagbourne Mill: This historic hamlet is set along Mill Brook and it is composed by Hagbourne Mill Farm and a pond, which is likely to occupy a medieval site. The mill and its accompanying house are complemented by a small number of more modern houses, retaining a rural feel. The hamlet is surrounded by the open countryside offering long-distance views towards the south, whilst its northern part is bordered with rich vegetation.

Building heights and roofline	The average building height is low in both hamlets ranging between 1-2.5 stories. The majority of the buildings in Coscote are either farm structures of single storey dwellings. The roofline is generally irregular due to the chimneys, pitches, cross gables and is non-continuous as it often gets interrupted with large trees. The roof types range between gabled and cross gabled roofs.
Car parking	On-plot, front and garage parking are the only car parking typologies found in both hamlets.

Figure 34: Example of a listed building located within Coscote hamlet that reflects the local vernacular and history of the place.

Figure 33: The countryside lane, bordered with rich vegetation and buildings fronting directly onto the green verges, offers a high level of enclosure that creates an interesting contrast with the surrounding open countryside.

Figure 35: Barn at Hagbourne Mill.

Design guidelines (including design codes)

04

4. Design guidelines (including design codes)

This chapter provides guidance on the design of development, setting out the expectations that applicants for planning permission in East Hagbourne parish will be expected to follow.

4.1 Place making

What urban designers and planners call 'placemaking' is about creating the physical conditions that residents and users find attractive and safe, with good levels of social interaction and layouts that are easily understood.

The placemaking principles set out in the following pages should be used to assess the design quality of future development or regeneration proposals.

These key principles should be considered in all cases of future development as they reflect positive place-making and draw on the principles set out in many national urban design best practice documents.


Figure 36: The 10 characteristics of well-designed places. (Source: National Design Guide, page 8).

4.2 Walkable places

Creating new walking routes which are well connected to the existing network should be a prerequisite for any new development in East Hagbourne parish.

The success of a place is influenced by how walkable it is. It is good practice to plan new homes within a 400 metres walking distance (= 5 minutes) of bus stops and within 800 metres (= 10 minutes) of convenience stores or community buildings.

400m → 5 min walk

800m → 10 min walk

1000m → 5 min cycle
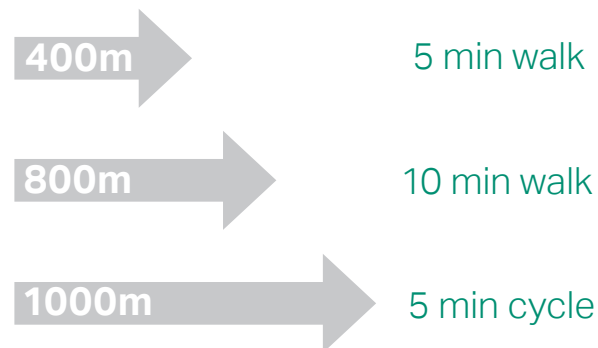
4.3 General principles and guidelines

The buildings and form of East Hagbourne village have a strong and attractive historic character, established over several centuries.

East Hagbourne is an ancient village not an urban extension, and proposed development must reflect this. Equally, generic rural or vernacular design will be resisted because they are insufficiently specific to maintain the distinctive character of the village identified in the Neighourhood Plan. Therefore, proposals should reflect the particular character of the village as set out in Chapter 2 and any departure from this guidance will require the strongest possible justification.

The guidelines and codes developed in the document focus on residential environments including small-scale housing developments, infill developments or housing extensions and conversions.

In any case, considerations of design and layout must be informed by the wider context, considering not only the immediate neighbouring buildings, but also the landscape and local character of the wider locality. The local pattern of streets and spaces, building traditions, materials and natural environment should all help to determine the character and identity of a development.

All proposed development is expected to reflect this character, whether located in the historic core or not, and help maintain the distinctive character and sense of place of the village, whilst allowing it to grow sustainably.

Therefore, some design principles that should be present in any design proposal are:

- Respect the existing pattern of the village to preserve the local character;

- Respect the heritage, landscape and key views identified in the parish;

- Aim for high quality design that reflects and respects the local vernacular;

- Harmonise and enhance existing village in terms of physical form, architecture and land use;

- Respect surrounding buildings in terms of scale, height, form and massing;

- Preserve views towards the open countryside as well as views from the countryside towards the village settlement;

- Relate well to local topography and landscape features;

- Reflect, respect, and reinforce local architecture and historic distinctiveness;

- Retain and incorporate important existing features into the development;

- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) and drainage infrastructure without adverse impact on the street scene, the local landscape or the amenities of neighbours;

- 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.

4.4 East Hagbourne design guidelines (including design codes)

This section introduces a set of design principles that are specific to East Hagbourne parish. These are based on:

- Baseline analysis of the area in Chapter 2 and an in-depth understanding of the key characteristics and qualities, in the village, that need to be preserved or used as reference for new developments;

- South Oxfordshire District Council Design Guide (2016), which intends to supplement national and regional documents, such as National Design Guide, National Model Design Code and Building for a Healthy Life, by providing guidance more closely tailored to the village context; and

- Discussion with members of the Neighbourhood Plan Steering Group.

The codes are divided into **3 sections**, shown on the table, each one with a different number of subsections. Each section and subsection is numbered (e.g DC.01) to facilitate its reading and understanding.

As already mentioned, the codes are focused on small-scale and infill developments as well as house modifications and extensions. For larger developments, the South Oxfordshire District Council Design Guide (2016) could be used as reference covering higher lever strategic design regarding movement, hierarchy of networks, street typologies, parking, natural environment and sustainability.

Theme	Code	Title
DC.01 Design and character	1	Set in rural landscape/settlement edges
	2	Patterns of growth and layout of buildings and gardens
	3	Heritage, views and landmarks
	4	Legibility and wayfinding
	5	Continuity and enclosure
DC.02 Built form	6	Building heights, density and housing mix
	7	Housing extensions and conversions
	8	Materials and architectural details
	9	Boundary lines, boundary treatment & corner treatment
	10	Lighting
	11	Servicing
DC.03 Environment and sustainability	12	Accessible and attractive footpath network / access to the countryside for recreation
	13	Prioritise travel by walking and cycling
	14	Enhance the green network
	15	Biodiversity
	16	Water management
	17	Eco-design

DC.01 Design and character

Code.1 Set in rural landscape/ Settlement edges

The rural landscape of East Hagbourne is dominated by its village which was established by the 11th century and which served extensive open fields. The village retains its open agricultural landscape with little woodland, which provides extensive views to the surrounding hills, giving a sense of space. The village settlement, to the south, east and west, is buffered from the countryside through long back gardens and physical boundary treatments. To the north, despite its proximity to Didcot, the village has retained its strong rural character largely because of its setting in open countryside. Therefore, some design guidelines on how new development should treat development edges and how to retain the existing strong rural environment are:

– Development adjoining public open spaces and important gaps should either face onto them to improve natural surveillance or have a soft landscaped edge. When new development faces onto the open fields, it should blend harmoniously into the surroundings and views towards the settlement. For that reason, the massing, boundary treatments, rooflines and materials should be sensitive to the surrounding environment;

– New development should conserve existing native trees and shrubs along the lanes as well as incorporating any green assets within the design. Any unnecessary loss of flora should be avoided. In addition, abrupt edges to development with little vegetation or landscape on the edge of the development should be avoided;

– New development should ensure that the woodlands, the local nature reserve and the green spaces in and around the parish are all linked together via footpaths or tree lines to protect connectivity of habitats and biodiversity; and

– Edges must be designed to link rather than segregate existing and new neighbourhoods. Green corridors can provide additional pedestrian and cycle links that will contribute to the successful integration with the parish.

Figure 37: Example of an edge lane elsewhere in UK, where buildings front the landscaped area, while shared surfaces allow different users to co-exist peacefully.

Figure 38: The properties along Fieldside footpath directly face the open countryside to the south, whilst the thick hedges along the boundary lines provide a positive buffer and enhance biodiversity.

Code.2 Patterns of growth and layout of buildings and gardens

East Hagbourne is a small village which, despite its proximity to Didcot, has retained a strong rural character and it is important that this quality is respected and safeguarded in any new development.

This can be achieved through design that by its scale, detailing and use of natural materials differentiates itself from standardised schemes typical of town and city locations.

Section 3.4 analyses the variety of patterns of growth and layout of buildings by identifying seven character areas. These patterns range from the nucleated settlement pattern within the historic core to the linear settings along New Road and Blewbury Road as well as cul-de-sac neighbourhoods and farmsteads. This variety of qualities needs to be reflected in any new development to preserve the character of the village.

Therefore, some design guidelines for new development, including changes to existing houses, within East Hagbourne parish are:

– New development should be within the village footprint, whilst also protecting important views to the countryside;

– New development must demonstrate a good understanding of the scale, building orientation and different levels of enclosure of the surrounding built environment and adopt design that respects the existing character;

– New development must be designed to retain the existing local character and biodiversity and blend into the landscape, to help mitigate visual impact, whilst also preserving key views;

– Any proposal that would adversely affect the physical appearance of a rural lane, or give rise to an unacceptable increase in the amount of traffic, noise, or disturbance must be avoided;

– New development should take into account the existing variety of patterns of growth and propose design that sits sensitively within the existing character areas. For example, new development should study the surrounding patterns of the buildings lines, building setbacks and plot sizes and widths and make sure to incorporate similar qualities into new design. This will help preserve the local character along the streetscene and enhance the rural context;

Figure 39: Positive example of small scale development within a rural village elsewhere in UK that respects the surrounding density, while also using the local vernacular as reference and integrating physical boundary treatments to create a pleasant visual outcome and a green buffer with surrounding existing properties.

DC.01 Design and character

– Development densities should reflect the character of the village, whilst new proposals should maintain the existing levels of enclosure;

– The size of plots and their pattern should be varied to contribute to the rural character of the village;

– The roofline should be set lower than the vegetation backdrop, avoiding hard lines of the silhouette against the sky;

– Existing hedges, hedgerows and trees should be integrated into design, whilst more planting and vegetation is encouraged to form part of the green network strategy; and

– Appropriate signage should be incorporated along the road to indicate the low speed limits or provide navigation.

Additional considerations for Infill development

Any proposed design for infill development should be appropriate and sensitive to the rural setting of the village.

– Infill development should complement the street scene into which it will be inserted. It needs to reflect the materials, scale, massing and layout of the surrounding properties;

– The above elements also need to be considered in relation to topography, views, vistas and landmarks. In particular, important views identified in Figure 3 should not be blocked by any new development; and

– New building lines should be reasonably consistent along a street with existing buildings.

Figure 40: Positive example of a recent infill development (photo above) in a rural village elsewhere in UK that fits nicely into the local context (photo below) in terms of scale, massing, architectural styles and details.

DC.01 Design and character

Code.3 Heritage, views and landmarks

East Hagbourne has a long and distinguished heritage with the conservation area covering most part of the core of the village including a large number of listed buildings. In addition, the open agricultural landscape is a highly distinctive feature around the village providing extensive views both into the village and outwards to the Downs to the south and south-west and to the Chilterns to the south-east and east, whilst contrasting the enclosed environment along the historic core. The views out of East Hagbourne to the fields form a strong element in the village's character.

Therefore, any new development needs to respect the surrounding heritage assets and unique short and long-distance views that are generated from the existing built environment and stimulate ways in which these elements could be further promoted and protected. Some design guidelines are:

– New development which affects any heritage asset must respect its

significance and demonstrate how local distinctiveness is reinforced. For example, adding landscape and vegetation to create a buffer and mitigate any visual impact or massing that sits sensitively next to the heritage asset;

– Scenic views to the countryside should be retained and enhanced in future developments. For example, the views from the Fieldside footpath to the south, the views towards the church from the west, the views along the former railway embankment or those across the Bakers Lane Paddocks;

– New development proposals should maintain visual connections to the surrounding landscape and long views out of the parish. Development density should allow for spaces between buildings to preserve the views towards the countryside setting; and

– New development should create short-distance views broken by buildings, trees or landmarks to help establish memorable routes for pedestrians.

Figure 41: A local example of a stretch along Main Road where the building groupings, the small setbacks from the street and the width of the road help create an enclosed environment with perspective views.

Figure 42: Fieldside footpath offers long-distance views, to the pedestrians and owners of the properties set along the footpath, towards the open countryside to the south. This contrast with the enclosed environment within the historic core needs to be preserved and enhanced.

DC.01 Design and character

Additional considerations for development in close proximity to heritage assets

East Hagbourne has a long history including a range of buildings that have historical connections from the Civil War and before. There are over 40 listed buildings, whilst the whole area around the Church, Manor Farm and Church Close has very high archaeological potential and may reveal significant evidence about the development of the late Saxon or early medieval church and manor.

Therefore, some additional design guidelines on how new development should protect and preserve historic assets are:

– New development in close proximity to designated and non-designated heritage assets should be designed to enhance the setting of these assets. For instance, green buffers could be proposed around the heritage asset allowing for generous setbacks from it, whilst building massing and densities should be sensitive to the surroundings;

– Gaps between buildings, open views and vistas should be respected and aim to demonstrate the significance of the asset.

– New development proposals should not be visually intrusive or block key views to and from heritage assets. This should be achieved through the appropriate scale and design including screening where appropriate;

– New development should retain the existing open spaces, vegetation and trees to preserve the historic form and pattern of development in the parish; and

– The scale and massing of new development should be sensitive to the surrounding heritage assets.

Figure 43: Short and long-distance views towards historic assets and landmarks need to be preserved and remain unobstructed by any future development.

Figure 44: Any new development in close proximity to listed buildings should sit sensitively next to them respecting its scale and massing whilst allowing for a green buffer in between to mitigate visual impact.

DC.01 Design and character

Code.4 Legibility and wayfinding

When places are legible and well signposted, they are easier for the public to understand, therefore likely to both function well and be pleasant to live in or visit. It is easier for people to orient themselves when the routes are direct and visual landmarks clearly emphasise the hierarchy of the place. Some design guidelines are:

– Signage could be strategically located along walking and cycling routes to signalise the location of local assets or other important destinations. For instance, the former railway walking and cycling path, the Millennium Woodland, the playground at the Recreation Ground, the allotments, the local facilities or directions to Didcot and other surrounding villages could be highlighted on sign posts to show the walking and cycling distances which will improve navigation;

– Buildings, as well as public art, historic signage totems or even an old and sizeable tree could act as landmarks;

– Buildings which are located at corners, crossroads or along a main road could play a significant role in navigation. For that reason, the architectural style of those buildings could be slightly differentiated from the rest to help them stand out;

– New signage design should be easy to read. Elements likes language, fonts, text sizes, colours and symbols should be clear and concise, and avoid confusion;

– Signage should relate well to the rural setting of the host building, whilst illuminated signage will not be recommended; and

– The use of wooden, hand painted and non illumined signage is encouraged, avoiding the use of garish or day-glow colours. Overall, the signage must be sensitive to the rural environment and blend nicely with the existing rich vegetation.

Figure 45: Example of signage that could be integrated along footpaths to navigate people towards important destinations

Figure 46: Example of a sign post indicating the location of public footpaths, whilst the wooden material fits perfectly into the surrounding rural context.

DC.01 Design and character

Code.5 Continuity and enclosure

Focal points and public spaces in new development should be designed with good proportions and delineated with clarity. Clearly defined spaces help create an appropriate sense of enclosure - the relationship between a given space (lane, street, square) and the vertical boundary elements at its edges (buildings, walls, trees). Some design guidelines that should be considered for achieving satisfactory sense of enclosure in the village are:

– When designing building setbacks, there must be an appropriate ratio between the width of the street and the building height. Ratios between 1:2 and 1:3 (building height/street width) will generally create spaces with a strong sense of enclosure, as it can already be found in the village along streets where buildings are facing directly onto the pavement. However, lower levels of enclosure are also acceptable, in particular locations where the feel of openness must be preserved;

– Careful positioning of walls, landscaping and paving can achieve visual continuity

and well-defined open spaces to link buildings together and define public and private spaces;

– Trees, hedges, and other landscaping features can help create a more enclosed streetscape in addition to providing shading and protection from heat, wind, and rain; and

– In the case of terraced and adjoining buildings, it is recommended that a variety of plot widths, land use, building heights, and façade depth should be considered during the design process to create an attractive streetscape and break the monotony.
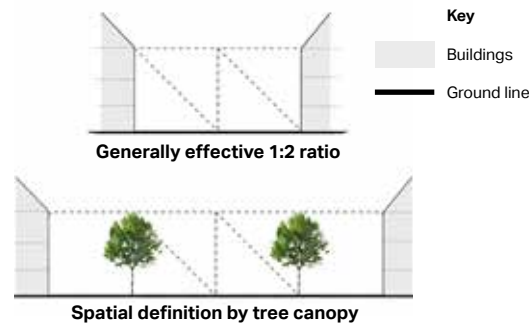
Figure 47: A ratio of 1:2 (top) or 1:3 is generally appropriate for residential streets. In addition, enclosure can be defined by trees instead of buildings (bottom).

Figure 48: The great sense of enclosure along this footpath is given by the close distance of buildings in relationship to the width of the footpath, Poundbury.

Figure 49: A local example of a historic footpath adjacent to the open countryside, views from which need to be preserved.

Code.6 Building heights, density and housing mix

Building heights, density and housing mix are three important parameters that should be designed and decided with careful consideration of East Hagbourne's rural context. More specifically, new development needs to take into consideration the different character areas, as identified in Section 3.4 and propose design that respects the existing village environment.

Buildings heights

The existing building heights within the parish reinforce its rural character. More specifically, properties tend to be 1- or 2.5-storey high with good-sized rear gardens. The rooflines are irregular due to the variety of roof types, as described in Section 3.4, and they often get interrupted with vegetation. Chimneys and dormers decorating the roofs also interrupt the roofline offering a visual interest along the streetscape.

Some design guidelines are:

– The building heights in new developments should respect and reinforce the rural character of the village. The building heights should be between 1-2.5 storeys in relation with the sites' topographical and landscape context as well as the neighbouring buildings;

– Monotonous building elevations should be avoided, therefore subtle changes in the roofline should be ensured during the design process;

– Local traditional roof detailing elements, the use of clay tiles, natural slate or thatch roofing materials, chimney stacks and edge treatments should be considered and implemented where possible in cases of new development; and

– Roofline should be set lower than the vegetation backdrop, avoiding hard lines of the silhouette against the sky.

Figure 50: Local example of 2.5-storey building where the roofline is interrupted with a brick chimney and gabled dormers.

Figure 51: Local example of 1-storey bungalows with generous gaps between them resulting in a non-continuous roofline.

DC.02 Built form

Building density

The concept of density is important to planning and design as it affects the vitality and viability of the place. The density within the Parish is quite low which is justified by its rural character. Therefore, some guidelines for new development are needed to ensure that the existing housing density numbers are respected.

– Density should be in line with the village and the immediate surroundings to enhance the character of the existing settlement;

– Housing densities should be reduced towards development edges and along rural edges in order to create a gradual transition towards the countryside; and

– Small scale development and in-fills are encouraged as they follow the scale and pattern of the existing grain and streets, and therefore retain the character of the area.

Housing mix

The aspiration for the parish is to ensure that there is a mix of housing types and supply of social and affordable housing to cater for the needs of the widest possible group of people. Therefore, a mix of new housing could attract a wide group of people and boost the local economy. Some design guidelines for new development are:

– New development should propose a mix of housing to include a range of house types and sizes, with an emphasis on smaller and more affordable units, to allow for a variety of options and bring balance to the population profile. The existing mix of housing in the village, including detached, semi-detached, bungalows and terraced housing, should be enhanced; and

– Affordable housing should be a priority in new development and its quality and architectural design should be of high standards to complement the local vernacular.

Figure 52: Local example of a semi-detached bungalow.

Figure 53: Local example illustrating the variety of detached housing typology in the village.

Code.7 Housing extensions and conversions

Extensions

There are multiple ways to create extra space within a building using different types of extensions. Extensions must be designed to an appropriate scale to the original building.

The pitch and form of a building's roof forms part of its character; therefore, extensions should respond by enhancing the existing character. Extensions should consider the materials, architectural features and proportions of the original building and designed to complement these existing elements.

Many household extensions are covered by permitted development rights, meaning that they do not need planning permission. There are exceptions, though, that will be relevant here, such as Conservation Areas. Check the latest guidance here: https://www. planningportal.co.uk/info/200130/common_ projects/17/extensions.

– The character of the existing building, along with its scale, form, materials and details should be taken into consideration when preparing proposals for alterations and/or extensions;

– External extensions should respect or enhance the visual appearance of the original buildings and the character of the wider street scene;

– Extensions should be subordinate in terms of scale and form and shall not be visually dominant or taller than the existing building;

– Extensions should be designed using materials and details to match the existing building or alternately, use contrasting materials and details with a contemporary design approach. However, in either case, extensions should create a harmonious composition overall and a strong degree of unity with the original building;

– Extensions should safeguard the privacy and daylight amenity of neighbouring properties;

– Extensions should retain on-site parking capacity and a viable garden area to meet the needs of future occupiers; and

– Extensions of existing buildings should reduce carbon emissions by complying with high energy efficiency standards and utilising low energy design.

South Oxfordshire Design Guide (SODG,2016) includes additional design guidance on building extensions and outbuildings.

DC.02 Built form

Front extensions

– These extensions are generally not acceptable. If proposed, front extensions should take the form of the existing building, mirroring the roof pitch, replicate or have lower cornice height and their ridge should be below the existing ridge height. The extension can project maximum 2 metres beyond the front façade and should not cover more than 50% of the front elevation.
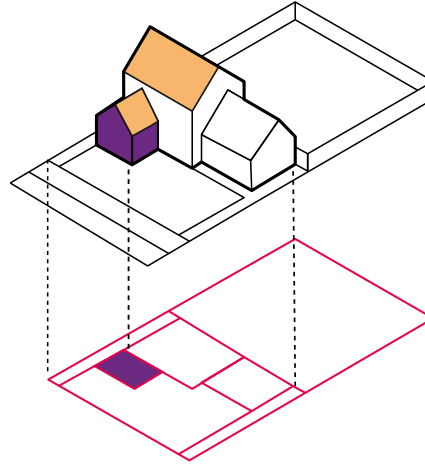
Side extensions

– Side extensions should not detract from the appearance of the building, its surroundings and the wider rural setting;

– Single-storey and double storey side extensions should be set back from the main building and complement its materials and detailing, whilst the roof of the extension should harmonise with that of the original building; and

– Side windows should also be avoided unless it can be demonstrated that they would not result in overlooking of neighbouring properties.

Figure 54: An example diagram of a front extension.
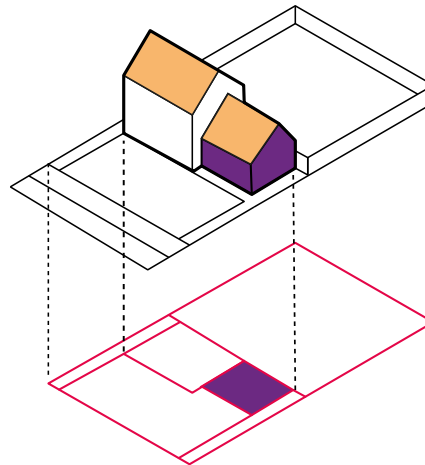
Figure 56: An example diagram of a side extension.

Figure 55: Positive example of a front extension.

Figure 57: Local positive example of a side extension that respects the existing building in terms of scale and building materials. In particular, the use of weatherboarding positively reflects back to the typical appearance of barns and outbuildings.

Rear extensions

– Single storey rear extensions are generally the easiest way to extend a house and provide extra living space. The extension should be set below any first-floor windows and designed to minimise any effects of neighbouring properties, such as blocking day light. A flat roof is generally acceptable for a single storey rear extension; and

– Double storey rear extensions are becoming more common but they can affect neighbours' access to light and privacy. In these cases, the roof form and pitch should reflect the original building and sit slightly lower than the main ridge of the building. Care should be taken that they do not affect neighbours' access to light and privacy.
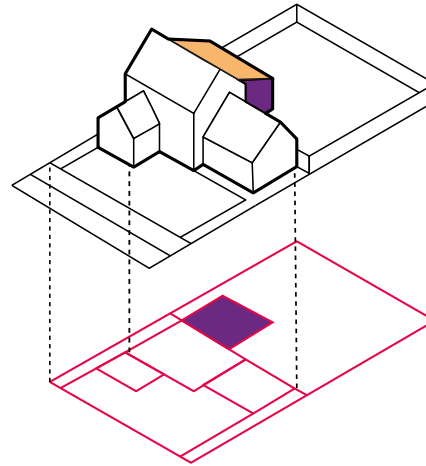
Figure 58: An example diagram of a rear extension.

Figure 59: Positive example of a rear extension.

DC.02 Built form

Design treatment in case of loft conversion:

Loft conversion incorporating skylights.

Loft conversion incorporating gabled dormers.

Loft conversion incorporating a long shed dormer which is out of scale with the original building.

Original roofline of an existing building.

Loft conversion incorporating gabled dormers.

Loft conversion incorporating gabled dormers which are out of scale and do not consider existing window rhythm nor frequency.
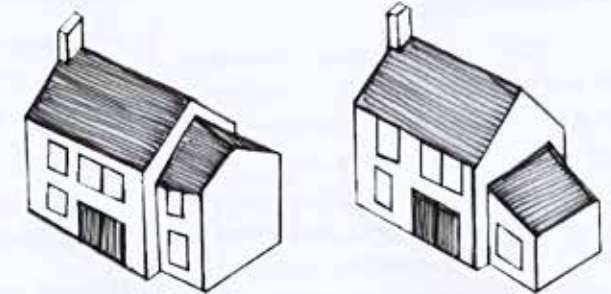
Good example for side extensions, respecting existing building scale, massing and building line.
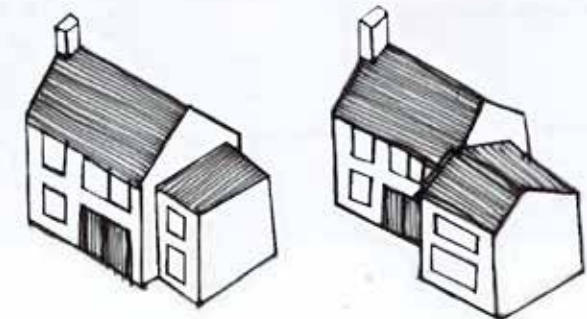
Both extensions present a negative approach when considering how it fits to the existing building. Major issues regarding roofline and building line.

Conversion of agricultural buildings into residential

Farmsteads used to be a dominant feature of the parish and mainly developed by the end of the 17th century. However, over time the working buildings of farms fell out of use, except for some that have been converted into residential, for instance Tudor House and Lime Tree Farm. These are positive examples because there has not been any change to their historic fabric and thus, they significantly contribute to the local vernacular of the village telling a story about the development of East Hagbourne's farming community.

Therefore design guidance is needed to ensure that any other future conversion does not undermine the original use of the farm building. Some design guidelines are:

– Features and general layout of the building setting that are characteristics of historic working buildings need to be retained and not filled in. For instance, loose courtyard arrangements of buildings, physical boundary treatments, openings or wagon doors. New openings should generally be avoided and kept to a minimum when necessary;

– The use of domestic add-ons such as chimneys, porches, satellite dishes, domestic external lighting and hanging baskets need to be avoided;

– Wall treatment should reflect the existing materials of the building and be sympathetic to the surroundings;

– Features such as dormer windows need to be avoided. If rooflights are used, they should be sited discreetly so as to not become over dominant in the landscape;

– Courtyards should be surfaced in a material that reflects its rural setting. Farmyards should remain open and not be divided by fences or walls;

– Parking spaces should not be formally marked out; and

– Boundary brick walls should be left intact, and not chopped through or reduced for access or to create visual splays.
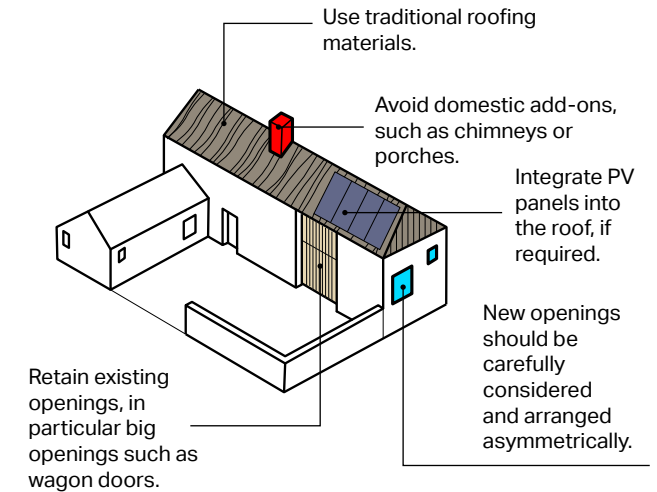

Use traditional roofing materials.

Avoid domestic add-ons, such as chimneys or porches.

Integrate PV panels into the roof, if required.

New openings should be carefully considered and arranged asymmetrically.

Retain existing openings, in particular big openings such as wagon doors.

Figure 60: Diagram to illustrate some design principles for the conversion of agricultural buildings.

Figure 61: Positive example of conversion of agricultural buildings into housing, while retaining historic thatched barns Tudor House.

DC.02 Built form

Code.8 Materials and architectural details

East Hagbourne parish displays the key characteristics of rural architecture in landscapes close to the Berkshire downs. These characteristics, architectural styles and details can act as references for new development. For more details, please see the East Hagbourne Character Assessment and Conservation Area Character Study. Some design guidelines for new development are:

– Architectural design in new developments shall reflect the high quality local design references in both the natural and built environment and make a valuable contribution to the rural character of the village;

– Regarding the natural environment, the number of trees in the village contribute to its rural character and reinforce the character of the Conservation Area as

well. Therefore, any new development should make sure it proposes a similar level of greenery in the new design to create a consistent setting;

– Regarding the built environment, new development shall only use appropriate materials that contribute to the local vernacular;

– New development can propose a combination of soft, natural, and hard boundaries to match the surrounding styles along the streetscape. In particular, there are many notable stretches of brick and stone walls and railings bordering some properties in the village combined with either trees or hedges and bushes;

– The choice of colour and finish of materials is an important design factor in reducing the impact of the buildings on the surrounding landscape. Generally very light colours, like white, cream or light grey, and large areas of intense

strong colours do not blend well with the rural landscape. Thus, muted and darker tones could be a better option; and

– The use of traditional, natural and preferably locally sourced materials is generally more appropriate than man-made synthetic, pre-coloured materials, as they lack the variation in colour and texture found in natural materials.

The next pages show a range of local materials and details that should inform the design of new developments.

Roofing

Half-hipped roof with clay tiles

Cross-gabled roof with clay tiles and brick chimney

Thatched roof attached to a mansard roof and a brick chimney on a new home in East Hagbourne

Dutch roof with clay tiles

Walling & boundaries

Half tile hanging & half off-white render

Half weatherboarding & half off-white render

Varied brickwork with attractive detailing

Timber frame with rendered brick

Half weatherboarding & red brick

Flint wall

Bushes, flowerbeds & hedges along the boundary lines

Metal railing & trees

DC.02 Built form

Walling, windows, doors & other details

Gabled dormer with brick chimney

Rendered brick with red brick around the window frames

Tile hanging applied to decorative gable ends

Thatched wall

Casement window

Bow window with hipped roof

Wooden door with details

Gabled porch with wooden details

Thick hedgerow

Low height stone wall

Low height red brick wall

Stretch of painted metal railing

Code.9 Boundary lines, boundary treatments and corner treatment

Together with the creation of potential local landmarks, three more crucial aspects of a successful streetscape are corners, boundary lines and boundary treatments. New development should aim to preserve the rural feel of the village and thus, the following guidelines should be applied in any new proposal within the village:

– Buildings should front onto streets. The building lines should have subtle variations in the form of recesses and protrusions, to follow the existing context of East Hagbourne. Gaps between buildings are generally encouraged to allow for views to the surrounding countryside;

– Buildings should be designed to ensure that streets and/or public spaces have good levels of natural surveillance. This can be ensured by placing ground floor habitable rooms and upper floor windows facing the street;

– Natural boundary treatments reinforce the rural character of the village and help define the street. They should be mainly continuous hedges and occasionally low-height walls made of traditional materials found elsewhere in the parish;

– In the case of edge lanes, natural boundary treatments can create smoother transition between the built edge and the countryside and offer a level of protection to the natural environment;

– If placed at important intersections the building could be treated as a landmark and thus be slightly taller or display a distinctive built element, signalling its importance as a wayfinding cue; and

– The form of corner buildings should respect the local architectural character. Doing so improves the street scene and generates local pride.

Figure 62: Local example of a property boundary that combines hard surfaces, low-height stone wall, with soft ones, bushes, trees and flowerbeds.

Figure 63: Local example of a corner building that has windows on both façades improving natural surveillance, whilst acting as a local landmark along the streetscape due to its massing and architectural interest.

DC.02 Built form

Code.10 Lighting

Although East Hagbourne is located in close proximity to Didcot town, it retains its rural quality and hence, dark skies too. Although artificial light provides valuable benefits and makes areas feel more welcoming at night-time, poorly chosen lighting can cause disturbance to neighbours and passers-by, disrupt the behaviour of wildlife and reduce darkness of the night sky. Lighting on new developments or existing houses should minimise any potential impact on the natural habitat and light pollution. The following guidelines aim to ensure there is enough consideration given at the design stage:

– Ensure that lighting schemes will not cause unacceptable levels of light pollution particularly in intrinsically dark areas. Dark at night is defined as more than 50m from an existing street light;

– Consider lighting schemes that could be turned off when not needed ('part-night lighting') to reduce any potential adverse effects;

– Choice of lighting should be energy-efficient and sustainable. The installation of carefully directed motion sensors should be encouraged;

– Lighting schemes should be directed downward to avoid reducing dark skies or disturb neighbours or passers by; and

– Foot/cycle path light should be in harmony with surrounding rural landscape. Lighting such as solar cat's-eye lighting, reflective paint and ground-based lighting could be introduced.

Figure 64: Example of a foot/cycle path which is lit by solar cat's-eye providing some light for pedestrian and cyclists without creating any disturbance to the nearby properties or unacceptable levels of light pollution.
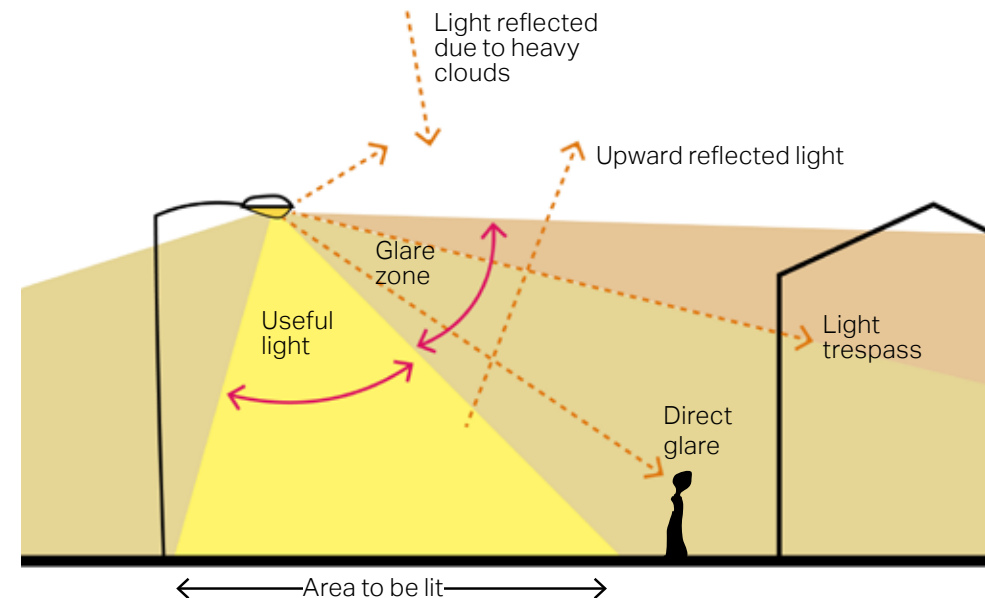
Figure 65: Diagram to illustrate the different components of light pollution and what 'good' lighting means.

Light reflected due to heavy clouds

Upward reflected light

Glare zone

Useful light

Light trespass

Direct glare

←————Area to be lit————→

Additional considerations for dark sky friendly lighting schemes

– **Path lighting:** Sensitive lighting could be installed along walkways and paths, either in public spaces or front gardens. The lighting schemes should direct the light downwards to highlight the path, whilst mitigating light pollution. In addition to this, the light source is also obscured so the neighbours, visitors or passers by will not get disturbed while walking along;

– **Entryways:** Lighting the entry way, sensitively, to a house has many advantages including safety and security and improving the curb appeal of the facade. Light sources should be directed downwards, while the colour of the light should be warm to blend with the surrounding environment; and

– **Down lighting:** Down lighting is where a light fixture is mounted up high and casts a gentle wash of light at the target down below. Figures 66 & 68 show examples of how down lighting is used to illuminate the pathway.

Figure 66: Example of down lighting which was used to illuminate the pathway.

Figure 67: Example of warm lighting at the entry way which improves safety and the overall curb appeal of the facade.

Figure 68: Example of path lighting where all lights are directed downwards, whilst the light sources are obscured.

DC.02 Built form

Code.11 Servicing

With modern requirements for waste separation and recycling, the number and size of household bins has increased, posing a problem with the aesthetics of the property and the management of the bins. Therefore, new development should cater for integrating waste storage whilst, retaining the rural context of the village. Some guidelines for new development are:

– When dealing with waste storage, servicing arrangements and site conditions should be taken into account. In some cases waste management should be from the front of the building and in others, from the rear. It is recommended that bins are located away from areas used as amenity space;

– A specific enclosure of sufficient size should be created for all the necessary bins;

– Bins should be placed within easy access from the street and, where possible, with the ability to open on the pavement side to ease retrieval;

– Bins should be placed as close to the dwelling's boundary and the public highway, such as against a wall, fence, hedge but not in a way as to obstruct the shared surface for pedestrian and vehicle movements;

– Soft surfaces could be added on or around the bins, not only to improve the aesthetics of the front garden, but also to enhance biodiversity;

– Wheelie bin storages are recommended to improve the aesthetics of the environment; and

– Bin storage could be combined with cycle storage.

Figure 69: Local example where the bins are storaged under the shed, whilst the side wall is decorated with flowers and plants to improve the environment. This arrangement combined with the particular permeable paving contributes to the rural feel of the village.

Figure 70: Example of bin storage surrounded by flowers and plants improving the surroundings and enhancing biodiversity.

Code.12 Accessible and attractive footpath network/ access to the countryside for recreation

East Hagbourne is characterised by an extensive network of footpaths, including the former railway line which is now used as a cycle, bridle and walking trail, that provide access to a range of facilities offered by the town of Didcot to the north, to recreational opportunities and to the country environment. In general, the footpath network needs to be attractive and accessible to encourage people to use it. Therefore, new developments should make sure that safe and suitable footpaths, linked into the existing network are provided and maintained. Some guidelines are:

– Where possible, newly developed areas must retain or provide direct and attractive footpaths between neighbouring streets and local amenities. Establishing a robust pedestrian network across new developments and among existing developments is key in achieving good levels of connectivity and promoting walking and cycling;

– Where possible, new proposed footpaths should link up green and blue spaces and woodlands to create a network of green walking routes and promote biodiversity. For example, footpath connections and other green links could connect new developments with Millennium Wood, Butts Piece, Great Mead, East Hagbourne Pavilion and other green spaces as well as the open countryside and with Didcot to the north. New and existing footpaths should form part of an integrated green infrastructure network;

– Strategically placed signposts can assist pedestrians and cyclists with orientation and increase awareness of publicly accessible paths beyond the parish to surrounding villages and Didcot. However, new signposts must respect the rural character of the parish and avoid creating visual clutter;

– New developments should either front onto existing or proposed footpaths to improve surveillance or propose a green landscape to create a buffer. In general, blank facades along the footpaths should

be avoided as they undermine safety and discourage people to use them; and

– Footpath networks need to be in place before first occupation of houses on the sites.

Figure 71: Example, elsewhere in UK, of footpath that connects the newly built neighourhood with the surrounding countryside at the background. The materials used for the signposts respect the rural character of the village.

Figure 72: A cul-de-sac street, elsewhere in UK, which, however, allows for pedestrian and cycle connections to the surrounding neighbourhoods and countryside.

DC.03 Environment & Sustainability

Code.13 Prioritise travel by walking and cycling

Even though there is a good network of footpaths already established in and around East Hagbourne village, there is still room for improvement. Thus, the aim should be to enhance and reinforce the existing pedestrian and cycle network in order to encourage more people to walk and cycle and in general get in close contact with nature and the surrounding countryside. Some design guidelines are:

– Pedestrian and cycle links should be bordered with rich vegetation and trees to improve the natural environment, reinforce movement of species and overall create a pleasant environment for people to choose to walk or cycle. Any fences along the footpaths and cycle links should be avoided;

– Pedestrian and cycle links should be overlooked by properties to create natural surveillance and offer good sightlines and unrestricted views to make people feel safer;

– Footpath and cycle networks should be well linked to neighbouring streets and local facilities in order to encourage people to use them;

– Design features such as barriers to vehicle movement, gates or footpaths between high fences must be avoided. The footpath network should allow for pedestrian and cyclists flow;

– Sign posts should be strategically placed to indicate the locations of footpaths within the built environment; and

– Where cul-de-sac development layouts are proposed, they should not hinder movement, but they should be well-connected to footpaths in order to retain pedestrian and cycle flow.

Figure 73: Footpath integrated within residential development offering alternative walking and cycling routes to people, Great Kneighton, Cambridge.

Figure 74: View of the Sustrans trail in East Hagbourne where the path is bordered with rich vegetation mitigating any visual impact to surroundings properties, whilst the signpost at the corner helps navigation.

DC.03 Environment & Sustainability

Code.14 Enhance the green network

East Hagbourne parish is characterised by rich vegetation within the built environment, immediate access to the unspoilt nature of the surrounding countryside, its proximity to the Area of Outstanding Beauty (AONB) and long-distance views. The street trees, the vegetation in the front and rear gardens, the allotments, the woodlands, the open green spaces, the open countryside and the stream network, together compose the green network in the village. Each element plays its role in enhancing the rural feel of the area, improving the aesthetics of the environment and facilitating the movement of species.

Therefore, new developments, including modifications to existing properties, should aim to strengthen the existing green network and avoid proposing design that limits vegetation and impedes the movement of species. Opportunities should be sought to introduce green assets into design and contribute to biodiversity. Some design guidelines on green networks are:

Design guidelines for small or large developments

– New design proposals should avoid harming existing green and ecological assets, e.g. habitats, and dependent local biodiversity. These assets should be identified and integrated into the design;

– New design proposals should link existing and newly proposed street trees, green verges, front and rear gardens, open spaces, habitat sites and the countryside and chalk streams together;

– New development should front onto green and blue assets and access should be granted for all groups of people;

– SuDS should be introduced, where possible, and incorporated into design of the green network to mitigate any flooding issue; and

– Green networks could contain some formal provision, such as a Neighbourhood Equipped Area of Play (NEAP), playing fields and an area for active recreation. Benefits of formal provision include the improvement of the health and well-being of individuals and creating inclusive communities.
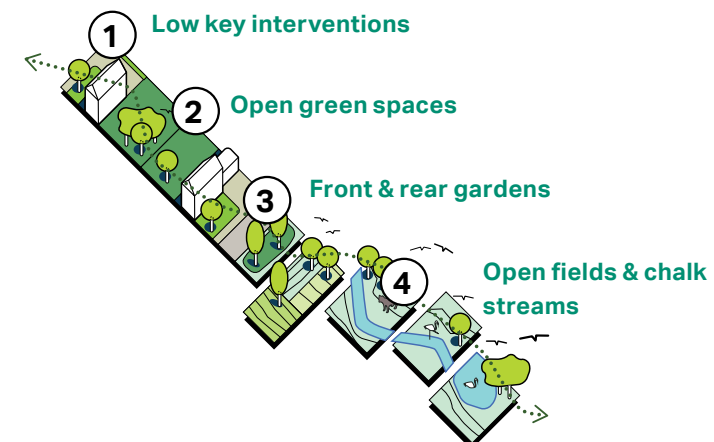
Figure 75: Diagram to illustrate the green assets that can play an important role as wildlife corridors.

DC.03 Environment & Sustainability

Design guidelines for trees

- New development should aim to preserve existing mature trees and hedges by incorporating them in the new landscape design;

- Where new trees are to be planted, native species should have priority, with a mix of species reflecting the local treescape. Local species typical of the area include birch, hawthorn, field maple and lime. Fruiting trees could be included to reflect the history of commercial orchards in the village;

- New developments should introduce a robust street and public space tree plantation as well as maintenance programme;

- Where new trees are planted, tree pits must be designed carefully responding to the needs of the particular species providing sufficient soil volume and ensuring that trees can easily flourish;

- Hedgerows may be used within curtilages to ease the visual presence of hard features or they could be used to conceal on-plot car parking and driveways;

- Native trees can normally be used to mark reference points and legibility;

- Native trees should also be present in any public open space, green or play area to generate environmental and wildlife benefits; and

- The success of tree planting is more likely to be achieved when it has been carefully planned to work in conjunction with all parts of the new development, parking, buildings, street lights etc.

Figure 76: Example elsewhere in the UK of a well vegetated street with large street trees, green verges and physical boundary treatments that all together build a rural feel in the area.

Design guidelines for open spaces

Open spaces play a vital role in fostering community and gathering of people. There is a good amount of open spaces within the village, however some improvements could be recommended.

- Open spaces should be equipped with facilities that cater for the needs of a wider range of group age;

- Open spaces should be equipped with good quality street furniture to create pleasant seating areas, shaded spaces avoiding hidden spots; and

- The materials and style of any street furniture in the open spaces should be consistent throughout the Parish and aim to proudly represent the local character.

Code.15 Biodiversity

South Oxfordshire contains a rich variety of natural habitats of local, national and international importance, whilst the Parish landscape includes many smaller areas that support rich biodiversity. The opportunity to avoid dangerous levels of global warming is closing and action is required at all levels from the international to the individual. Biodiversity could be highly affected and therefore, it should be prioritised through design. Some design guidelines are:

– Development should protect and enhance the existing habitats, for example; traditional orchards, woodlands, streams, rivers and hedgerows, as well as species, for example; Kingfishers (seen in the water courses), warblers and winter thrushes (seen in fields and hedges). In particular, development should help increase movement between isolated populations and provide escape cover from predators and shelter during bad weather;

– A variety of measures could be retrofitted into existing front and rear gardens to enhance biodiversity and movement of species. For instance, bird boxes, pollinator gardens, bat boxes, hedgehog houses or bug hotels. These additions, apart from enhancing biodiversity, could improve the surrounding environment;

– Development should respect the existing natural boundary treatments, whilst new ones should be designed to allow for the movement of wildlife and provide habitats for local species e.g. hedgehogs. For instance, trees, hedges and hedgerows should be preserved;

– Boundary treatments at properties should encourage the movement of species and avoid blocking it. For example, timber fencing, although it is generally recommended, it should have gaps between the panels to allow for permeability;

– The open landscape around East Hagbourne, which has historically afforded habitats for a diversity of farmland birds, including fieldfares and redwings profiting from the abundant hedgerow fruit, should be protected. In addition, foopath links should be bordered with rich vegetation to allow for the movement of species; and

– Blue assets can also contribute to biodiversity connectivity. Proposals for pond habitats and rain gardens could be implemented into existing open spaces and enhance biodiversity whilst improving the aesthetics of the environment.

DC.03 Environment & Sustainability

Figure 77: Example of a structure used as a frog habitat corridor located in an outdoor green space.

Figure 78: Example of a bug hotel that could be placed in the front or rear garden of a property.

Figure 79: Example of a bat box placed in the front or rear garden of a property,

Figure 80: Example of a bird feeder located on a grass area opposite a public footpath.

Figure 81: Example of a pollinator garden that could be placed in a communal green space within the built environment.

Figure 82: An example of a SuDS corridor - Upton Urban Extension, Northampton.

Code.16 Water management

Sustainable drainage solutions (SuDS)

There is a long history of flooding along Hacca's Brook with houses and roads in Tadley and Main Road being affected, so flood management and mitigation is important. Water run-off can be mitigated by the use of sustainable drainage systems, known as SuDS. The most effective type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination. However, a number of overarching principles that could be applied are:

– Manage surface water as close to where it originates as possible;

– Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down, so that it does not overwhelm water courses or the sewer network;

– Improve water quality by filtering pollutants to help avoid environmental contamination;

– Integrate into development and improve amenity through early consideration in the development process and good design practices;

– SuDS are often also important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream;

– 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;

– Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water; and

– SuDS should be designed sensitively to augment the landscape and provide biodiversity and amenity benefits.

Figure 83: Example of swales check dam integrated with a crossing point, elsewhere in UK.

Figure 84: Example of SuD designed as a public amenity and fully integrated into the design of the public realm, elsewhere in UK.

DC.03 Environment & Sustainability

Storage and slow release

Rainwater harvesting refers to the systems allowing the capture and storage of rainwater as well as those enabling the reuse in-site of grey water. Simple storage solutions, such as water butts, can help provide significant attenuation.

However, another solution that could be integrated into new design is underground tanks which work with a pump and pipe system to transport water in the storage tank to application areas, like toilets or washing.

In addition, the solution of a gravity fed rainwater system allows ground floor toilet cisterns to fill and flush using rainwater. This system can also be used to irrigate garden spaces, assuming the garden level is below the base of the tank. This system provides a simple and inexpensive alternative to conventional underground rainwater harvesting systems with lower capital and installation costs, reduced maintenance and operational costs.

Figure 85: Examples of water butts used for rainwater harvesting in Reach, Cambridgeshire.

Figure 86: Example of an underground water tank in relationship with the building (Source: https://handymantips.org/about-underground-water-tanks/)

Figure 87: Example of a gravity fed rainwater system for flushing a downstairs toilet or for irrigation.

Some design guidelines to well integrate water storage systems are:

– Consider any solution prior to design to appropriately integrate them into the vision. For example open space can accommodate rain gardens which can offer many advantages regarding flooding and environment;

– Conceal tanks by cladding them in complementary materials;

– Use attractive materials or finishing for pipes; and

– Combine landscape/planters with water capture systems.
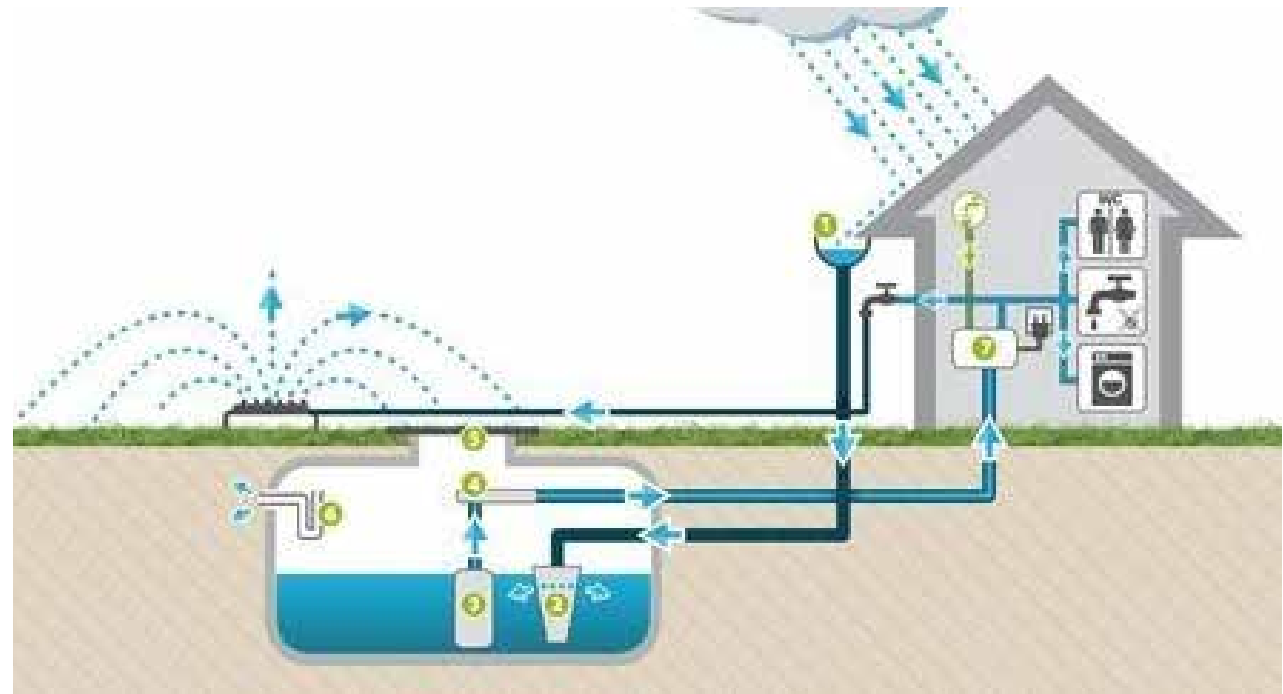
Figure 88: Diagram illustrating rainwater harvesting systems integrated into open spaces and residential properties.

DC.03 Environment & Sustainability

Permeable paving and soakaways

Most built-up areas, including roads and driveways, increase impervious surfaces and reduce the capacity of the ground to absorb runoff water. This in turn increases the risks of surface water flooding.

Permeable paving with soakaways offers a solution to gradually release water into the soil while performing the function of conventional paving. Therefore, some design guidelines are:

– Before installing the soakaway, a percolation test must take place to examine if the soil is right for the task;

– The location of the soakaway is also important. The pit needs to be at a lower level than any buildings in the particular property, as well as 5m from the walls of the building. The pit should also be 2.5m from the property boundary;

– The choice of permeable paving units must be made depending on the local context; the units may take the form of unbound gravel, clay pavers, or stone setts; and

– Permeable paving can be used where appropriate on footpaths, private access roads, driveways, car parking spaces (including on-street parking) and private areas within the individual development boundaries.

Regulations, standards, and guidelines relevant to permeable paving and sustainable drainage are listed below:

– Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems[1].

– The SuDS Manual (C753)[2].

– Guidance on the Permeable Surfacing of Front Gardens[3].

open graded bedding

permeable paving

open graded base

open graded subbase

drainage pipe (optional)

Figure 89: Diagram illustrating the funtion of a soak away.

Figure 90: Example of a permeable paving that could be used for driveways.

1. Great Britain. Department for Environment, Food and Rural Affairs (2015). Sustainable drainage systems – non-statutory technical standards for sustainable drainage systems. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf
2. CIRIA (2015). The SuDS Manual (C753).
3. Great Britain. Ministry of Housing, Communities & Local Government (2008). Guidance on the Permeable Surfacing of Front Gardens. Available at:https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

Code.17 Eco-design

Buildings contribute almost half (46%) of carbon dioxide (CO_2) emissions in the UK. The government has set rigorous targets for the reduction of CO_2 emissions and minimising fossil fuel energy use.

Given the acknowledgement urgency of responding to climate change a universal commitment needs to be made by communities and developers to achieve carbon net zero by designing houses and environments that would be adaptable to the climate.

East Hagbourne Parish Neighbourhood Plan aspires to have a positive impact to the environment. Any future development should aim to minimise energy use and contribute to biodiversity.

In general, sustainability principles should accord with the latest national and local guidances. The codes 17-19, include some design guidelines for new development, however, previous codes 12-16 also have a significant contribution to the environment and therefore, ecological sustainability.

There are a good number of energy efficient technologies that could be incorporated in buildings. The use of such principles and design tools is strongly encouraged to futureproof buildings and avoid the necessity of retrofitting.

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

Figure 91 features an array of sustainable design features. The images at the top of Figure 91 show the features that should be strongly encouraged in existing homes, while those on the bottom show additional features that new build homes should be encouraged to incorporate from the onset.

Lifetime homes

The fastest route to building a functional, supportive, neighbourly community is to build homes that people can and want to live in for most of their lives instead of having to move every time domestic circumstances change.

'Lifetime' homes means designing in the flexibility and adaptability needed to allow for easy incorporation of wheelchair accessibility, addition/removal of internal walls, and ease of extension - both vertically and horizontally. This is particularly important for the aged, infirm or expanding/contracting families who may be dependent on nearby friends and family for emotional and physical support.

DC.03 Environment & Sustainability

Building fabric -Thermal mass

Thermal mass describes the ability of a material to absorb, store and release heat energy. Thermal mass can be used to even out variations in internal and external conditions, absorbing heat as temperatures rise and releasing it as they fall. Thermal mass can be used to store high thermal loads by absorbing heat introduced by external conditions, such as solar radiation, or by internal sources such as appliances and lighting, to be released when conditions are cooler. This can be beneficial both during the summer and the 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.

Insulation

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.

Provide acoustic insulation to prevent the transmission of sound between active (i.e. living room) and passive spaces (i.e. bedroom). Provide insulation and electrical insulation to prevent the passage of fire between spaces or components and to contain and separate electrical conductors.

Airtightness

Airtight constructions help reduce heat loss, improving comfort and protecting the building fabric.

An airtight layer should be formed in the floor, walls and roof. Doors, windows and roof lights to the adjacent walls or roof should be sealed. Interfaces between walls, the floor and between walls and the roof, including around the perimeter of any intermediate floor should be linked. Water pipes and soil pipes, ventilation ducts, incoming water, gas, oil, electricity, data and district heating, chimneys and flues, including air supplies to wood burning stoves, connections to external services, such as entry phones, outside lights, external taps and sockets, security cameras and satellite dishes should be considered.

DC.03 Environment & Sustainability

Figure 91: Diagram showing low-carbon homes in both existing and new build conditions.
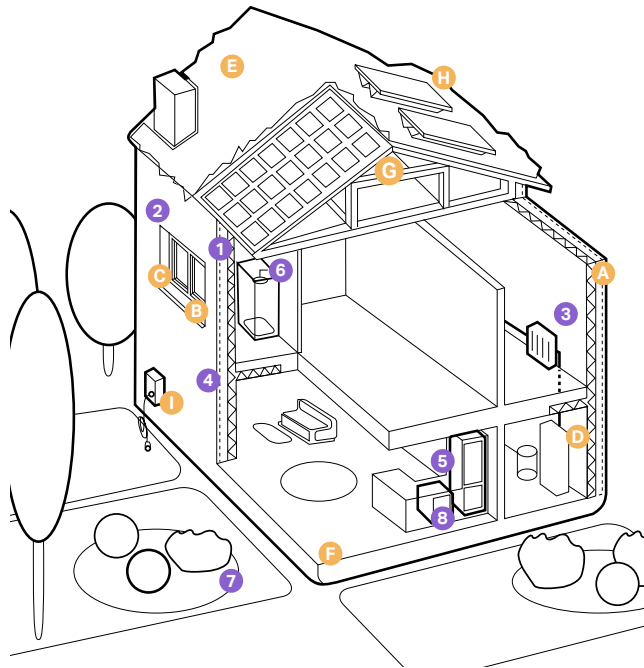
Existing homes

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

Additional features for new build homes

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, rainwater harvesting 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 panel

I Electric car charging point

DC.03 Environment & Sustainability

Building orientation

The orientation of buildings or extensions within the plot, along with the site topography, must be considered to maximise solar gain, while keeping a consistent frontage to the street.

In addition, living spaces within each typology should be oriented according to the expected use of each room, e.g. sun in the morning for kitchens, during the day for living areas, and in the evening for bedrooms;

In general, the design of new developments must maximise the use of energy efficiency and energy conservation fixtures, fittings and technology. Passive methods of heating and cooling and the use of renewable energy technologies such as ground source and air source heat pumps, biomass heating, photovoltaics and solar panels must be considered for new developments. Opportunities for the use of the same technologies in existing buildings, when undergoing refurbishment, will also be expected.

Appropriate materials and detailing should also be considered to minimise heat loss, whilst direct entry from the street to an interior living space should be avoided where possible.

Solar access along the south façade should be maximised and openings on the north one minimised. Appropriate shading elements and cross ventilation should be employed in new and existing buildings.
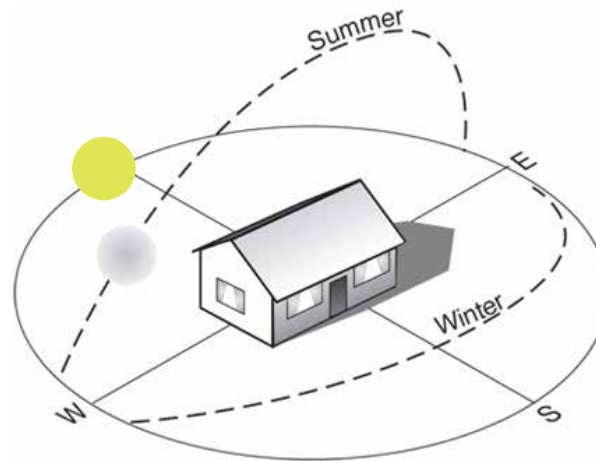

Figure 92: Illustration to show the appropriate building orientation so as to maximise solar gains. Windows should be placed mainly on the southern side whilst fewer openings should be located on the northern. A deep roof overhang can offer some shading. This can also be improved with some trees and vegetation around the house. (Source: https://nextdayinspect.com/building-orientation-for-optimum-energy/).

Heating

Drawn by an ever more critical ecological agenda, the direct use of fossil fuels are being phased out and other techniques, for instance air/ground source heat pumps will be preferred over gas boilers. These draw in heat from the air or the ground around the houses and use that to warm the inside of the house, whilst they cool by pulling the warm air our of the house, rather than using energy to cool air from outside. Electric heat pumps are not only used during winter, but also during summer for cooling.

Figure 93: Example of an electric heat pump that is placed to the back of the house, whilst its grey colour fits nicely with the black weatherboarding of the property.

DC.03 Environment & Sustainability

Roof solar panels

Solar panels over a rooftop can have a positive environmental impact, however their design and installation should be handled sensitively, particularly within conservations areas. Preserving the character of the village should be a priority.

Some solutions of sensitive implementation of solar roof panels are suggested as follows:

On new builds

– Design solar panel features from the start, forming part of the design concept. Some attractive options are solar shingles and photovoltaic slates.

– Use the solar panels as a material in their own right.

On retrofits

– Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels.

– Consider introducing other tile or slate colours to create a composition with the solar panel materials.

– Conversely, aim to introduce contrast and boldness with proportion. There has been increased interest in black panels due to their more attractive appearance. Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels.

– Carefully consider the location of solar panels on buildings within the East Hagbourne Conservation Area. It might be appropriate to introduce solar panels to areas of the building that are more concealed in order to preserve the character and appearance of the conservation area.

– Solar panels can be added to listed buildings, but they need to be carefully sited and Listed Building consent will be required.

Figure 94: Use of shingle-like solar panels on a slate roof, with the design and colour of the solar panels matching those of the adjacent slate tiles.

Figure 95: Positive example of implementing solar panels since the design stage.

DC.03 Environment & Sustainability

Electric vehicle charging points

The transition to electric vehicles is proceeding rapidly. It is envisaged that most vehicles will be charged at home, so there is a need for off-street charging points to be included in new builds or retrofitted to existing homes.

There will also be an evolving need for additional charging facilities that are more publicly accessible. These may be required for vehicles visiting the village or for those houses where off-road parking is not available. Design guidelines on how development should design for electric vehicle charging points are:

On-street car parking or parking courts

– Car charging points should be located so that they are easily accessible to those using them. Street trees and vegetation are also supported to minimise any visual contact with the charging points;

– Where charging points are located on the footpath, a clear footway width, ideally of 1.5m is required next to the charging point to avoid obstructing pedestrian flow; and

– Car charging points within parking courts are highly supported, since they can serve more than one vehicle.

Off-street car parking

– Mounted charging points and associated services should be integrated into the design of new developments, if possible with each house that provides off-street parking; and

– Cluttering elevations, especially main façades and front elevations, should be avoided.

Figure 96: Example of on-street electric vehicle charging points.

Figure 97: Example of electric vehicle charging points in a parking court.

Figure 98: Local example of off-street electric vehicle charging point.

4.5 Checklist

Because the design guidance and codes in this document cannot cover all design eventualities, this chapter provides a number of questions based on established good practice against which the design proposal should be evaluated. The aim is 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 considered 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 guidance for new development'. Following these ideas and principles, several questions are listed for more specific topics on the following pages.

1

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?

2 (continues)

Local green spaces, views & 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?

- 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?

- Can any new views be created?

- Is there adequate amenity space for the development?

- Does the new development respect and enhance existing amenity space?

2

Local green spaces, views & character:

- Have opportunities for enhancing existing amenity spaces been explored?

- 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)?

3

Gateway and access features:

- What is the arrival point, how is it designed?

- Does the proposal maintain or enhance the existing gaps between hamlets?

- Does the proposal affect or change the setting of a listed building or listed landscape?

- Is the landscaping to be hard or soft?

4 (continues)

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?

4

Buildings layout and grouping:

- 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?

5

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?

6

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?

7

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 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?

8 (continues)

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?

8

Building materials & surface treatment:

- 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?

9

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?

Delivery

05

5. Delivery

The Design Guidelines & Codes will be a valuable tool in securing context-driven, high quality development in East Hagbourne, especially on potential sites that might come forward in the future. They will give more certainty to both developers and the community in securing developments that are designed to the aspirations of the community and potentially speed up the planning process.

The opposite table summarises the various ways that this document can be used by each actor in the planning and development process.

Actors	How they will use the design guidelines
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines are 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: delivery

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.