

Policy VE1 – Design

- To review the latest draft of Policy VE1 – Version October 2021.

Version dated October 2021.

REVISED POLICY VE1 — Design Quality

1) The design, form and detail of new developments should be principally informed by the traditional form, layout, character and style of the parish’s vernacular architecture. This will be applicable to both new build homes and other buildings and to alterations to existing properties.

2) Traditional building materials include timber framed buildings, brick, flint and cob with thatch, clay tile or slate roofs. Tiled copings are a particular feature of the settlements along the Wallop Brook valley.

3) Development shall complement and be well integrated with neighbouring properties in the immediate locality in terms of scale, density, massing, separation, layout, materials, and access.

4) Architectural design shall reflect high quality local design references in both the natural and built environment and reflect and reinforce local distinctiveness, with the following aspects particularly important:

5) The height of new buildings shall be in keeping with neighbouring properties and roofscapes shall be well articulated to avoid bulky, featureless appearance. Proposals shall demonstrate how heights of development will not be over-bearing or dominant in the existing street scene.

6) Strong building lines shall be respected, and soft landscaped front gardens and landscaped front boundaries should be retained or enhanced.

7) Development shall seek to retain existing mature hedging and established trees and to enhance landscaping to provide for biodiversity. Any existing mature trees or hedging that are unavoidably removed should be replaced elsewhere on the site.

8) Development shall be designed to incorporate appropriate energy saving measures.

9) Development shall integrate wherever possible with existing pathways and cycleways and should not restrict movement for cyclists or pedestrians, including those

- Low roofs with flying hips and overhanging eaves rather than gable ends should be adopted by new designs

- Dormer windows at first floor level and the use of brick arch details will help new buildings to blend with the existing

- Preferred roofing materials include hand made or clay tiles, natural slate, and thatch.

- Preferred materials for elevations and façades include hand made bricks, cement/lime render in white or cream, flint panels and timber framed panels infilled with brick, flint, or render.

- Preferred window details should reflect traditional styles, using small pane timber casements or sash windows, brick arches over the windows where possible. Dormer windows should use timber to match the main property, with a pitch roof and cladding of cheeks and face also in materials that match the main building.

10) Development proposals within the Conservation Area should be informed by appraisal details of the seven identified character areas, as follows:

- Place Farm, The Mill, St Andrew’s Church, Church Road and part of Church Hill

- The Square and parts of High Street and Church Hill

- Heathman Street and Trout Lane

- The Causeway, Five Bells Lane and parts of High Street and Butchers Arms Lane

- The area of land enclosed by Ducks Lane, Five Bells Lane and Butchers Arms Lane

- Winton House and Grounds

- Gerrards Farm

- To consider if modern design should be encouraged by the NDP and if appropriate, how it can be included in the paragraph.
- If not to be included, to note the SG's understanding of how TVBC will be able to assess modern applications against the NDP form.
- To review how the Conservation Area Appraisal is linked into the policy.
- To agree a deadline for revisions and circulation of a final draft.