CUSTOM SELF BUILD
PLOT PASSPORT

Marston Road, Greatworth



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INTRODUCTION

This design code has been prepared by Mood Landscape on behalf of Lone Star Land to support an outline planning application at land off Marston Road, Greatworth, Northamptonshire.

The outline planning application seeks approval for matters relating to access and layout, with all other matters reserved for subsequent approval.

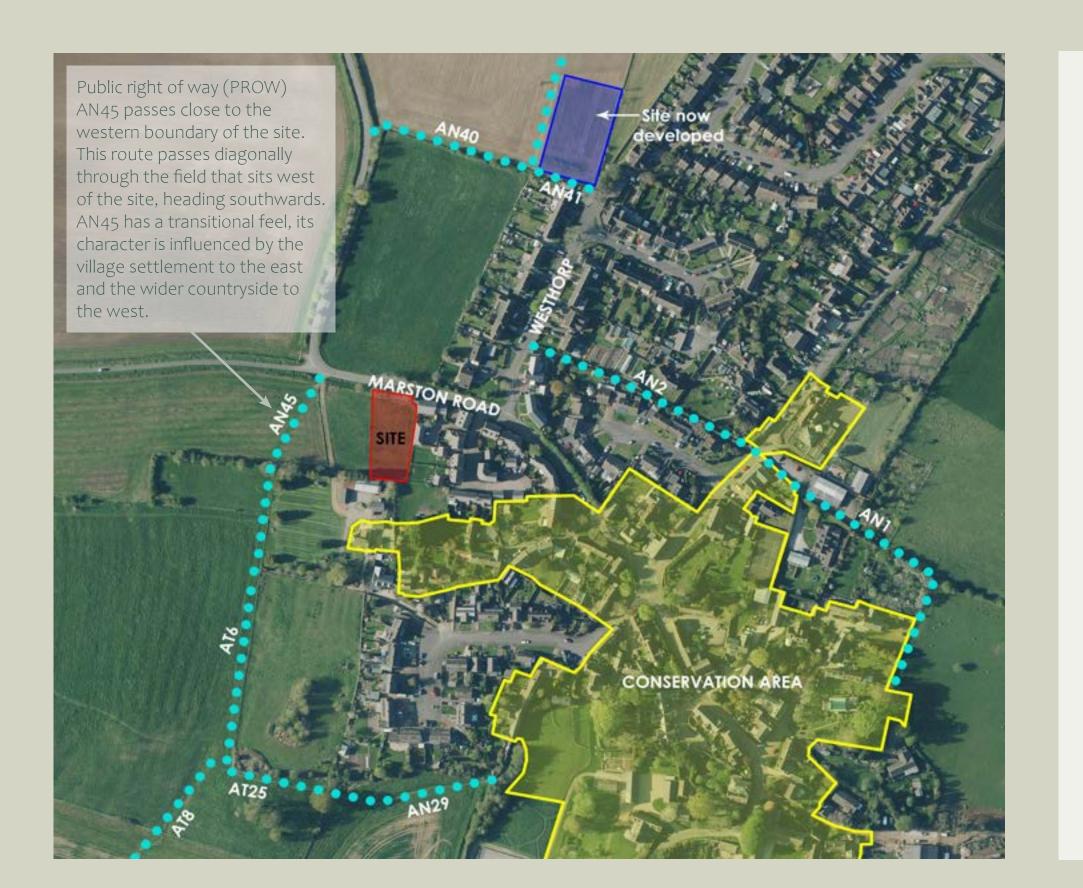
This document sets out a framework to inform subsequent reserved matters submissions for the design and layout of the self-build plot. The design code will ensure the plot is developed in a coherent way that is in keeping with the character of the wider village and responds to the potential landscape and visual impact of developing the plot.

The purpose of the design code is to establish a coherent series of detailed design parameters to ensure the plot is developed in a manner compatible with the setting. Its intention is not to restrict individuality, but to provide a framework that will ensure a high quality, sustainable and appropriate development.

This design code comprises both mandatory and suggested elements. The purchaser of the plot shall follow the guidelines set out in this document, with final approval given by West Northamptonshire Council.



CONTEXT



Greatworth is a rural village in South Northamptonshire, located approximately 10 miles east of Banbury and 4 miles from Brackley close to the South Northamptonshire/Oxfordshire border.

The 0.23 ha site is located on the western edge of Greatworth on the south side of Marston Road and is currently in use as a horse paddock. The rear of properties on Hickman Close form the eastern site boundary.

Greatworth village is located at one of the highest points in Northamptonshire. Land to the west of the site falls steeply allowing panoramic views.

Greatworth village has a Conservation Area which is positioned in the south east of the village. There are many listed buildings within the village, however none are within close proximity to the site.





CHARACTER SETTING

Village Architectural Vernacular

The Village of Greatworth is representative of the character illustrated within the South Northamptonshire Design Guide.

HOUSES INSIDE THE CONSERVATION AREA. GREATWORTH

Within the conservation area main roads have attractive and varied streetscapes. Properties along the main roads are mainly two storeys in height and most are set on the pavement or road edge. A mix of terraced and detached houses with varied eave and ridge heights form an important part of the village character.

The conservation area is the historic heart of the village. Buildings are of traditional construction using mainly limestone or ironstone with roofs of welsh slate or plain clay





HOUSES OUTSIDE THE CONSERVATION AREA. GREATWORTH

The northern part of the village, outside the conservation area comprises mainly modern estate housing. Dwellings are detached or semi-detached and built from a variety of materials including concrete blockwork, brick and render.





FACING MATERIALS **ROOFING MATERIALS**



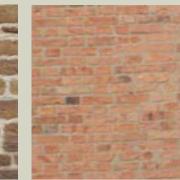
Red Plain Tiles



Brown Plain Tiles











DOOR STYLES



Vertical plank timber Panel timber door

CHARACTER SETTING

Site Architectural Vernacular

The site is positioned alongside modern housing to the east.

Facing Marston Road is a property constructed from limestone with slate roof, casement windows and panel door, which will neighbour the self-build property.

The rear and gables of properties on Hickman Close face onto the east side of self-build plot. These properties are constructed of red brick and limestone with slate roofs.

The character of the self-build plot is heavily influenced by the surrounding countryside due to its position on the edge of the village. The predominant boundary treatments on this edge of the village are timber post and rail fence, estate railings and native hedgerows.

NEIGHBOURING PROPERTIES







Rear of properties on Hickman Close adjoin self-build plot

BOUNDARY TREATMENTS







Metal estate fencing to Marston Road



Native hedge to Marston Road





CHARACTER SETTING

Landscape Setting

Greatworth is within Natural England's National Character Area 95: Northamptonshire Uplands.

The Northamptonshire Current Landscape Character Assessment 2005 identifies the site as being within Local Character Type (LCT) 6 Undulating Claylands. More specifically it is within Local Character Area 6a The Tove Catchment Character

The site is in pastoral use, located around a village settlement at the top of a sloping valley side and is therefore consistent with the description of the Undulating Claylands character type.

Within the village's conservation area there is a strong sense of enclosure created by the positioning of the buildings and high stone walls. The sense of enclosure is softened in a small number of areas where grass verges are found. One of these areas is a small triangular green on Marston Road with a mature tree in its centre.

Trees form an important part of the village's character. Many of these are within private gardens. Other important trees within the conservation area are found on Chapel Road and Brackley Road.

The self-build site is located within is a small square flat paddock with native hedgerow along the north boundary. The west boundary of the paddock is a post and rail fence.

Marston Road links Greatworth Village with the surrounding countryside. Where the route enters the village alongside the site there is a distinct change in character from rural country lane to built up village setting.

LCT 6. Undulating Claylands

3.47 This LCT is a wide belt of rolling countryside which is deeply rural and sparsely settled, with small villages and farmsteads scattered throughout the undulating topography. The Tove Catchment Character Area (6a) is characterised by a combination of both arable and pasture farming with improved pasture largely located around village settlements bordering the River Tove and its tributaries, and also on

3.48 Villages: Abthorpe; Adstone; Ashton; Blakesley; Blisworth; Bradden; Caldecote; Cosgrove; Crowfield & Pimlico; Deanshanger; Grafton Regis; Greatworth; Greens Norton; Halse; Hartwell; Helmdon; Maidford; Moreton Pinkney; Old Stratford; Paulerspury; Potterspury; Pury End; Roade; Shutlanger; Slapton; Stoke Bruerne; Sulgrave; Tiffield; Wappenham; Weedon Lois; Weston; Whitfield; Wicken; Woodend: Yardley Gobion.

Urban Areas: Towcester and Brackley.

Historic Parks: Easton Neston; Stoke Park; Courteenhall; Sulgrave

Extract from The Northamptonshire Current Landscape Character Assessment 2005



House in conservation area with grass verge to frontage

The site is located in a visible position when entering and leaving the village on Marston Road.

Visual Setting

Land to the west slopes steeply which affords panoramic views of the surrounding countryside.

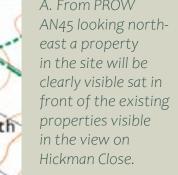


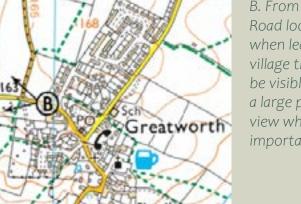
The design guidance for the plot responds to the potential impact on these viewpoints.

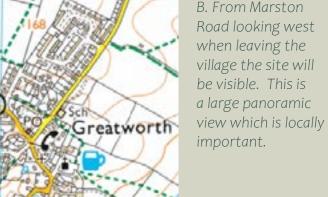


CHARACTER SETTING











Road looking east when approaching the village the site will be visible on the right hand side in the road ahead.





PROPOSED PLOT

Plot Criteria

Proposals must be in accordance with the design criteria presented within this document. The 'build zone' indicated on the plot parameters plan opposite represents a maximum area that may not be exceeded. The proposed building footprint need not necessariy occupy the entire build zone but must comply with the stated plot criteria and guidance.

1. BUILD ZONE

This plot is for a single detached dwelling and garage (if desired) only. Subdivision of the plot is not permitted.

The principal (north) elevation must front Marston Road and must be within +/- 0.5m of the indicated northern boundary of the build zone.

The property should take the form of a regular shape such as a rectangle, square or L-shapes as is characteristic of the village. Organic shapes and curves are discouraged.

The dwelling must appear no taller than 2 stories. The principal built form shall be the highest part of the overall house, with elements such as gables, wings, etc set lower and therefore read as secondary elements of the property.

The dwellng must face on to Marston Road.

2. ACCESS

Access to the plot will be as shown, no other access points off Marston Road are permitted.

3. PARKING

Sufficient parking must be provided within the plot for residents and visitors to prevent unacceptable on street parking.

Parking shall be accommodated on a driveway or in a garage to the side of dwelling, Parking provision should be well integrated and landscaped so that it does not dominate the street scene.

4. GARDEN

Private amenity space should be provided at the rear of the dwelling and be directly accessible from the living area of the house. Any outbuildings, sheds, garden rooms shall not be situated on the western plot boundary.

5. BOUNDARY TREATMENT

All boundaries should be clearly defined. The existing native hedgerow on the northern boundary must be maintained. To the west boundary fencing must be provided.

In addition to the fencing on the boundary a hedgerow must be planted on the plot side of the fence.

PROPOSED PLOT Plot Parameters Plan







GUIDANCE

Building Materials

A mix of external materials will be supported as shown below. Materials should be selected to complement the setting and the dwelling's design solution. The design of the property must be in accordance with the principles set out in the South Northamptonshire Residential Design Guide.

WALL MATERIALS

Primary materials

Secondary

ROOF MATERIALS

materials









Red Brick



Timber









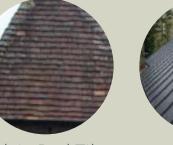


Render: off-white





Plain Grey Tiles Plain Red Tiles



Whilst architectural variation and high-quality design is encouraged the character of the property must complement that of the surrounding village.

The principal built form of the property (the highest part of the overall house) shall be constructed using the primary materials shown opposite.

The secondary built form (gables, wings, etc) will be set lower and be constructed from a primary or secondary material as shown opposite.

In accordance with the South Northamptonshire Residential Design Guide the roof pitch must fall within the 45 - 60 degree range to reflect the South Northamptonshire local vernacular.

Roofs must be constructed from one of the materials shown opposite.

Doors must be vertical slatted or panel timber doors. Glazing may be incorporated into the doors. Door colour must comply with the Residential Design Guide.

GUIDANCE

Landscape Materials

BOUNDARY TREATMENT

The existing native hedgerow on the northern boundary must be maintained. To the western boundary one of the following fence types must be

- Timber post and rail
- Metal estate railing

In addition to the fencing on the western boundary a hedgerow must be planted on the plot side of the fence. Hedge types/species to be used are:

A native mixed species rich hedge including:-

- Hawthorn
- Blackthorn
- Field maple,
- Hazel
- Holly
- Elder
- Dog wood
- Dog rose • Guelder rose.

A single species native

- Beech
- Hornbeam

The boundary hedge should be maintained at a height no greater than 1.8m



Timber fence



Native mix



Metal Estate Railing



Railing with Hornbeam hedge

HARD LANDSCAPE MATERIALS



Gravel



block paved



bound gravel



Grey

Gravel



Grey block paved



Grey Resin bound gravel

Driveway materials must be permeable. Resin bound gravel, loose gravel and block paved solutions will be supported and should be selected within the colour palette shown above. Conservation kerbs should be used where needed.

When using tarmac, loose gravel or resin bound gravel a high quality stone or concrete block edging should be used within the colour palette shown above.

Pathways and patios should be stone, resin bound gravel, or concrete







Marston Road, Greatworth

