

BRAYBROOKE

DESIGN CODE

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SECTION 1

Introduction: Purpose of document

- 1.1 It is recognised that the design of our local environment – the beauty and utility of the buildings we live and work in, and their surroundings and setting – is an important contributor to human happiness. In surveys of the attitudes of Braybrooke residents, they repeatedly say they want to retain the look and feel of the village. But some development and change, however limited, is unavoidable. So it is important that any such changes be well designed, and that they complement and improve the character of the village and do not detract from it.
- 1.2 The purpose of this statement is to ensure that future development in Braybrooke preserves the character and setting of the village. It is intended to apply to extensions and modifications to existing properties as well as to new developments within and adjacent to the settlement boundary.
- 1.3 With this in mind, this document attempts to analyse the most important characteristics of the village and its setting, and to turn these into policies and guidance for planners, developers, local authorities and indeed anyone who can direct or influence the setting and built form of the settlement.

SECTION 2

History and Setting - A village in its landscape

- 2.1 Modern Braybrooke is more typical of a southern than northern Northamptonshire settlement, with open green areas, wide verges and widely spaced buildings of agricultural origin. But it can be clearly seen as a product of its history.
- 2.2 Superimposed on traces of its medieval origins, a few carefully preserved old buildings form a skeleton. Round this skeleton many new developments have been added over the years, of varying character and eclectic design, guided by planning policies based on a settlement boundary, infill development and the designation of a conservation area. But - despite the inconsistency of individual building design - the preservation of open green spaces, the absence of pavements in many areas, and the visible closeness of the surrounding countryside have maintained the village's character and charm.
- 2.3 Appendix A rehearses in more detail the way in which the present built form has grown up, with a belt of open space along the south side of the river dominating the two or three places where the pattern of important buildings create a focal point.



SECTION 3

Character Zones

3.1 The resulting settlement forms a number of distinct zones:

- The historical focal points with their old buildings and agricultural character:
 - around the Church and cross roads, with the Church itself together with Bridge House, Jordan House, Wantage House ;
 - the Old Rectory behind its high wall, and the Swan pub with Pipwell Cottage and Bleak House; and
 - (to a lesser extent) the Green with its row of old cottages and the high wall round Walnuts;
- The block of current and former council houses, from three different periods, at the north end of the village in Harborough Road and Church Close. There are further rows of former council houses at Castle Bank and Griffin Road. Except where right to buy has enabled owners to extend and make cosmetic improvements, these retain their original basic designs.
- Two estates of houses each in distinctively different styles: Latymer Close with well spaced houses and bungalows in buff brick and slate; and Mapletoft Close with a higher density in a mixture of red bricks and tile roofs.
- A string of large houses forming a necklace round the church, stretching from the link-detached houses in Harborough Road along to the group on the south side of Newland Street.
- A mixture of houses and bungalows of various ages and styles extending south along Griffin Road
- A cosmopolitan collection of styles in School Lane and Green Lane.

3.2 Further detail on each of these zones is at Appendix B

SECTION 4

Setting

- 4.1 The way the village fits into its rural environment is important. Most houses have views of fields, and views of the village from outside are well loved, particularly across the castle field to Newton Way and the church beyond; and from the top of Oxendon Road towards the Old Rectory. Nearly everywhere has a feeling of greenness and tranquillity.
- 4.2 The road approaches to the village are also important. From Market Harborough, the first sight is the council houses on the right, but with open fields behind trees and hedges opposite them to emphasise the rural setting. From Desborough the first view is of Castle Cottage, with the Green appearing round a bend beyond, and further rural views toward the stone bridge. And from Arthingworth, the single track road with wide grass verges gently descends past stables and a farm, and past houses of a range of ages and styles.

SECTION 5

Connectivity, Maintenance and Biodiversity

Connectivity and Biodiversity

- 5.1 Having been bypassed by the A6, Braybrooke is 'off the beaten track' and its bus service, connecting it to Market Harborough and Desborough, is a key amenity for residents. Traffic noise is limited, contributing greatly to the air of tranquillity. Originally at the junction of roads to Market Harborough, Desborough, Arthingworth, and Great Oxendon, Braybrooke village represents a confluence of three roads joined in a simple pattern. The Great Oxendon road to the west remains only as a track and bridleway while the railway forms a barrier to the north-east. Outside the village, roads are mainly single track: south of the A6 only the Harborough to Desborough road is twin track and even that narrows to a single lane at the Ancient Bridge.
- 5.2 The small river Jordan forms an important wildlife corridor through the centre of the village. That there is limited public access to the river within the village helps protect the wildlife. On the ground, property boundaries need to avoid severing wildlife routes.
- 5.3 The Parish as a whole has only a few small stands of trees, but the village itself has a number of protected trees and the visually important band of well spaced trees near the river forms an important bat habitat. It is important to preserve these and add to them.

Modern Living

- 5.4 With only a tiny Village Green, there are no adequate areas for public congregation. So community events rely on the goodwill of residents with large gardens or paddocks.
- 5.5 Braybrooke has only a few community buildings: the Church, Chapel, Village Hall and Pub. With limited parking, narrow streets, limited and badly maintained pavements, the centre of the village can often be dominated by parked cars that block and damage the pavements and create a safety hazard. It is therefore important that any developments should provide adequately for off-street parking and that access takes account of the impact of on-street parking.



SECTION 6

Design Guidance

Application of Guidance

- 6.1 The aim is that development within this Neighbourhood Plan area is of at least as high standard as the general requirements set out in national and regional policy documents. The statement does not supersede or replace the policies and guidance in relevant national and local documents, but is designed to augment them. The aspiration is to do more than avoid a negative impact. It is to ensure that future development improves Braybrooke for the community. This concern applies to any change, however small, and formally to any proposal that requires planning permission.
- 6.2 To demonstrate compliance, developers of one or more new residential units must demonstrate in a formal Design and Access Statement how their proposed development reinforces Braybrooke's character and augments, complements and fits within its neighbourhood. Proposers of smaller developments such as extensions and adaptations need not complete a formal statement but must show how they have considered the design principles covered by such a statement and justify any deviation from them.
- 6.3 It is not intended to impose a particular style of building design nor to exclude good examples of modern design and construction. It is, however, intended that any development proposals should not conflict with their surroundings nor diminish the existing historical value and local amenity. Within the conservation area of the village this statement demands a stricter coherence to the prevailing style and character of the immediate neighbours.

Design Guidance

Design and Access Statement

- 6.4 Where a formal Design and Access Statement is required, it must address the following aspects. For smaller developments including extensions, although no separate formal statement is required, the proposal must still indicate how it complies, and must justify any deviation from this guidance.

Context and character

- 6.5 All residential development will enhance and reinforce the local character and sense of place of the specific location in which it is situated. New buildings are expected to maintain the integrity of the village character. Building scale, styles and materials must therefore be coherent with, and complimentary to, their neighbourhood in terms of visual impact.
- 6.6 Particular care must be taken to reflect and respect the importance of listed properties and other historic buildings, especially around the focal points at the Church and Newland Street, and in the area of the Old Rectory and Swan public house. The layout and visual aspects of these areas, and the green spaces near them, must be carefully preserved. Where the layout of the built environment is derived from its farmhouse origins, this layout should be preserved.
- 6.7 Building densities should be concomitant with surrounding residential properties and provide space for greenery and planting.

Environmental impact

- 6.8 Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology and where appropriate, grey water systems. This should be incorporated into the design in such a way that the visual impact in comparison to surrounding buildings is inconsequential.

Vehicular access and parking

- 6.9 All development must ensure adequate provision for vehicular access and off road parking. All new dwellings must be provided with a charging port for electric vehicles. Because Braybrooke has a shortage of public parking and a consequent serious problem of on-street parking, it is important that developments should not add to it. So all properties must have at least the number of off-road parking spaces specified according to size in the Strategic Plan, and extensions should not reduce them.
- 6.10 The Design & Access statement where required must also prove the suitability of the proposed access roads for the anticipated volume of traffic, taking account of likely casual on-street parking and of pedestrian safety where pavements are absent or may be blocked.

SECTION 6

Design Guidance

Utilities and waste

- 6.11 Development should incorporate sustainable drainage systems with maintenance regimes. Appropriate provision for the secure storage of waste bins and recyclable materials out of sight of public areas is also necessary. Oil and gas tanks and cylinders must be located in conformity with regulations and adequately screened. Meter cabinets and utility entry points should not be sited on property frontages.
- 6.12 All new dwellings should be connected to the local fibre optic network and cabling, pipework and telephone lines must be discreet and protected from damage.

Quality for pedestrians, cyclists and the physically disadvantaged.

- 6.13 New developments must not create problems of access for residents. The creation of safe spaces for access and movement, taking into account expected vehicle numbers and movements, must be catered for in the Design & Access statement. As well as complying with current building regulations, developments must provide adequate access for wheelchair users and pedestrians by the use of suitable pavements, drop kerbs and avoidance of obstacles such as steps. Access to existing footpaths must be maintained.

Connection with the countryside

- 6.14 The Design & Access Statement must show how new buildings will be set into the landscape in such a way that they appear to be a coherent part of the village. Spacing of buildings and provision of green spaces and verges should reflect the rural environment.
- 6.15 Approaches to the village should provide a sense of place and of being part of the countryside, with special attention to design and layout that enhances that. The settlement boundary, while clearly defined, should merge into the surrounding countryside and wherever possible provide access to it.

Implications for local amenity

- 6.16 Any development should demonstrate how it contributes positively to local services and amenities. Development must not reduce access to services or amenities for residents, but must contribute positively to offsetting the impact of higher demand on existing services and amenities.

Implications for local ecology

- 6.17 The Design & Access Statement must demonstrate an understanding of the ecology local to the proposed development and outline what measures will be put in place to protect important habitats and mitigate the impact on local flora and fauna. It should not only protect current biodiversity but should look to increase and enhance local biodiversity. Any development must demonstrate how it will minimise the impact on local flora and fauna. Existing trees, hedgerows and topography should be preserved as far as possible. Existing grass verges and banks should be retained where possible and provision made for the upkeep of any new green areas.
- 6.18 Proposals must wherever possible include the following:
- Roof and wall construction should follow current technical best-practice recommendations for integral bird nest boxes and bat breeding and roosting sites.
 - Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for small ground based animals such as hedgehogs.
 - Street lighting should be low level downward pointing to minimise general light pollution. Security lighting should be operated by intruder switching, not on constantly. Light spillage onto bat foraging corridors should be minimised.
 - Existing trees and hedges of ecological or arboricultural value on and immediately adjacent to development sites should be retained and protected whenever possible. Where this is demonstrably not practicable, the developer should be responsible for arranging new plantings on a one-for-one (or better) ratio, using diverse native species, either on site or elsewhere in suitable locations in the Plan Area. Heights and density at maturity should be considered when planning tree planting.
 - The Design & Access statement should show wildlife corridors that join green spaces within the development to the surrounding landscape and allow wildlife to traverse the area.
 - Sustainable drainage and landscaping schemes such as ponds should be designed to incorporate measures for habitat creation and biodiversity enhancement and include a resourced management plan to maintain the designed biodiversity value of these features.

Design Principles

- 6.19 Development plans must conform to the principles listed below. Additional principles specific to each of the character zones are set out in Appendix B;
- a) Density & Layout
- 6.20 The location and appearance of buildings should be such that the visual impact on village approaches and on views from inside and outside the village will be small in scale and complement existing structures.
- 6.21 Building density should be low, sympathetic to the village and integrated into it. Density typical of cities or towns is not appropriate.
- 6.22 The arrangement of buildings should be such that it maximises the benefits of natural light for the properties. It must also avoid a negative impact in terms of noise or light pollution for its neighbours. It should also provide space and amenity for practical considerations such as parking and gardens as set out in later sections below.
- 6.23 Building frontages should be set back from the street and privacy of dwellings from public areas and from each other should be maintained.
- b) Height & Scale
- 6.24 Dwelling heights should be one or two stories, including the use of dormer windows, and should not exceed that of neighbouring properties. Any dwelling of above average height should be part of a varied scheme, proportionate, and sympathetic to the topography and not overbearing to the surroundings. The scale of development must be suitable to Braybrooke.
- c) Materials
- 6.25 The diversity of materials used in any development should match those found elsewhere in the village, with particular emphasis on neighbouring premises and consideration for listed or other important buildings nearby. Dwellings in a single development should show a variety of finishes to provide interest and avoid repetition of form.

SECTION 6

Design Guidance

- 6.26 Elevations should match or complement those in close proximity. Stone and brick are preferred. Use of render or cladding must be justified on the basis of architectural merit, for example to highlight architectural features and panels or as part of mix of finishes. Where external cladding or modern materials are required to provide insulation, they should be designed to blend with the design of the setting and surrounding buildings.
- 6.27 Roof treatments should use traditional materials – chiefly slate or tiles. Modern substitutes for these materials are acceptable only if visually similar. Flat roofs should be avoided. Solar panels are encouraged for environmental reasons but must not be visually obtrusive or detract from the architectural integrity of the area.
- 6.28 Garages should be constructed to match the design of other village buildings and using the same materials, with conventional dual pitched roofs. Doors should be complementary to the rest of the development style.
- 6.29 Driveways should meet sustainable drainage (SuDS) standards, using materials to fit in with the landscape. Tarmac should be used only in smaller areas. Hard standing should not comprise the entirety of property frontage and should be off-set using planting or lawns to soften the visual impact and reduce surface water run-off.
- 6.30 Use of green building materials with a high μ -value for thermal insulation and the exploitation of green technologies is implicit in an appropriate choice of materials. The use of new technologies that can minimise the carbon footprint of new dwellings whilst blending in seamlessly with their surroundings is positively encouraged. Grey water systems, low carbon technologies such as heat pumps and photovoltaic panels are actively encouraged subject to an appropriate consideration of local heritage and visual impact.

Architectural Design Features

- 6.31 Housing Design within any one development, should not normally be replicated throughout that development. Each development should reflect the diversity of the surrounding village character. Within each development the housing should not be the same in appearance regardless of material. The use of design details to provide interest and draw the eye is encouraged and might include chimneys and chimney pots, barge boards or decorative gable boards; but these should echo the surrounding built environment.
- 6.32 Roofs should be pitched with appropriate ridge tiles. Edge detailing to tiled rooflines and gable end boards should be incorporated into the design. Design features such as overhanging eaves must be similar to the local vernacular.

SECTION 6

Design Guidance

- 6.33 Gutters and downpipes should not create a major visual impact. Materials should blend with local usages.
- 6.34 Window treatments should be varied and consistent with neighbouring properties and building style. Brick or stone sills are actively encouraged. Wood frames are preferred in the conservation area.
- 6.35 Doors should be in keeping, in style and material, with the design of the dwelling. A porch, canopy or overhang is desirable and a porch area should be incorporated to the entrances of new dwellings. Discreet external mailboxes are preferred.

External Design Features

- 6.36 Boundary Walls: Wherever possible plots should be enclosed, if at all, by native hedging or a brick or stone wall or iron railings of a rural character. All plots should support biodiversity and landscaping plans must respect local hedges, trees and wildlife considerations. The height of boundary walls or fences should not be such as to impede views of the neighbourhood, nor to spoil the coherence and open feel of the village. Except for historic structures, houses should not be hidden behind high walls and gates.
- 6.37 Colours of doors, windows and walls must be sympathetic to the village and thus bright hues and the use of bold colours should not form the dominant colour of the building or the majority of its design features.
- 6.38 Landscaping: Existing trees and hedgerows should be preserved and incorporated into the design where possible. Provision for new trees and other plants must be made where possible to encourage the development to blend into the rural setting and soften the lines between old and new dwellings.
- 6.39 Roads and Streets: should be appropriate to the rural environment, with grass verges preferred to pavements. Painted lines should be used only where essential for road safety.
- 6.40 Street furniture: Signage should be minimised and as discreet as possible subject to being fit for purpose. Waste bins, grit bins, benches and other street furniture should be of a design appropriate to rural rather than urban setting. Street lighting should be low level and downward pointing to minimise light pollution, and positioned so as not to affect wildlife corridors.

SECTION 7

Appendix A – the evolution of the Braybrooke settlement

- 7.1 Braybrooke is an agricultural village that is part of its landscape and not distinct from it. Resting in an open valley between two ridges, with traces of the feudal ridge-and-furrow cultivation still to be seen in nearby fields, the medieval settlement remains only in the form of the 13th century Church; the early 15th century bridge; and the earthworks – of the early 14th century castle with its moats and fishponds to the south of the river, and of the abandoned settlements along the north side of the river.
- 7.2 The first layout of the settlement may have been planned at the same time as the Castle. The main axis (Newland Street and Newton Way - formerly Pudding Lane) was the road to Oxendon. It ran along the river in alignment with the Castle, while the road to Desborough was diverted round the castle site. Roads to Little Bowden in the north-west, and to Arthingworth in the south, converged on the church. The thoroughfares inside the village evolved unplanned over the years until the advent of the motor vehicle required them to be metalled and fixed; outside the village, the road to Oxendon never was metalled and remains as a track and bridleway.
- 7.3 Enclosures in the 18th century saw the construction of farm houses and farm yards. Wantage House, Bridge House, Bleak House (all listed buildings); and (unlisted) 21 Griffin Road, The Firs in School Lane, The Elms opposite the Church, Top Farm in Griffin Road, were all farm houses with associated barns and outbuildings. All of them are now houses, with most of their associated barns also converted as houses. Together with the Old Rectory, the Baptist Chapel which was purpose built replacing a converted barn, and pubs like Jordan House (listed, formerly the Sun Inn) and The Swan, these form the skeleton of the present settlement.
- 7.4 Around the farms were clustered rows of cottages, some of which remain in developed form: 4-10 Newton Way; 18-22 School Lane; Green Lane Cottage; The Walnuts; Pipwell Cottage. The fields on the south side of the river remained undeveloped, probably because of its propensity to flood, so the whole settlement had an open pattern with a sense of space and connection with nature. Later, schools were built: in 1834 what is now the Village Hall, to be replaced at the beginning of the 20th Century by the school and school house in School Lane. These in turn were replaced in 1972 by the modern school (now demolished and replaced by Mapletoft Close)



SECTION 7

Appendix A – the evolution of the Braybrooke settlement

- 7.5 After the World Wars the country as a whole needed more houses. Initially in Braybrooke these took the form of semi-detached council houses, of unambitious rectangular design, built on the edge of the settlement.
- 7.6 After WWI were 1-6 Castle Bank (1922), and 19-33 Harborough Road (1927). After the destruction of WWII, with the country in even more desperate need of houses, 34-40 Griffin Road (1948), and Church Close (in two groups, 1950 and 1960) were built, while the pre-war council houses were renovated to give them the luxury of bathrooms. Mains electricity reached the village in 1926 but it was not until after WWII that mains water (1953), sewerage (1955), and street lighting (1961) arrived.
- 7.7 By the 20th century many of the cottages were without basic services and in need of renovation and replacement, so the 1960s and 1970s was a period of demolition and rebuilding, mainly around Griffin Road/School Lane. New developments appeared at Latymer Close (1970-72), and 1-17 Harborough Road (1974).
- 7.8 The introduction of modern planning systems in the 1970s led to the concept of the settlement boundary and development by infill and replacement only. In the 1980s a country-wide push for more houses led to a suggestion to increase Braybrooke's population to 500, welcomed in principle by the Parish Council of the time which however could not see how the houses could be fitted in. Fortunately the proposal was overtaken by a decision to build a whole new village at Mawsley.
- 7.9 The Braybrooke conservation area was designated in 1986. Since then, 46 new houses have been built. These are mainly individually built small developments of one or two houses, but there are a few larger groups of distinctive houses (7-17 Newland Street, replacing the old farm buildings of Rectory Farm); Scholars Row in School Lane; and 17 School Lane (although all in the same style as no 17, nos 13 and 15 were built earlier).
- 7.10 In consequence, the part of the village around School Lane/Green Lane has lost much of its open feel and, throughout the village, infill in individual designs gives an eclectic look with little consistency but much charm.



SECTION 8

Appendix B – Character Zones

A. Council Houses

B. Mapletoft Close

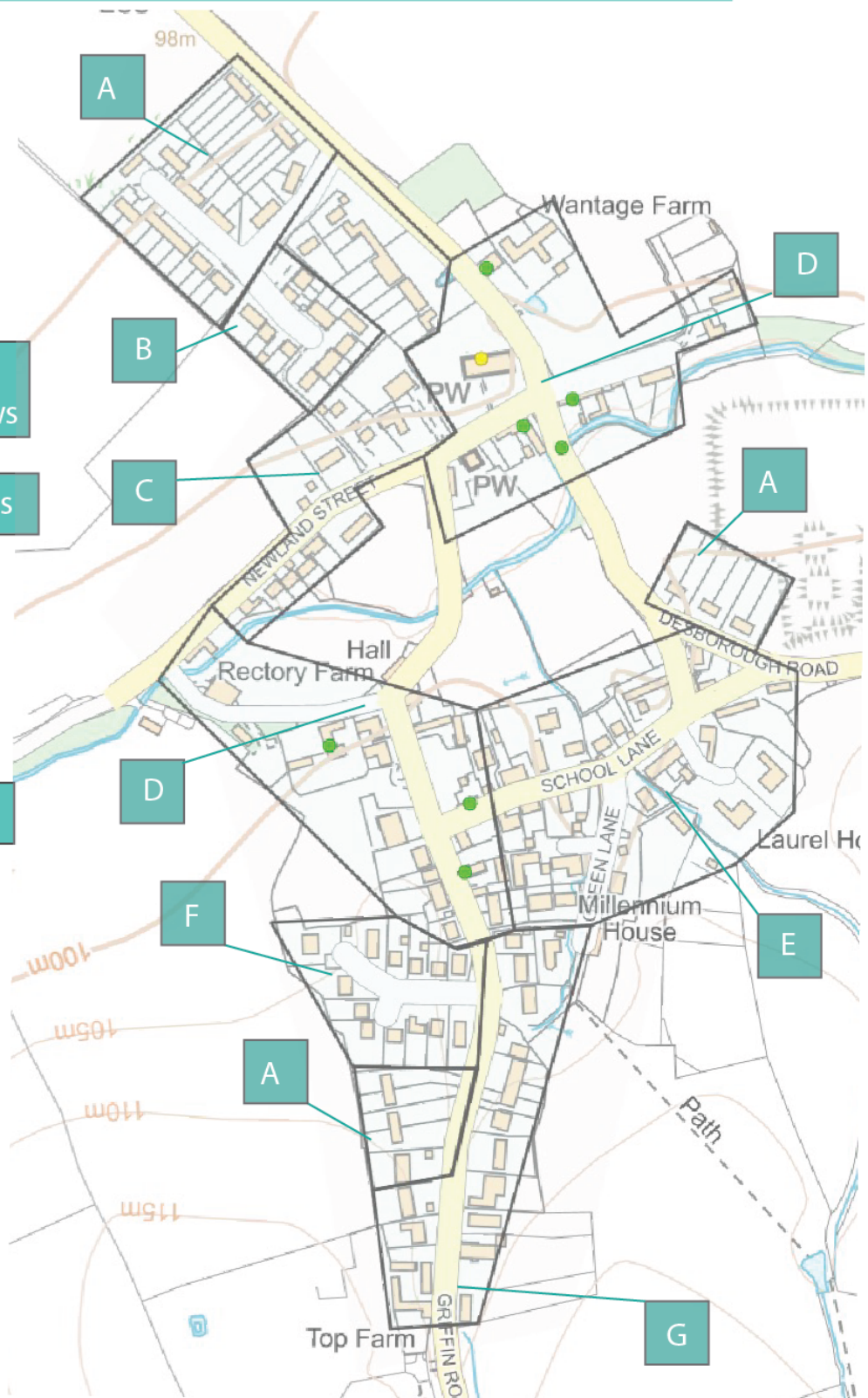
C. Large Houses
& Architectural Rows

D. Ancient focal points

E. School Lane
/Green Lane

F. Latymer Close

G. Griffin Road south



●● Green and Yellow spots mark the listed buildings

SECTION 8

Appendix B – Character Zones

A. Council Houses

- 8.1 All built as council houses, several of these are now privately owned under Right-to-buy and most of those have been extended or cosmetically improved. The oldest, in Castle Bank, are in painted render. Those in Harbrough Road are in red brick with painted render to the upper floor, as are those in Griffin Road. In Church Close the post-war houses are in a simpler design. Those built in 1950 are two story semi-detached in red brick, while the 1960s ones are a mix of bungalows and semi-detached in buff brick. All have tiled roofs and small front gardens. There is a row of unattractive garages at the end.



Any development in these areas should respect the existing buildings lines, set back from the street behind a small garden or parking space.

Boundaries should be open or marked by a low fence or wall.

Roof lines should reflect the existing, with bungalows at the end of Church Close and no more than two stories elsewhere to preserve the relationship with open country

Green verges and areas of grass should be preserved and the planting of street trees is encouraged.

Materials should match the existing – red or brown brick with upper floor rendering in Harbrough Road, painted render in Castle Bank. Existing render is painted white or cream – other muted pastel shades might be considered to add interest. Development in Church Close might usefully add decorative features such as porches, gables and small areas of cladding or render to provide variety and visual interest.

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Appendix B – Character Zones

B. Mapletoft Close

- 8.2 This modern closely spaced cul-de-sac, with a range of house sizes, is of different red bricks and tile roofs. Gardens are all to the rear.

Any development in this small estate should conform to its distinctive uniform style in two different shades of red bricks and tiled roofs, with rear gardens and paved parking spaces in front. Parking space is already barely adequate so there should be no reduction in space for off-street or garage parking.



C. Large Houses & Architectural Rows

- 8.3 A cluster of large, diverse and well spaced houses lie to the west of the churchyard leading, on the south side of Newland Street, to a row of uniformly designed but varied houses on the south. And behind the church, nestled behind trees along Harborough Road, is a quite different row of modern link-detached houses. Together, these houses form a discrete “necklace” running round the church.

The two rows of houses on either side of the church: on the south side of Newland Street and on the west side of Harborough Road, show clear if very different styles that should be carefully retained in terms of materials, roof structures, and relationship to neighbouring houses.

The houses between, west of the church on Newland Street, are varied in style and material. Any development should sit well back from the road leaving wide grass verges and garden.



SECTION 8

Appendix B – Character Zones

D. Ancient focal points

a. Church corner

- 8.4 This characteristic junction of Harborough Road, Newton Way and Newland Street emphasises the village's agricultural origins. Coming from Harborough Road past the listed but decaying Wantage House, on Newton Way on the left is a listed former pub in painted brick and slate, with row of workers cottages in red brick and slate beyond, and open fields opposite. Straight ahead is the ancient narrow bridge with fields beyond, hedges and trees either side. On the right, the listed church and churchyard on the corner with (opposite) a listed 3-storey farmhouse in red brick and slate with stone walls and outhouses, another red brick farmhouse, farm-yard style entrances. Around the corner to Griffin Road is a large open area with the Baptist Chapel (contained in a barn-style outbuilding) on one side and a wide grass verge on the other and large green areas. The continuation of Newland Street beyond the church, with its large modern houses, is inconspicuous and does not detract from the rural feel.



Because this area is dominated by listed buildings, whose setting and views must be respected, there is little room for anything but the most discrete and carefully considered development set well back from the existing building lines.

Materials can be vintage red brick, painted brick, or stone.

Green verges and hedgerows should be carefully preserved.

SECTION 8

Appendix B – Character Zones

b. Old Rectory and The Swan pub

- 8.5 Turning the sharp (and narrow and dangerous) corner at the Village Hall reveals another area showing characteristic agricultural origins. Straight on past the Hall is the private entry to the Old Rectory (listed) hidden behind high walls with two modern bungalows hidden in its garden. Southwards up Griffin Road, no 21 is an old but still working farm with its outbuildings, working paddock, and beautiful lawned gardens behind a hedge. And beyond that, Pipwell Cottage (listed) sits opposite the Swan pub – the only two thatched buildings in the village. Even further up Griffin Road is Bleak House (listed), another former farmhouse with mullioned stone windows.



Any development in this area should be set back from the street in order to retain views and respect the setting of the historic buildings, including those that are not nationally listed.

Roof lines may vary but should not exceed the height of existing buildings nor impede views of listed buildings.

Boundaries formed by existing walls and hedges should be retained wherever possible.

Trees and green spaces should be protected because they characterise the area and support wildlife.

All developments should provide sufficient parking space for residents and their guests to minimise on-street parking which is a serious problem in this area.

SECTION 8

Appendix B – Character Zones

E. School Lane and Green Lane

- 8.6 This zone contains an astonishing mix of ages and styles of house, seemingly clustered together higgledy-piggledy on both sides of School Lane, close to the road with mews-type developments behind and, at one end, the small village green. It ranges from rows of old cottages, an updated farmhouse in red brick with its converted barns, the Edwardian School and Schoolhouse in dark red brick, a row of award-winning detached houses in red brick with modern detailing, large detached houses in honey-colour stone and in pale brick, and other less distinctive houses squeezed together, while the high wall round the Walnuts sets it apart in its large garden. Brick in various types and shades, some painted; render; stone. This is all the more extraordinary because much of the zone falls within the conservation area, and was built after the area was designated.

The one unifying feature is that almost all buildings have slate roofs. Scholars Row, a row of modern cottages, cleverly picks up the design variety with facings in brick, in stone and in painted render, sitting behind the original hedge.

Although reminiscent in some ways of a hill village huddled together against the outside world, this zone is still linked in to the rural surrounds via the grassy part of Green Lane and field gate into ascending pasture. Views towards Desborough and to the old bridge in the other direction are unmistakably rural but the Castle Site and road to Desborough are concealed behind Castle Bank and the blind bend at Castle Cottage.



Building lines are varied but any development should be set back from the street in order to retain the existing setting and not increase the crowded appearance. Existing boundary walls and hedges should be retained.

Roof lines may vary in height and pitch to add character, and need not be uniform but should take care not to encroach on the privacy and light of neighbouring properties.

Materials may vary – red and brown bricks and stone with slate and tile roofs are all present. Character rendering, if designed with sensitivity, may include pastel shades. Development should not encroach on green spaces and verges, and green spaces between buildings are encouraged.

Parking: any development should ensure there is sufficient off-street parking for residents and their guests to avoid on-street parking. Green spaces, verges and ancient hedgerows should be retained and protected.

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Appendix B – Character Zones

F. Latymer Close

- 8.7 A 1970s tree-lined cul-de-sac of well spaced executive houses and a couple of bungalows, this zone is distinctively different, in pale brick and concrete tiles. Sitting on rising ground above Griffin Road, it gives way to magnificent views over fields towards Market Harborough.



Buildings including garages should be set back from the street.

Properties may vary in height and pitch but should avoid restricting existing views of open countryside.

Boundaries should be open or with at most low fences to maintain the spacious feel of the Close.

Trees should be maintained and more street tree planting is encouraged following government guidance.

Materials should reflect the existing uniformity of brown brick and tile.

SECTION 8

Appendix B – Character Zones

G. Griffin Road south

- 8.8 Griffin Road rises to the south through a valley with higher ground on either side, up to Top Farm on the west and the Appledene orchard on the east. On either side are mainly bungalows in red and yellow brick, set back above sloping gardens, and beyond them an infill of large houses on either side of Appledene on the east side. On the west side, an innovative and distinctively modern-styled “eco house” (50 Griffin Road) is cut into the hill beside Top Farm whose barns, converted to residential use, mark the edge of the village.



Building line should maintain that of adjacent buildings, set back from the street behind gardens with trees and shrubs.

Roof lines: properties may vary in height depending on position but roof line should not exceed those of adjacent buildings.

Existing trees should be retained and where possible added to.

Parking: all properties should have adequate parking for residents and their guests. And because this is a narrow road they should also provide space for large delivery vehicles to pull off the road.

Materials: red or brown brick with brown tile or pantile; or black slate; with white detailing; are in keeping with the existing properties except at the south end where stone is used. Feature rendering should be painted white or pale cream.

