

Design Guide

- 1. New development should enhance and reinforce the local distinctiveness of the local area and proposals should show clearly, within the Design and Access Statement(s), how the general character, scale, density and layout of the site, building or extension fits in with the "grain" and character of the surrounding area, and in particular the variety of house styles;**
- 2. No new development will be supported if it has a significant negative effect on any Village amenity (such as pub, church, village hall, footpaths, environment; views, recreational areas);**
- 3. For multi-house developments that include affordable homes: clusters of no more than 3 affordable homes must be pepper-potted around the development and not all placed together;**
- 4. Clusters of uniform type and size of housing will not be acceptable;**
- 5. If new development is either adjacent to, or in the curtilage of a historically important building the proposals should show how the importance of such a building and its setting have been taken into account;**
- 6. The materials proposed in the construction of any new development must reflect the character and context of the adjacent listed and locally important buildings within the parish. Elevations should be primarily of brick to complement the historic brick used in the vicinity. The use of render is supported when highlighting architectural features and panels;**
- 7. Within any new multi-house development, houses should be linked by a consistent theme, but individual dwellings should not be the same in appearance;**
- 8. Sensitive use of oak frame is acceptable when appropriate to the setting;**
- 9. Sensitive use of large windows is acceptable when appropriate to the setting;**
- 10. Dwelling heights should generally be restricted to one or two storeys except where a third floor is extended into the roof line with the use of dormer windows. Any dwelling of above the local average height should be part of a varied scheme, proportionate in scale, sympathetic to the topography of the surroundings and not overbearing;**

- 11. Gated developments are not supported;**
- 12. Garages should be constructed to match with the dwelling materials;**
- 13. Boundaries should be of a rustic or traditional nature. Wherever possible plots should be enclosed by native hedging, or a brick wall, or iron railings of a rural character.**
- 14. High (6-foot plus) close boarded timber fences should be avoided where they have a high visibility from a public area although may be acceptable between buildings; New development should always seek to retain existing trees on and adjacent to the site. Any trees that are unavoidably lost should be replaced by an equivalent number of the same or similar species.**
- 15. Wherever possible existing hedges should be retained and incorporated into new development schemes. Where unavoidably lost new planting should be incorporated to compensate for this. For new multi-house developments, landscape designs that include tree and hedge planting to provide nesting and autumn berries and fruit will be supported**
- 16. Landscape treatment of new development should reflect the character of the village and its surroundings with the emphasis on using native hedging plants and trees that together with open spaces will link the village with the countryside and support biodiversity;**
- 17. New dwellings should have gardens and open spaces appropriate in size for a rural location and the number of occupants;**
- 18. For new multi-house developments, the provision of a well-placed green space would be supported as a shared resource for local residents;**
- 19. Where possible grass verges should be retained. Where verge parking is unavoidable, the surface should comprise stone blocks that allow grass to grow through to give the perception of grass verges;**
- 20. Red coloured paving bricks in driveways are considered inappropriate and should be avoided in preference to neutral coloured bricks, gravel or other traditional materials;**
- 21. Dwellings should each have an appropriate external bin storage area to accommodate three standard sized wheelie bins;**
- 22. New development should incorporate sustainable drainage systems with appropriate maintenance regimes to minimize vulnerability to flooding and other effects of climate change;**
- 23. Design principles should recognize the importance of new technology**

and product design that will not only help new development towards a goal of carbon neutrality, but also help in the unobtrusive evolution of such renewable technology materials so that they seamlessly blend into the character of the village. The use of new green technologies is supported;

24. Adequate attention to building orientation for natural light, thermal insulation and green technology should be implicit in all design proposals;
25. Roof designs where the developer takes into account the space required, direction and elevation for fitting by the homeowner of solar panels will be supported
26. The provision of green (living) roofs is supported;
27. House designs that minimize the use of water will also be supported, through the fitting of low water usage toilets, taps and showers;
28. House designs should allow for the collection of water into a water butt (a location for the butt and water collection from the roof should be allowed for);
29. House designs that harvest rainwater for re-use will be supported;
30. In addition to oil or gas (LPG) or heat pumps, new houses should be provided with chimneys for wood burners (not coal or multifuel) to minimize the use of non-sustainable carbon producing fuel. South Kilworth has no mains gas supply;
31. Chimneys and flues should reflect one of the many styles of the village using brick or other materials that can be seen in the adjacent area;
32. For new houses, the developer should provide appropriate space (only) for the later installation by the homeowner of a home electricity battery and systems for power storage;
33. For new houses, the developer must consider the layout and proximity of where cars are parked so that the future homeowner is able to economically install electricity car charging points close to where cars are parked. The number of charging points to be appropriate for the size of dwelling;
34. Provision of bird and bat boxes will be supported;
35. Provision of a pond or boggy area for amphibians, birds and mammals would be supported.